



FOR LEASE



Rockville Pike Retail
832-836 Rockville Pike
Rockville, MD 20852

Rockville, MD



PROPERTY SUMMARY

Freestanding retail building situated directly on Rockville Pike (MD-355), one of Montgomery County's busiest commercial corridors. This 6,000 SF single-story building offers exceptional visibility to over 65,000 vehicles per day, with pylon signage and a wide storefront presence along the Pike. The facade was fully renovated in 2021, giving the property a clean, modern look ready for tenant branding.

The building features a flexible open layout suitable for a range of retail, service, or food-related uses, with rear storage/warehouse space and a loading bay for operational convenience. Multiple restrooms, 24-hour access, and dedicated surface parking (20+ spaces with additional rear parking) round out a turnkey opportunity for the right operator.

Building Highlights

- 6,000 SF Can be subdivided down to 3,000 sf
- 48,000 Vehicles Per day
- 341,000 residents in a 5 mile radius
- \$130,000 median household income
- 20 parking spaces (3.33/1,000 SF) including rear parking,
- loading bay access Roll up door for deliveries



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4919 Bethesda Ave #200
Bethesda, MD 20814



BUILDING NAME	Rockville Pike Retail
PROPERTY TYPE	Shopping Center
PROPERTY SUBTYPE	Retail
APN	04-00142616
BUILDING SIZE	6,000 SF
PARKING RATIO	3.33/1000
PARKING SPACES	22
YEAR BUILT	1974

For Lease

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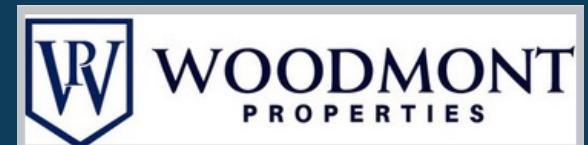
- **Rockville Pike Retail-** Situated on Rockville Pike with high visibility in a dense a high traffic/ high income area
- **USES:** Retail the former use was an asian grocery store
- **OFFERING:** Retail Space
- **SUITE SIZES:** 3,000-6,000 SF
- **DELIVERY CONDITION:** As Is condition
- **MINIMUM TERM:** 3-5 Year Lease Term



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LEASE INFORMATION

- **DELIVERY CONDITION:** As Is condition
- **LEASE TERM:** 3-5 Years
- **LEASE RATE:** Negotiable

AVAILABLE SPACES

SPACE AVAILABILITY

	Date Available	SIZE (SF)	LEASE TYPE	LEASE RATE
832-836 Rockville Pike	05/01/2027	3,000-6,000 SF	NNN	Negotiable



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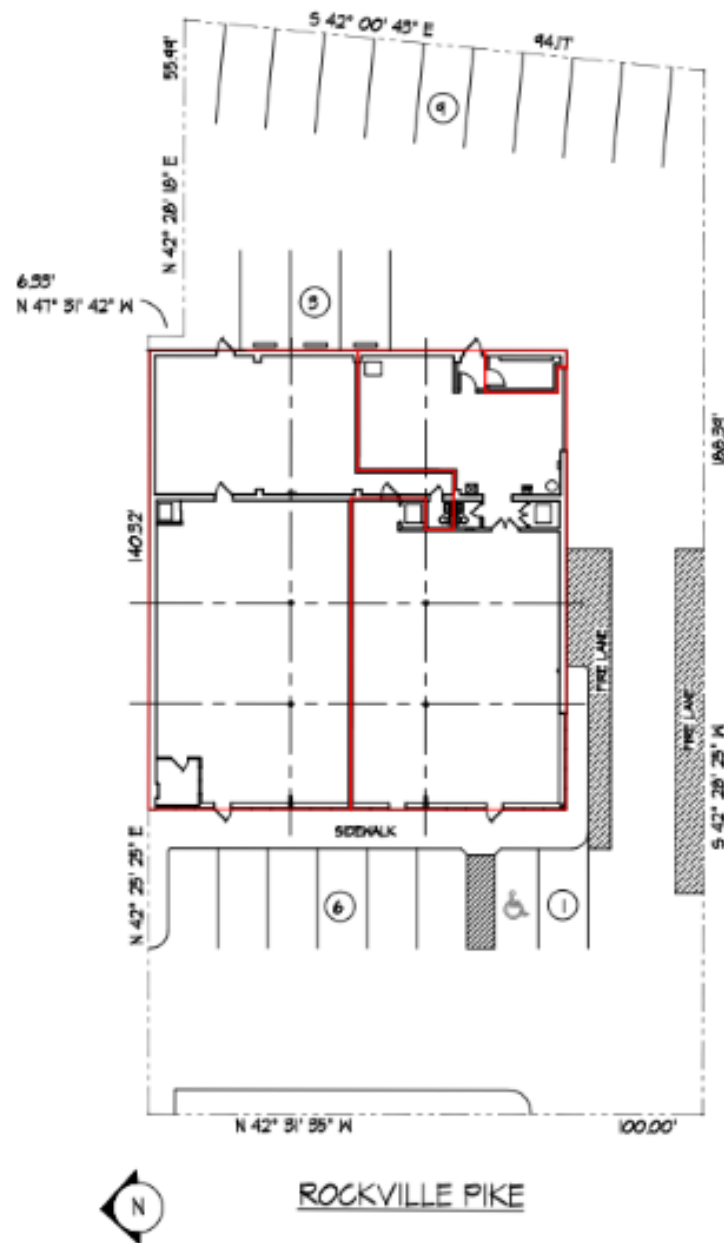
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Site Plan

