



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
 - Falls Grove
 - Shady Grove Adventist Hospital
 - The Universities at Shady Grove
 - Johns Hopkins at Montgomery County

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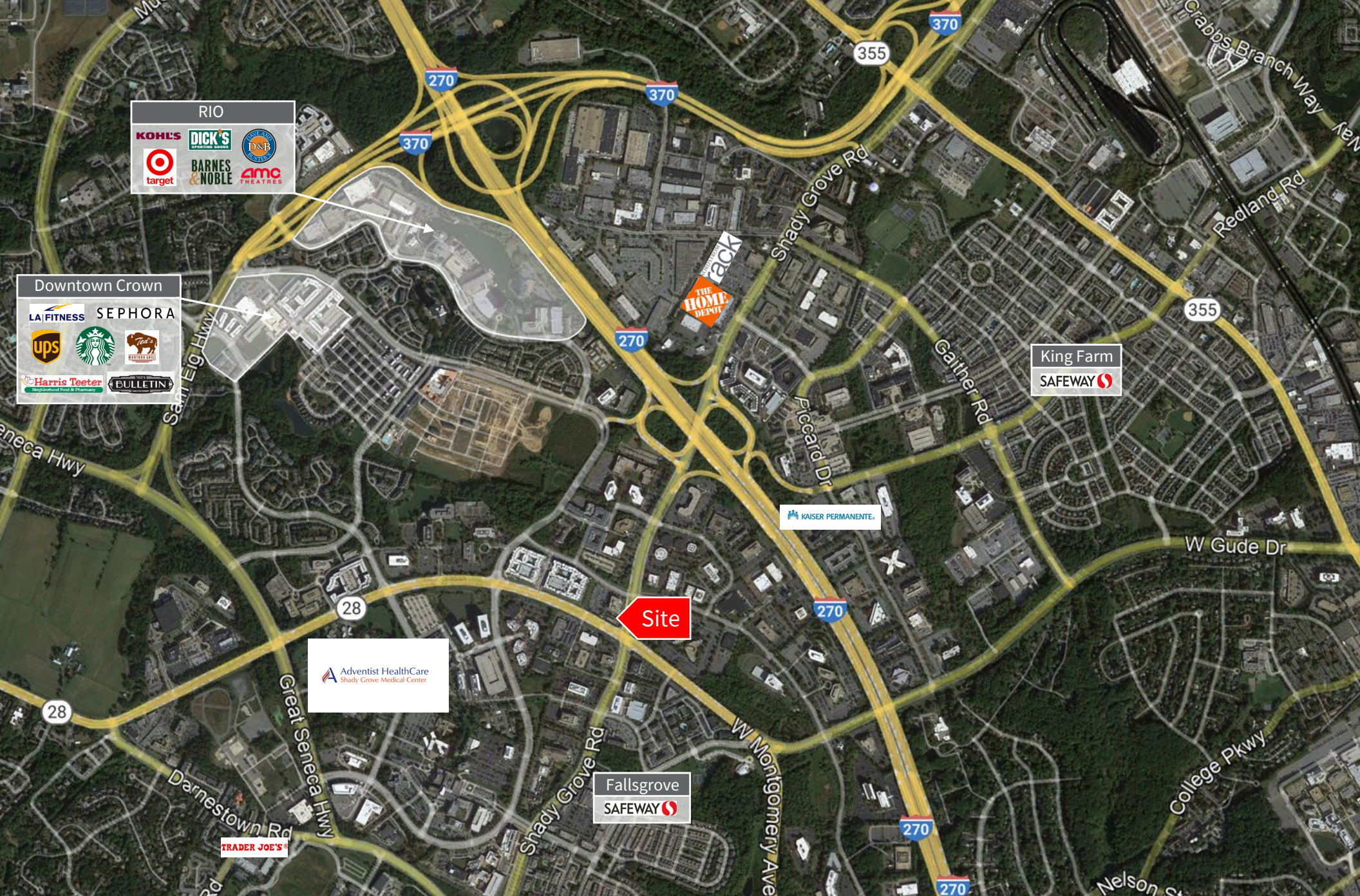
Demographics from subject site

