

FOR LEASE



Montgomery County, MD

PLEASE DO NOT
DISTURB TENANT

CORNER RETAIL SPACE



Bell Shady Grove
15250 SIESTA KEY WAY
ROCKVILLE, MARYLAND 20850

1,841 SF
AVAILABLE

SIESTA KEY
SK

CAUTION
UNCOMPLETED
ROAD
NOT PUBLICLY
MAINTAINED



Ginny Vernick | Vice President

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AVAILABLE

1,841 sf ±

TRAFFIC COUNT

24,422 AADT (Key West Ave)

RENTAL RATE

Negotiable

OCCUPANCY

Negotiable

HIGHLIGHTS

- ▶ Corner retail space (existing craft beer and wine store)
- ▶ Ground/street level retail at Bell Shady Grove, a 4-story luxury apartment complex (315 units, built in 2019)
- ▶ Highly visible location facing heavily trafficked Key West Avenue (24,422 cars/day)
- ▶ Just a block from Johns Hopkins University's Montgomery County Campus
- ▶ 3 mi. from Downtown Rockville
- ▶ Easy access to I-270 & Rt. 200



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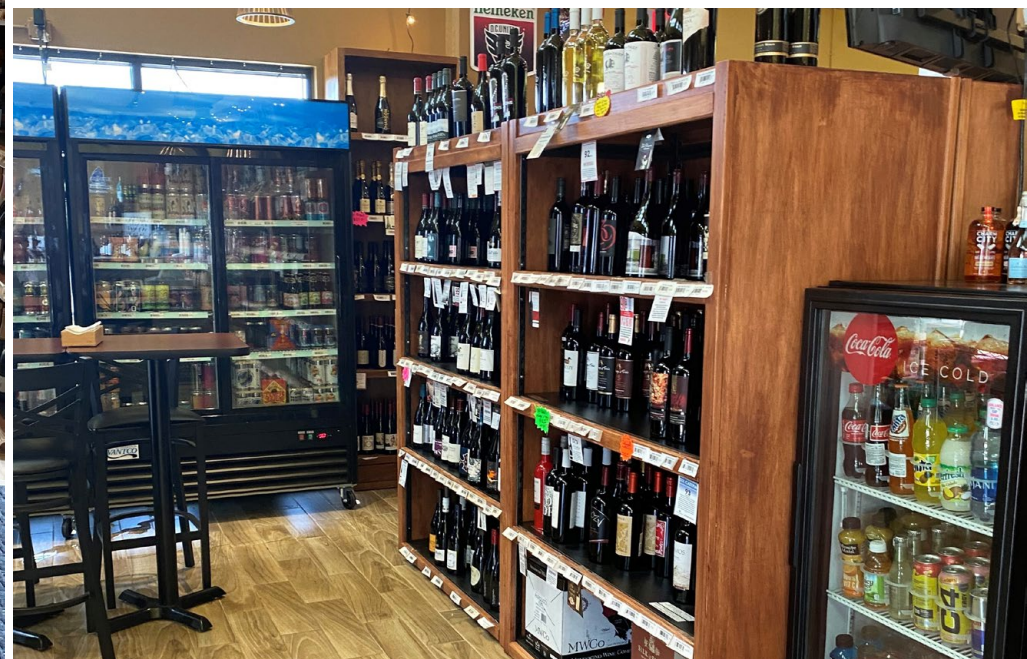
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INTERIOR PHOTOS

