



# For Lease

9401 Key West Ave Rockville, MD



# Highlights

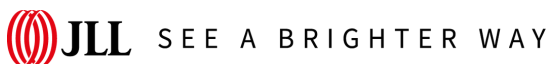
- Availability: 1,680 SF
- Two drive thru lanes
- Rare opportunity at the corner of Shady Grove Road & Rt 28 Key West Ave with very strong vehicular traffic
  - Shady Grove Rd: 28,509 VPD
  - Rt 28 Key West Ave: 24,961
- Dedicated and reserved parking spaces
- Multiple signage opportunities on the building
- Excellent Proximity to:
  - Washingtonian/Rio/Crown Farm
  - Fallsgrove Shopping Center
  - Shady Grove Adventist Hospital
  - The Universities at Shady Grove
  - Johns Hopkins at Montgomery County.



## Demographics from subject site

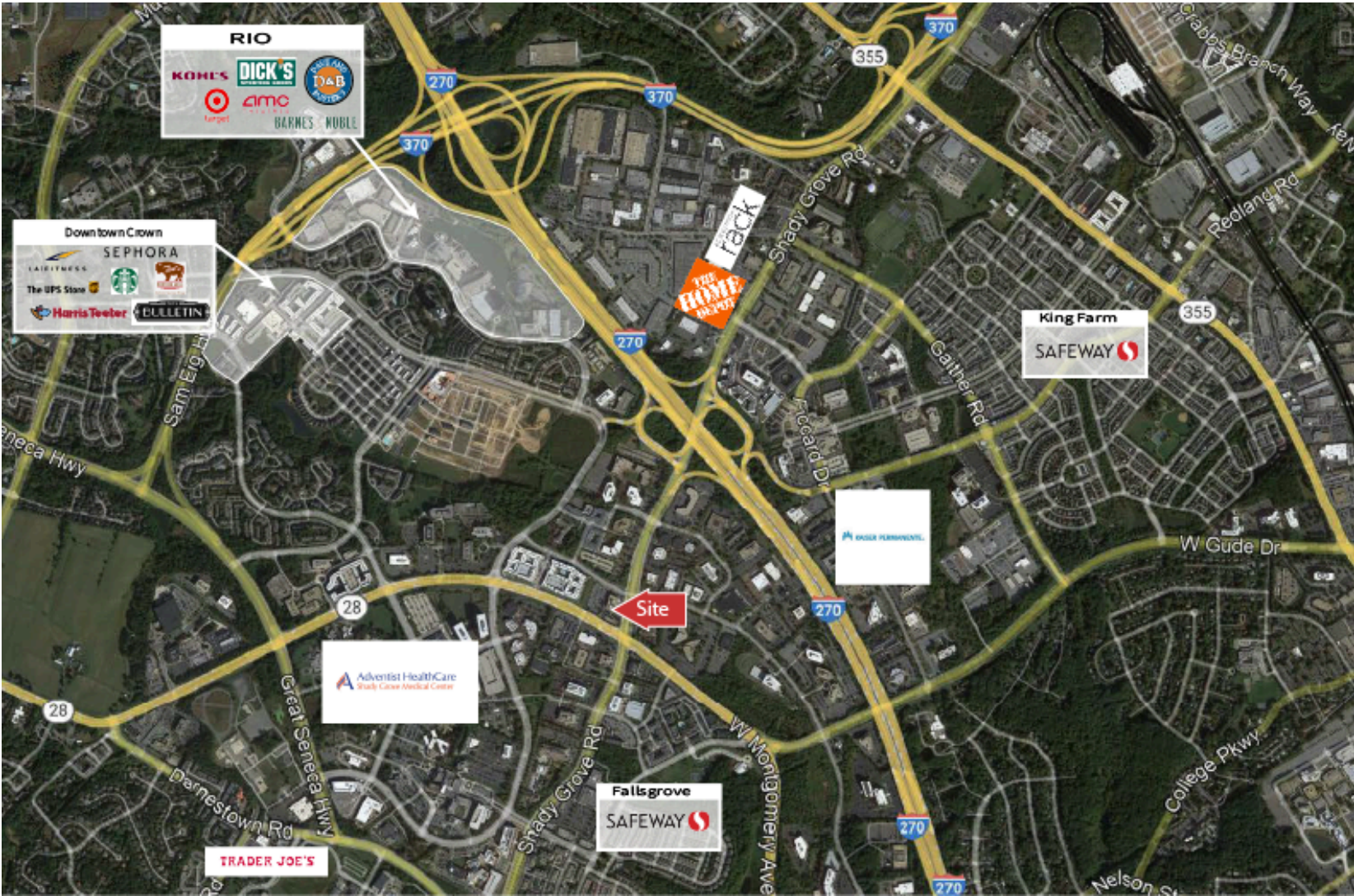
	1 mile radius	3 mile radius	5 mile radius
Population	15,186	125,042	278,816
Average HH Income	108,450	111,784	111,018
Households	2.09	2.66	2.73
Employees	36,888	95,755	161,230

