

WASHINGTON, D.C.

# KING FARM VILLAGE CENTER

302-404 King Farm Blvd., Rockville, MD 20850



## Broker Incentive\*

**UP TO 6% PAID  
UPON LEASE  
EXECUTION &  
CONTINGENCIES  
SATISFIED.**

\*Applies ONLY to spaces 2140 and 2110.  
5-year minimum signed by 12/31/2024.



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1,226 SF - 3,473 SF RETAIL SPACE AVAILABLE: UNITS 2140 & 2110



For information: **Kyle Irwin**

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P: 855-384-6474

April 2024



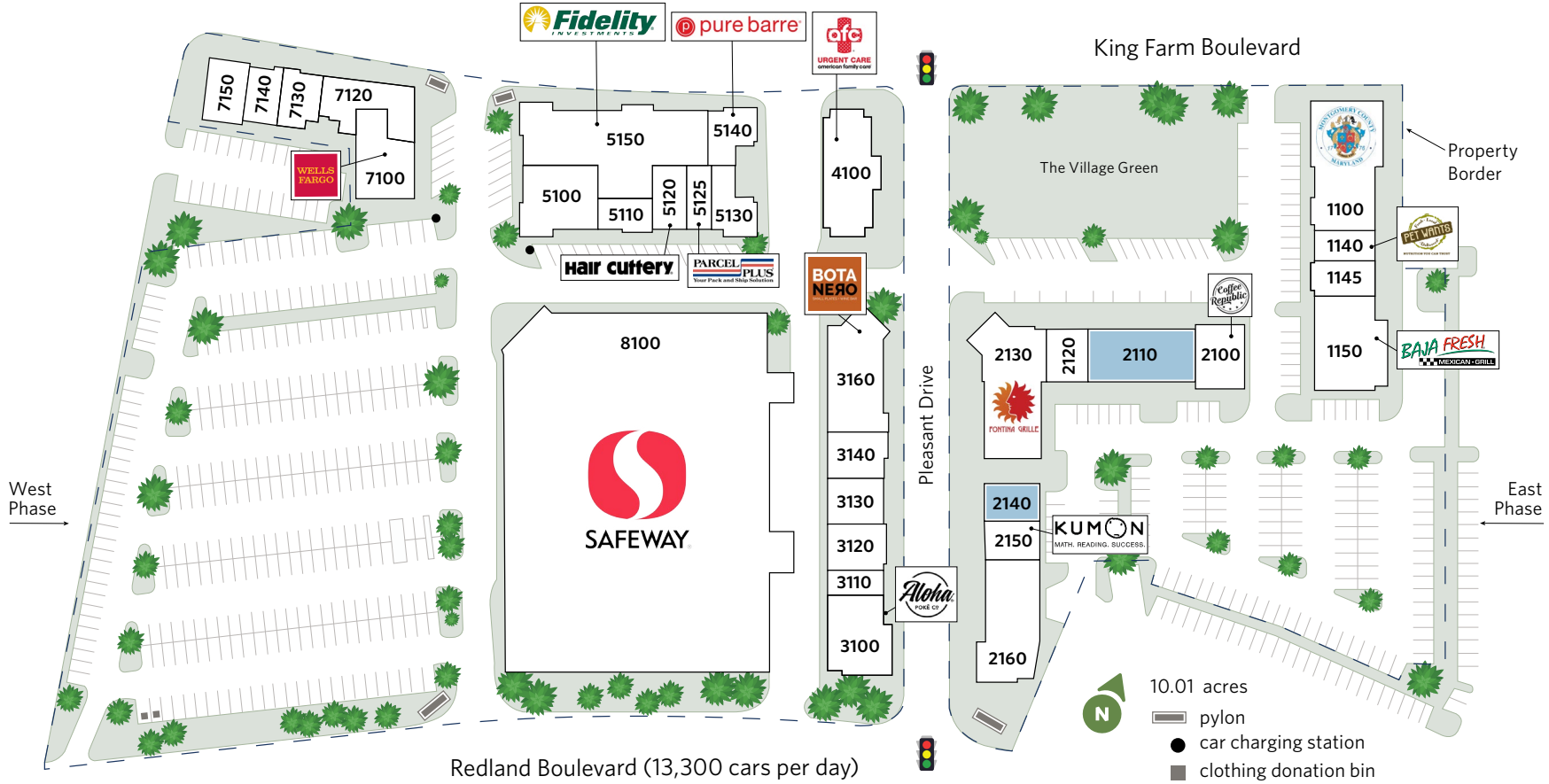
# KING FARM VILLAGE CENTER LEASING PLAN

302-404 King Farm Blvd., Rockville, MD 20850

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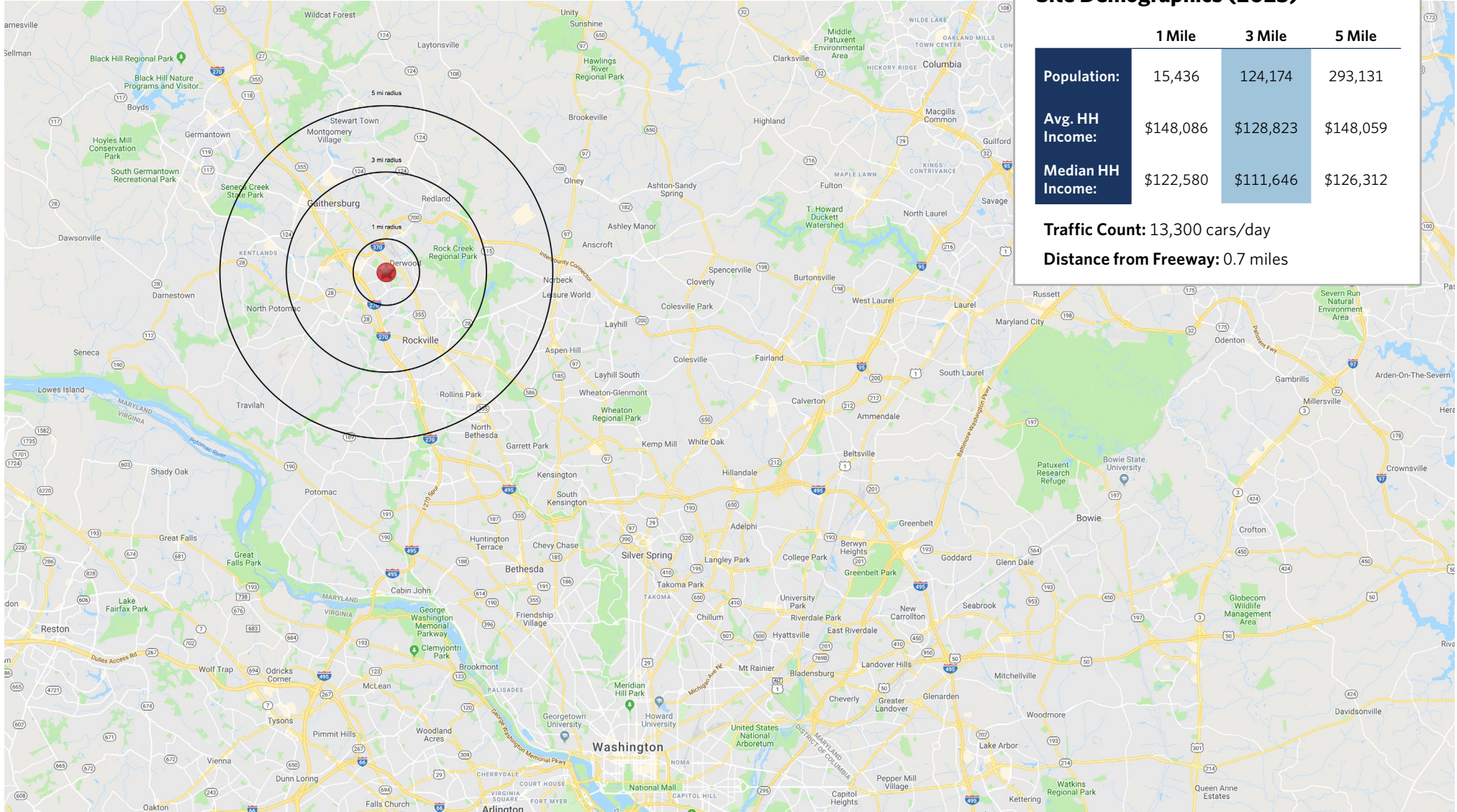


UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.
1100	Montgomery County Liquors	4,010	<b>2140</b>	<b>Available</b>	<b>1,226</b>	3160	Botanero	3,308	5150	Fidelity Investments	6,091
1140	Pet Wants	1,062	2150	Kumon	1,500	4100	AFC Urgent Care (Coming Soon)	3,182	7100	Wells Fargo	2,467