	1 mi	3 mi	5 mi
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



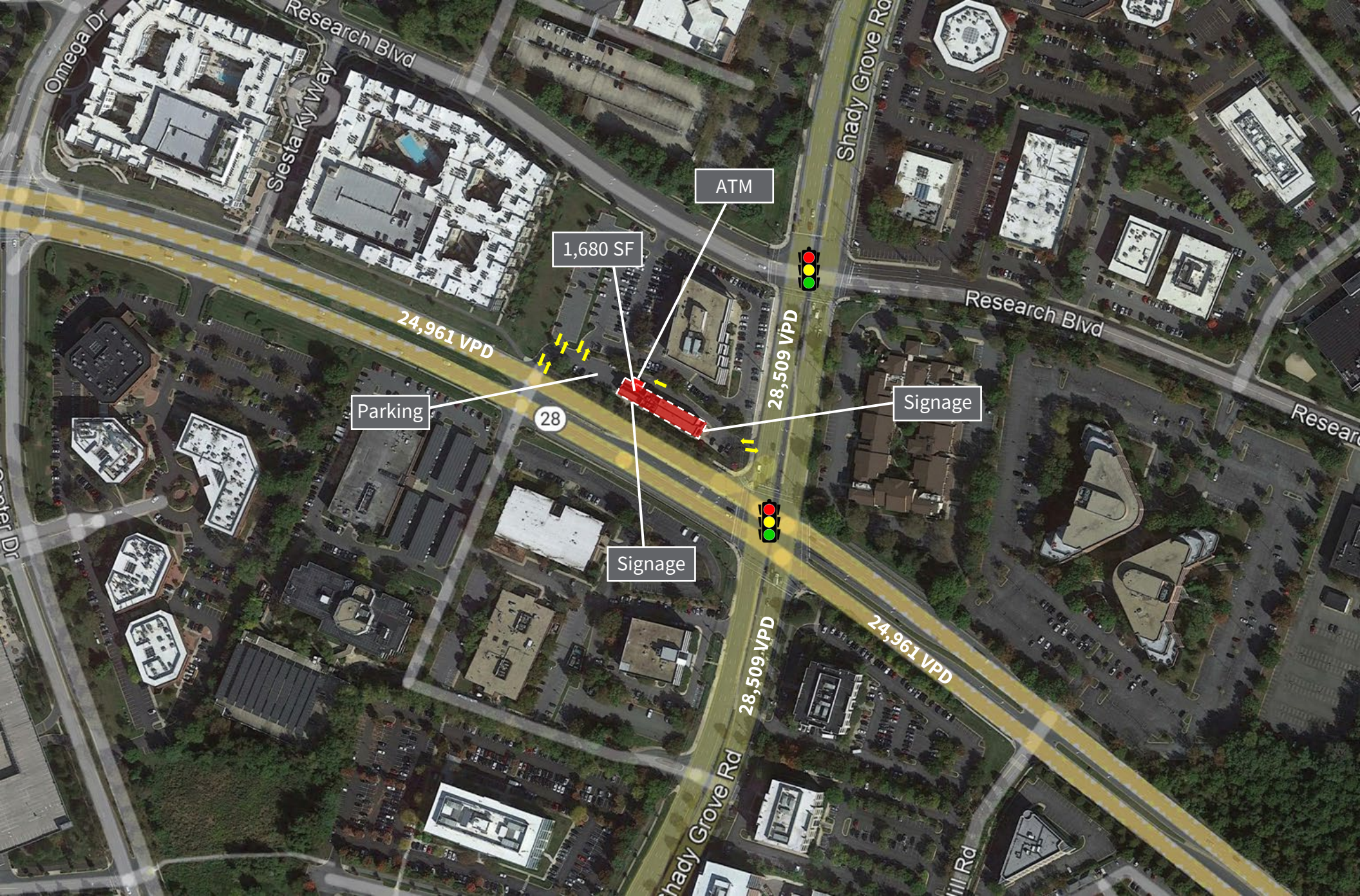
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Amenity Map

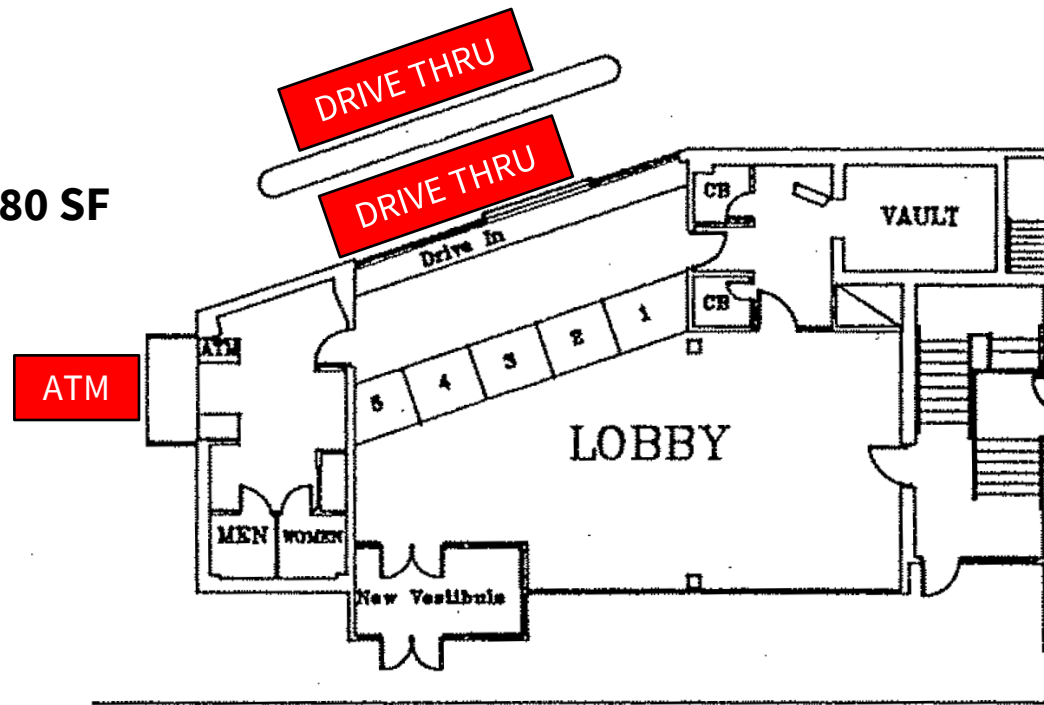




Traffic Counts

1st Floor Plan

Available: 1,680 SF



The Site



For more information, please contact:

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