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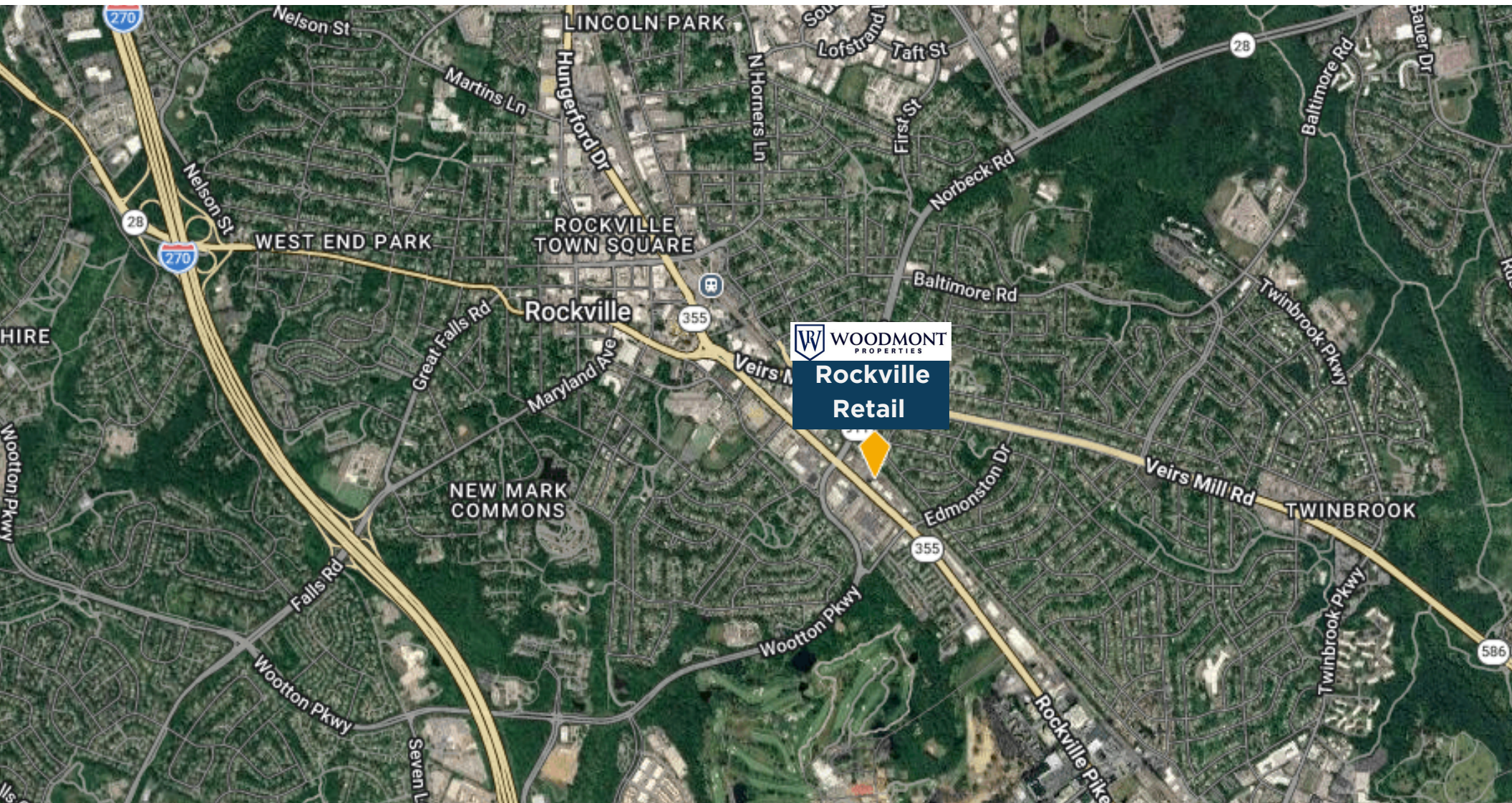
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Overview Map

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