

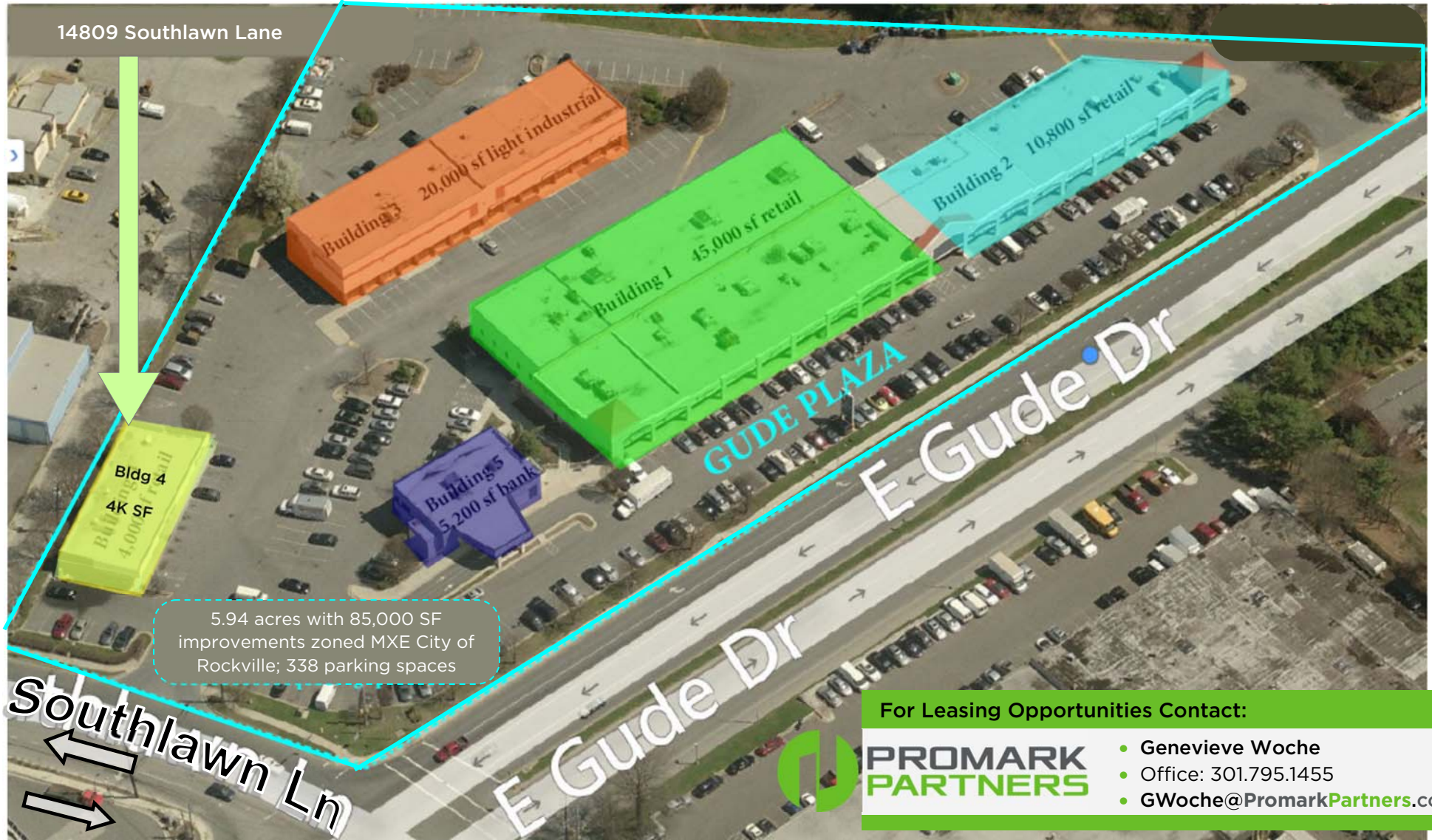


# RETAIL PAD SITE OPPORTUNITY

GUDE PLAZA | East Gude Drive & Southlawn Lane • Rockville, Maryland

AVAILABLE AUGUST 2019 at 14809 Southlawn Lane

Approximately 3,000 SF Available August 1, 2019 & Potential for Additional 1,000 SF for Full Building User.



451 Hungerford Drive • Suite 700 • Rockville, MD 20850 • 301.795.1400 • www.PROMARKPARTNERS.com



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GUDE PLAZA | East Gude Drive & Southlawn Lane • Rockville, Maryland

AVAILABLE AUGUST 2019 at 14809 Southlawn Lane

## FOR LEASE

Rental Rate: \$29.00 PSF, NNN

Free, unreserved surface parking

## Ideal Uses:

- Beer & Wine Shop, Deli, or combo
- Hair Salon / Barber Studio
- Full Service Salon / Day Spa
- Dance Studio
- Home Improvement / Hardware / Building Supply
- Brewery
- General Retail
- Contractor's Office

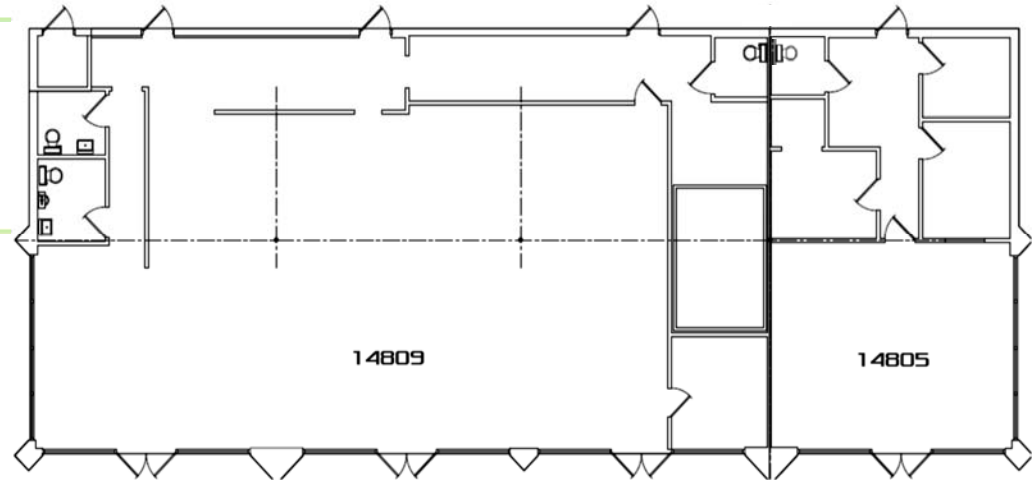
## Nearby Tenants Include:

- Capital Iron Solutions
- Granite Works
- Saints Row Brewery
- Southlawn Sports Complex  
(Ice Rink, Gymnastics Center, Indoor Soccer)
- Ferguson Showrooms
- Annapolis Lighting
- Amazon Delivery Station
- Grainger Industrial Supply

## Highly Visible Neighborhood Center with Easy Access to:

- Rockville Pike (Route 355) • Rockville Metro/MARC train • I-270
- I-370 • ICC • MD 200 • Route 28

## • PAD SITE ILLUSTRATION



2019 Demographic Estimates	1 mile	3 mile	5 mile
No. of Businesses:	866	6,674	14,572
No of Employees:	9,453	79,116	172,815
Population:	7,748	102,663	342,971
No. of Households:	2,482	36,580	120,659
Avg Household Income:	\$102,689	\$127,816	\$124,552
Traffic Count: 46,000+ cars per day (Southlawn Lane & E. Gude)			

## For Leasing Opportunities Contact:



**Genevieve Woche**  
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