

# FORMER RESTAURANT ENDCAP SPACE

4,500 SF  
FOR LEASE



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# FORMER RESTAURANT ENDCAP AVAILABLE




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PROPERTY  
OVERVIEW



## PROPERTY HIGHLIGHTS:

- Site located at the hard corner (SEC) of Gable Dr & Rockville Rd, a powerhouse intersection with over 43,000 VPD
- Rockville Road corridor includes recent new-to-market concepts including Costco, Coopers Hawk, Raising Cane's, Bubba's 33, Swensons, Chicken Salad Chick, First Watch, Chick-fil-A and more
- Over 61,000 residents with an average household income of \$88K+ within a 3 mile radius
- Pending 60,000 SF big box retailer (est. 2024 Q3 opening). Other anchors include Aldi, Ashley, Dollar Tree, Buffalo Wild Wings and more

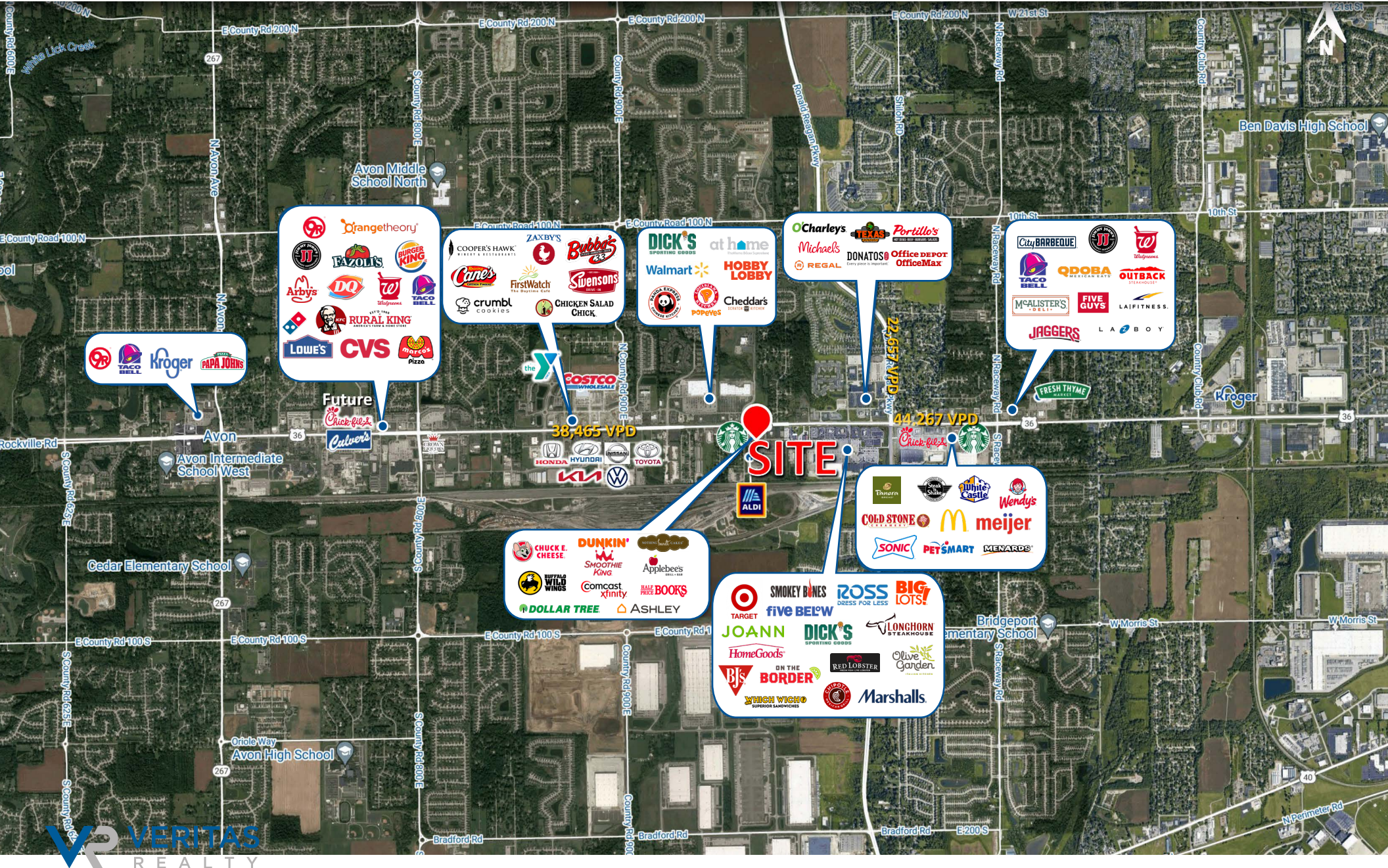
DEMOGRAPHICS	 1 MILE	 3 MILE	 5 MILE
Population:	5,967	61,213	144,122
Households:	2,350	22,610	55,835
Avg. HH Income:	\$78,540	\$88,433	\$81,388
Daytime Population:	5,269	44,715	101,389