### Nearby Retailers:



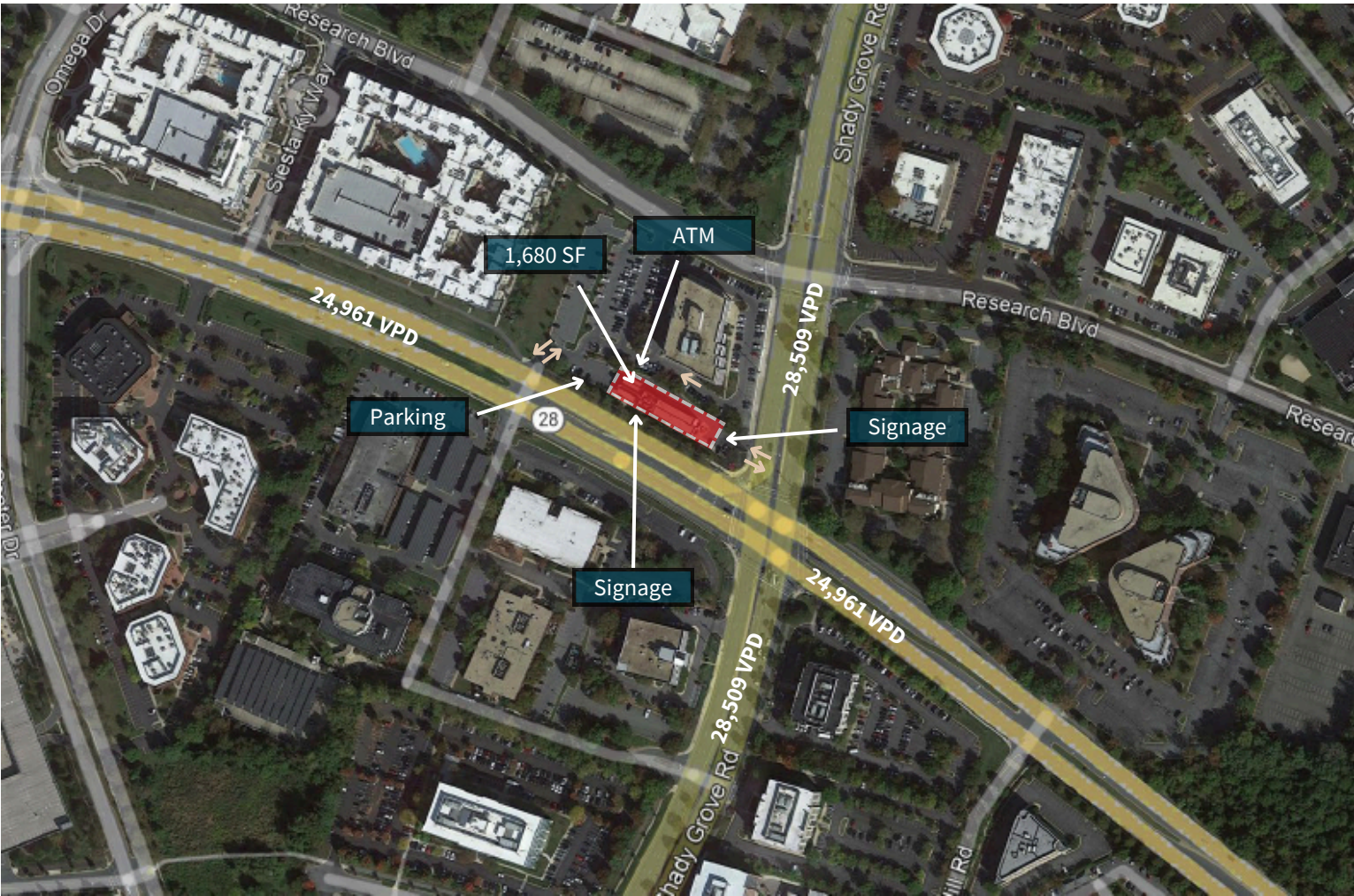


# Amenity Map





# Traffic Counts

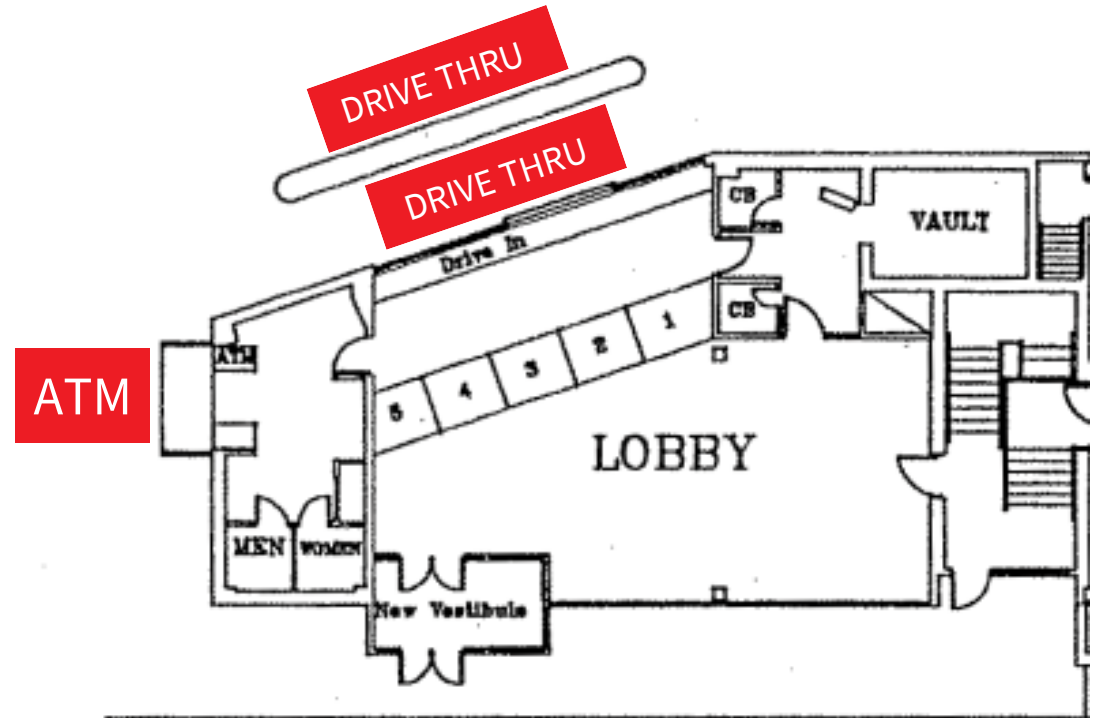




# 1st Floor Plan



**Available: 1,689 SF**



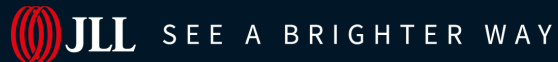




## Contact Us

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