

□ WASHINGTON, D.C.

# KING FARM VILLAGE CENTER

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



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For information:

**Deirdre Delaporte**

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P: 855-982-1213

May 2026

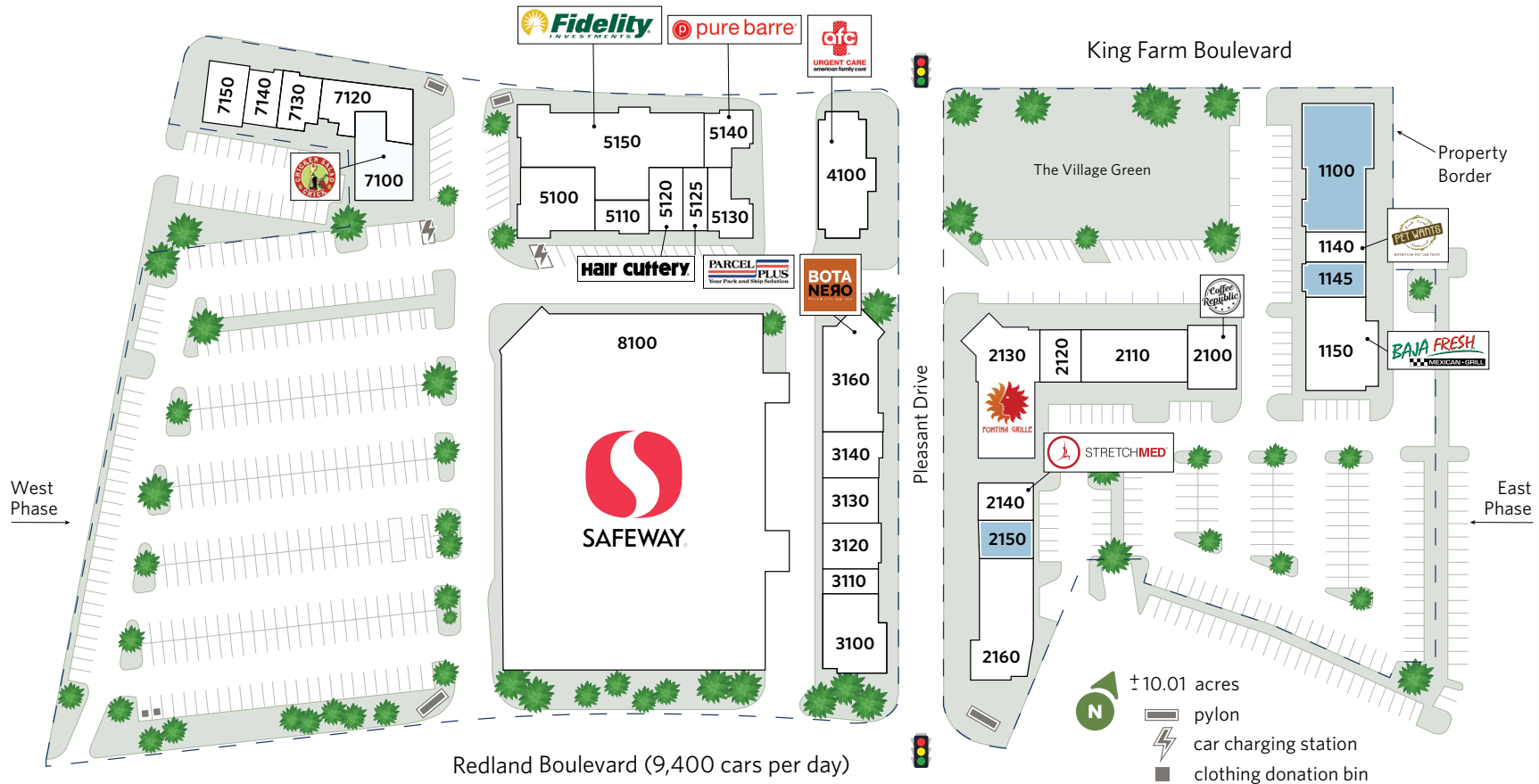
# KING FARM VILLAGE CENTER LEASING PLAN

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

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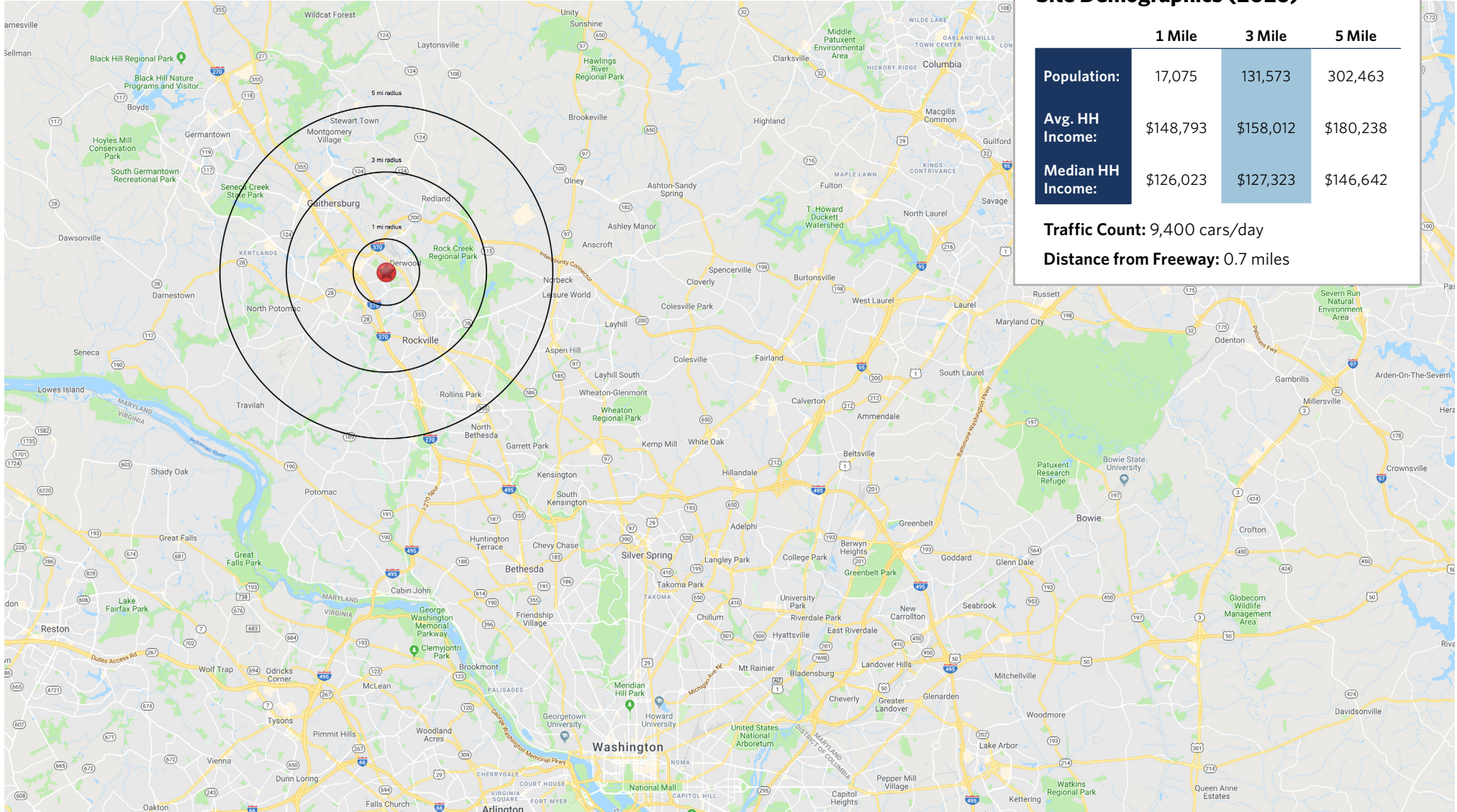
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| UNIT        | TENANT                          | SQ. FT.      | UNIT        | TENANT                        | SQ. FT.      | UNIT | TENANT                       | SQ. FT. | UNIT                      | TENANT                            | SQ. FT.        |
|-------------|---------------------------------|--------------|-------------|-------------------------------|--------------|------|------------------------------|---------|---------------------------|-----------------------------------|----------------|
| <b>1100</b> | <b>Available</b>                | <b>4,010</b> | 2140        | StretchMed                    | 1,226        | 3160 | Botanero                     | 3,308   | 5150                      | Fidelity Investments              | 6,091          |
| 1140        | Pet Wants                       | 1,062        | <b>2150</b> | <b>Available</b>              | <b>1,500</b> | 4100 | AFC Urgent Care              | 3,182   | 7100                      | Chicken Salad Chick (Coming Soon) | 2,467          |