1145	Fruit N Boba Tea	1,004	2160	State of The Art Dental Group	3,693	5100	King Farm Beer & Wine	3,632	7120	Alloy Personal Training (Coming Soon)	2,194
1150	Baja Fresh Mexican Grill	3,112	3100	Aloha Poke (Coming Soon)	1,864	5110	King Farm Cleaners	992	7130	Don Chicken (Coming Soon)	1,336
2100	Coffee Republic	1,465	3110	CPR Cell Phone Repair	850	5120	Hair Cuttery	1,304	7140	Healing Hands PREP	1,040
<b>2110</b>	<b>Available</b>	<b>3,473</b>	3120	Ming Chinese Restaurant	1,000	5125	Parcel Plus	1,083	7150	Woolwinders A Knitting Salon	1,066
2120	L'or Hair	1,353	3130	The Spa K	1,670	5130	Nagoya Sushi	1,500	8100	Safeway	53,754
2130	Fontina Grille	4,414	3140	Kicks Karate	1,902	5140	Pure Barre	1,599			

**Total Square Feet: 118,146**

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## Site Demographics (2023)

	1 Mile	3 Mile	5 Mile
<b>Population:</b>	15,436	124,174	293,131
<b>Avg. HH Income:</b>	\$148,086	\$128,823	\$148,059
<b>Median HH Income:</b>	\$122,580	\$111,646	\$126,312

**Traffic Count:** 13,300 cars/day

**Distance from Freeway:** 0.7 miles



# KING FARM VILLAGE CENTER RETAIL

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