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## MARKET OVERVIEW





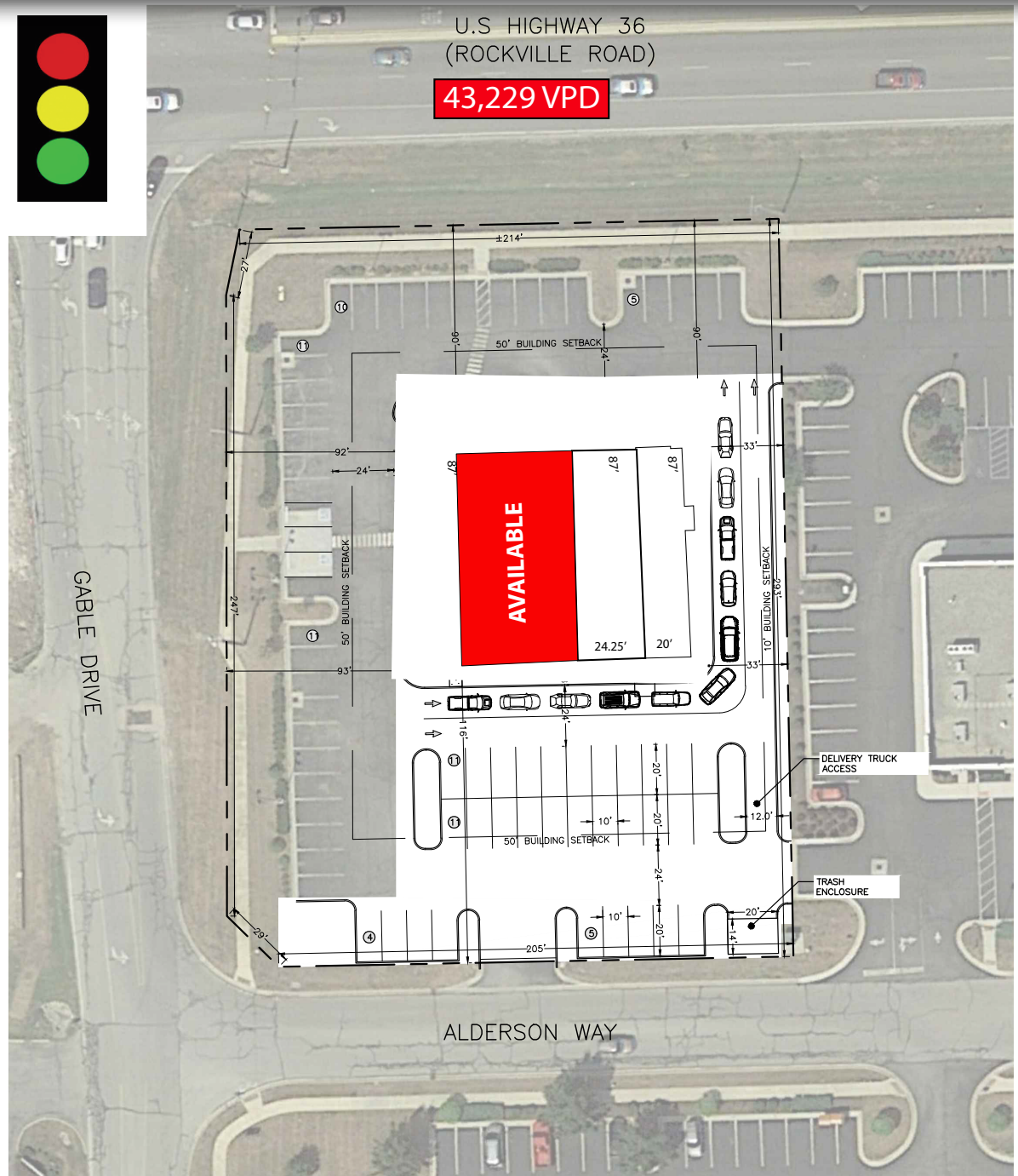
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SITE  
PLAN

## TENANT ROSTER:

UNIT	TENANT	SF
A	Smoothie King	1,750
B	Xfinity	2,100
C	AVAILABLE	4,500
Total GLA		8,350





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PROPERTY  
PHOTOS



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