| <b>1145</b> | <b>Available</b>                | <b>1,004</b> | 2160        | State of the Art Dental Group | 3,693        | 5100 | King Farm Beer & Wine Market | 3,632   | 7120                      | Alloy Personal Training           | 2,194          |
| 1150        | Baja Fresh Mexican Grill        | 3,112        | 3100        | Aether Aesthetics             | 1,864        | 5110 | King Farm Cleaners           | 992     | 7130                      | Don Chicken                       | 1,336          |
| 2100        | Coffee Republic                 | 1,465        | 3110        | CPR Cell Phone Repair         | 850          | 5120 | Hair Cuttery                 | 1,304   | 7140                      | Healing Hands PREP                | 1,040          |
| 2110        | Enclave Coworking (Coming Soon) | 3,481        | 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   | <b>Total Square Feet:</b> |                                   | <b>118,154</b> |

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## Site Demographics (2026)

|                               | 1 Mile         | 3 Mile    | 5 Mile    |
|-------------------------------|----------------|-----------|-----------|
| <b>Population:</b>            | 17,075         | 131,573   | 302,463   |
| <b>Avg. HH Income:</b>        | \$148,793      | \$158,012 | \$180,238 |
| <b>Median HH Income:</b>      | \$126,023      | \$127,323 | \$146,642 |
| <b>Traffic Count:</b>         | 9,400 cars/day |           |           |
| <b>Distance from Freeway:</b> | 0.7 miles      |           |           |

# KING FARM VILLAGE CENTER RETAIL

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