

RED MILL SHOPPING CENTER

7206-7250 MUNCASTER MILL RD, ROCKVILLE, MD



OVERVIEW

Red Mill Shopping Center is a 43,409 square foot convenience center anchored by CVS. National retailers at the center include McDonald's, Radio Shack, Hair Cuttery, Subway and Allstate. Within three miles the population is 74,510 with a median household income of \$93,000. Montgomery County Airpark (4th busiest general aviation airport in MD) and the Business Center is located 2.5 miles from Red Mill Shopping Center and contributes to a daytime customer base.

FEATURING

SIZE	1,250 - 8,396 square feet
AVAILABILITY	Immediate
LOCATION	The I-270 Corridor Cluster
TRAFFIC COUNTS	23,491 AADT (Muncaster Mill Road) 11,800 AADT (Redland Road)
CO-TENANCY	CVS, Hair Cuttery, Allstate Insurance, Radio Shack and Subway

DEMOGRAPHICS AT A GLANCE

2012 DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
Population	6,217	74,510	232,751
No. Households	1,960	24,918	84,798
Median HH Income	\$108,833	\$93,000	\$86,712
Daytime Population	1,309	40,450	148,271

FOR MORE INFORMATION, CONTACT:

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6800 Deerpath Road, STE 100
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AVAILABLE



AVAILABILITY

SUITE #	SQUARE FEET	STATUS
7206	1,250	AVAILABLE
7208	1,846	Radio Shack
7210	584	Karen's Nails
7212	1,215	Biscotti Italian Restaurant
7214	1,215	Hair Cuttery
7216	1,215	Subway
7218	888	Allstate Insurance
7220	1,500	AVAILABLE
7222	1,670	AVAILABLE
7224	2,084	Pana Thai Restaurant
7226-7232	12,390	CVS
7234	1,428	AVAILABLE
7238	3,547	AVAILABLE
7242	1,711	Dry Cleaner
7244	1,710	AVAILABLE
7246-7248	3,708	Beer & Wine
7250	1,853	AVAILABLE

KEY FACTS

- Signalized intersection with 35,000 VPD.
- 220 free surface spaces are available.

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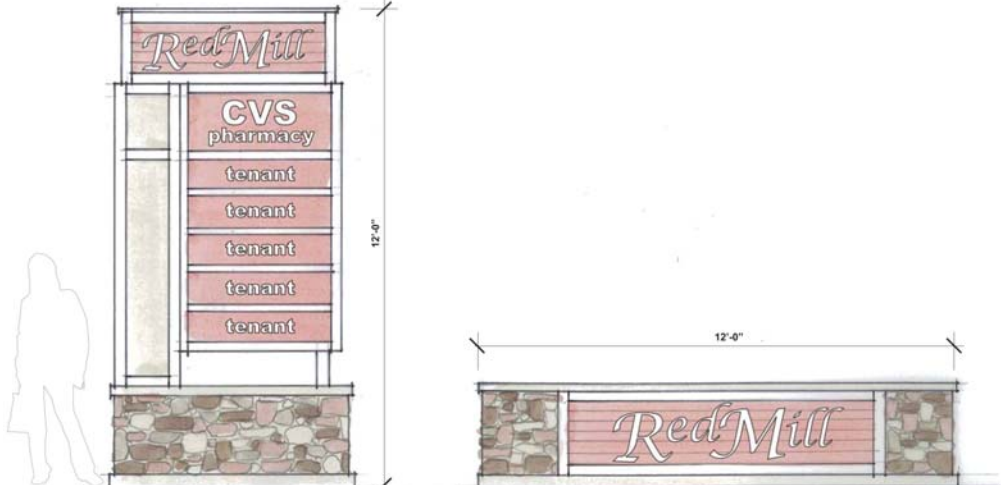
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TOWER OPTIONS



PYLON SIGNAGE



ANCHOR CORNER OPTION "A"



ANCHOR CORNER OPTION "C"



ANCHOR CORNER OPTION "B"