BELL SHADY GROVE | 15250 SIESTA KEY WAY | ROCKVILLE, MARYLAND 20850



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TRADE AREA

BELL SHADY GROVE | 15250 SIESTA KEY WAY | ROCKVILLE, MARYLAND 20850

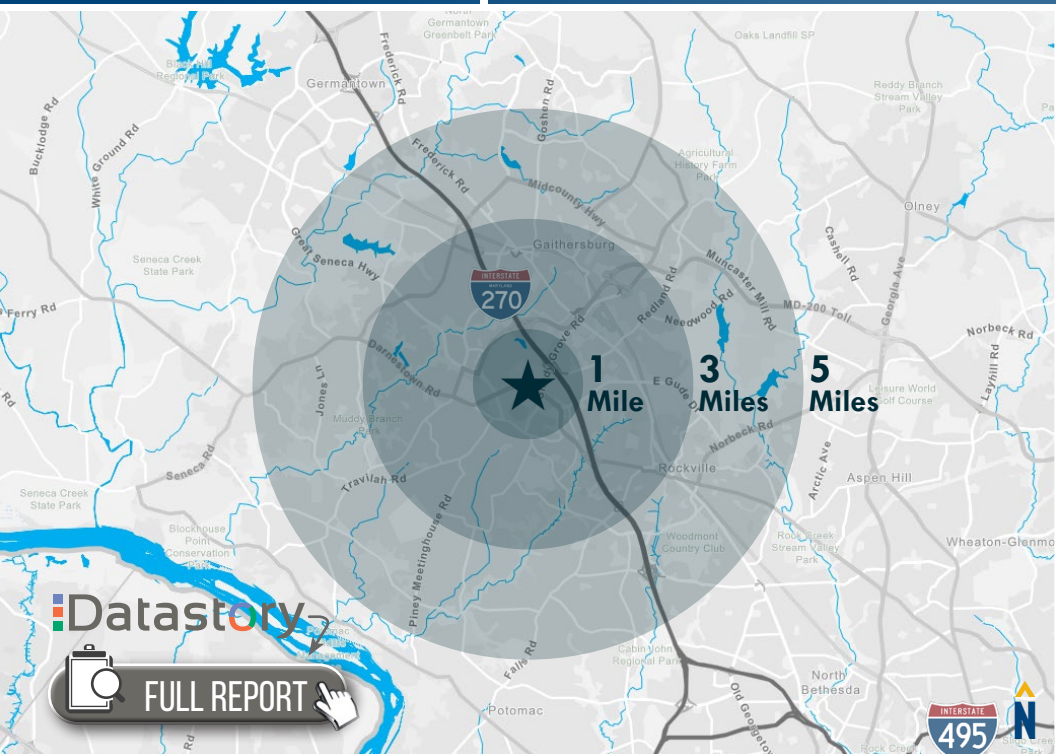


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LOCATION / DEMOGRAPHICS (2022)

BELL SHADY GROVE | 15250 SIESTA KEY WAY | ROCKVILLE, MARYLAND 20850



RESIDENTIAL POPULATION

15,185

1 MILE

130,255

3 MILES

274,851

5 MILES

NUMBER OF HOUSEHOLDS

7,388

1 MILE

49,924

3 MILES

99,878

5 MILES

AVERAGE HH SIZE

2.01

1 MILE

2.58

3 MILES

2.73

5 MILES

MEDIAN AGE

36.9

1 MILE

39.8

3 MILES

40.0

5 MILES

AVERAGE HH INCOME

\$157,834

1 MILE

\$172,200

3 MILES

\$178,786

5 MILES

EDUCATION (COLLEGE+)

87.5%

1 MILE

82.3%

3 MILES

79.2%

5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

96.7%

1 MILE

95.5%

3 MILES

95.8%

5 MILES

DAYTIME POPULATION

34,791

1 MILE

159,813

3 MILES

296,796

5 MILES

56%

ENTERPRISING PROFESSIONALS

2 MILES

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.48

AVERAGE HH SIZE

35.3

MEDIAN AGE

\$86,600

MEDIAN HH INCOME

LEARN MORE

11%

PROFESSIONAL PRIDE

2 MILES

These well-educated consumers are career professionals with an annual household income more than twice the US level. Their homes tend to be equipped with home gyms and in-home theaters.

3.13

AVERAGE HH SIZE

40.8

MEDIAN AGE

\$138,100

MEDIAN HH INCOME

LEARN MORE

4%

URBAN CHIC

2 MILES

These are professionals that live a sophisticated, exclusive lifestyle. They are busy, well-connected consumers—avid readers and moviegoers, environmentally active, and financially stable.

2.39

AVERAGE HH SIZE

43.3

MEDIAN AGE

\$109,400

MEDIAN HH INCOME

LEARN MORE

4%

GOLDEN YEARS

2 MILES

Independent, active seniors nearing the end of their careers or already in retirement, these consumers actively pursue a variety of leisure interests—travel, sports, dining out, museums and concerts.

2.06

AVERAGE HH SIZE

52.3

MEDIAN AGE

\$71,700

MEDIAN HH INCOME

LEARN MORE



GINNY VERNICK

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