SOUTHWEST FAÇADE ELEVATION

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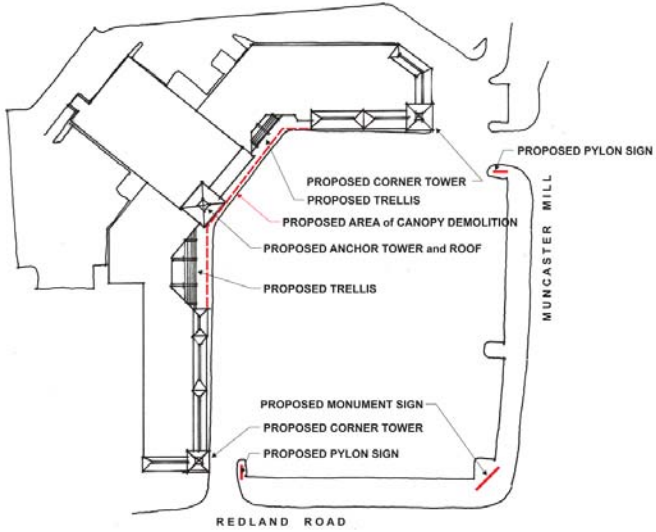
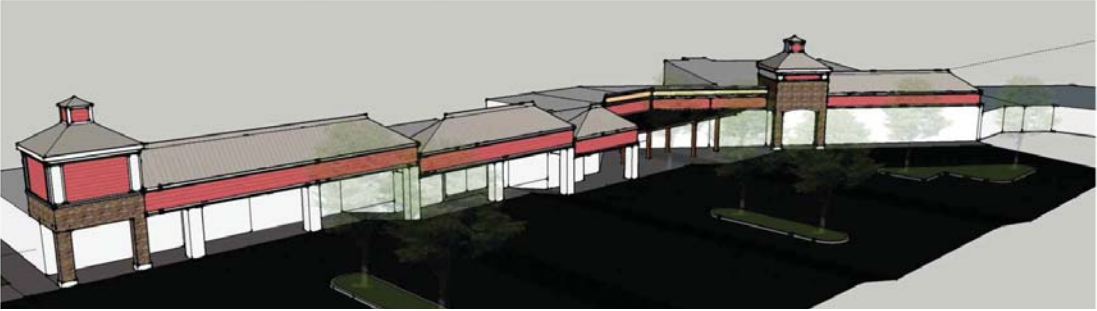
PROPOSED MUNCASTER MILL ROAD ENTRANCE



PROPOSED REDLAND ROAD ENTRANCE



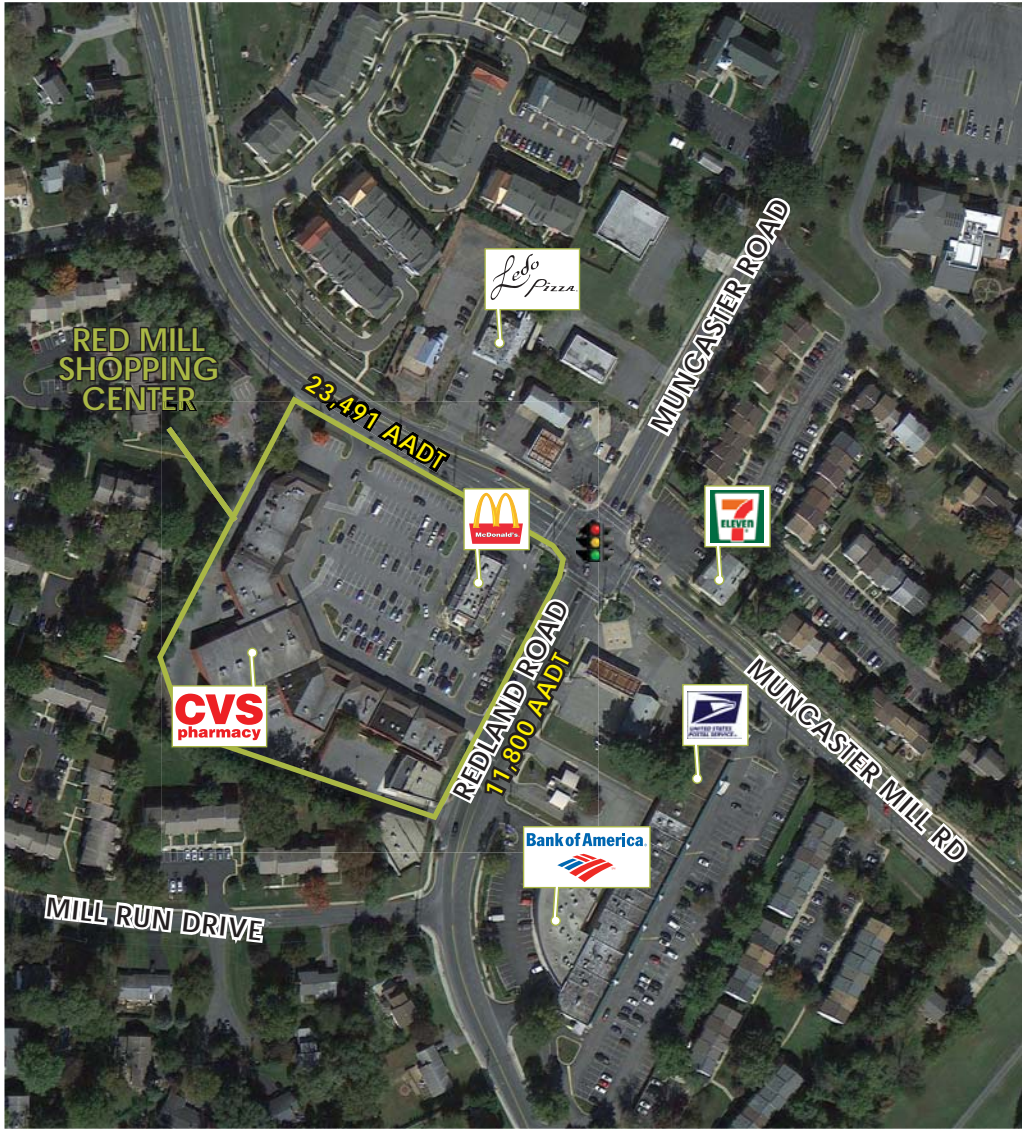
OPTION 'A'
ROOF FORMS "AS-IS"



PROPOSED SITE AMENITIES

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