



• ELEVATE YOUR LIFESTYLE •

ARHAUS

52

Seam

1414

THESE ARE THE MOST STUPENDOUS...  
STAND ON A VERY HIGH...  
RIGHT COMES UP THE SIDE...  
ALONG THE FOOT OF THE...  
MILES TO SEEK A VENT...  
GEORGE ALSOP 1666 AD...  
SITUATED UPON THE LARGEST...  
AMERICA, UNDER THE...  
BALTIMORE, ADJACENT...  
CONFINES OF NEW ENGLAND...  
SOUTHWARDLY UPON THE...  
ANTLY UPON THE BAY OF...  
DEGREES OF 36 AND 36. IN THE...  
PLINY 79 AD "PYRITARUM...  
ALICUI FACIUNT PLURIMUM...  
VIVOS APPELLAMUS, POC...  
EXPLORATORIBUS CASTRUM...  
QUI CLAVO VEL ALTERO...  
EDUNT QUAE EXCEPTA...  
VEL FOLIIS DICTO CELESTIS...  
JOHN LEDERER 1669 AD...  
SIXTEENTH; AND ON THE...  
REACHED THE APALATCHIAN...  
THICK AND CHILL; AND...  
THE MOUNTAIN SIDES OF...

CBRE

CBRE  
GLOBAL  
INVESTORS

# ABOUT



## NORTH BETHESDA MARKET

a Premier Retail Destination anchored by Whole Foods, Seasons 52, and LA Fitness, located in the heart of Rockville Pike, one of the area's most vibrant retail corridors.

**183,000 SF**

RETAIL

**WALKING DISTANCE**

TO THE WHITE FLINT METRO

**COMMUNITY GATHERING AREA**

**411**

APARTMENT UNITS

**ON-SITE PARKING GARAGE**

FIRST 2 HOURS FREE

**VISIBILITY FROM ROCKVILLE PIKE**

(47,221 VPD ON ROCKVILLE PIKE)



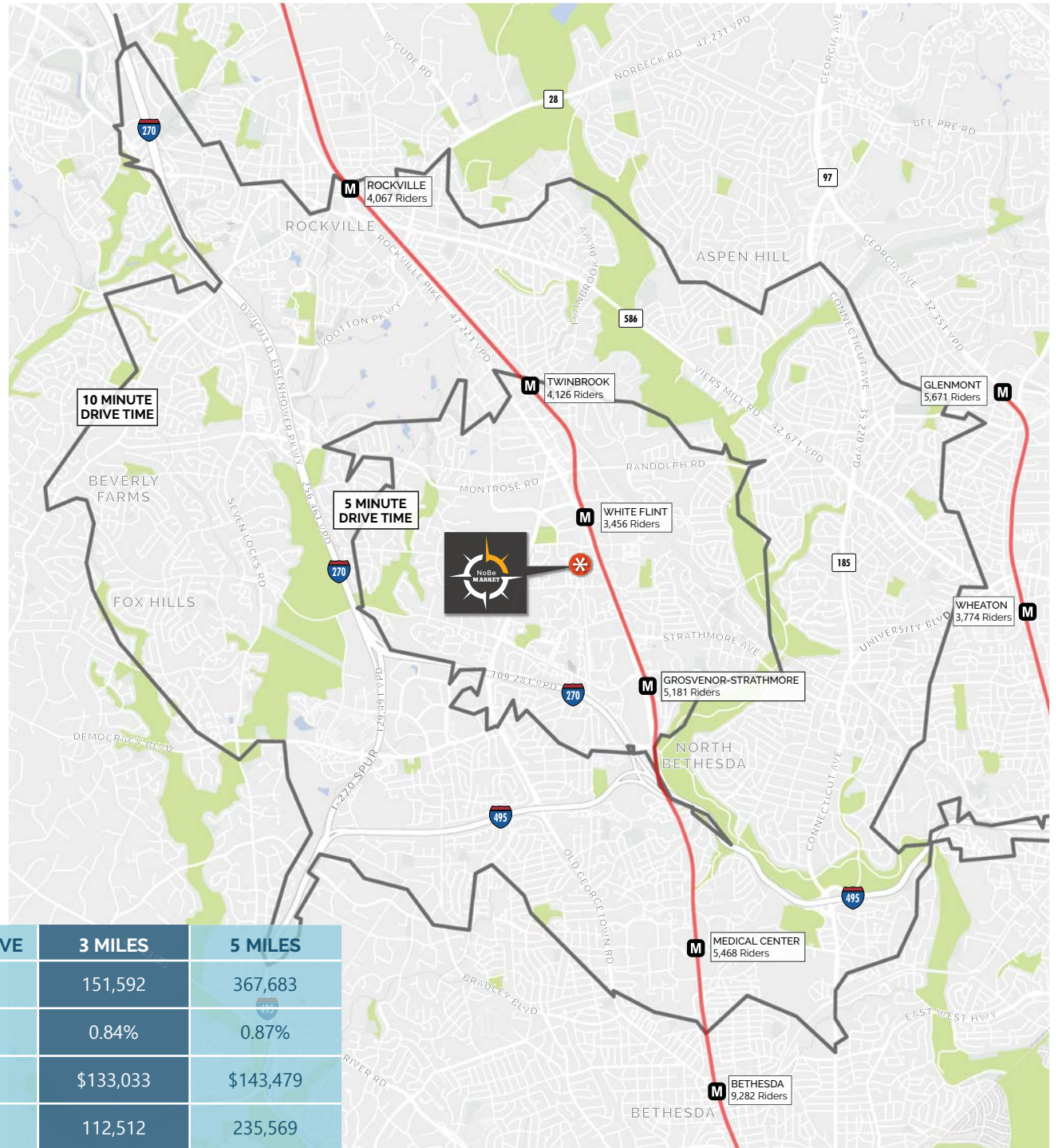
# TRADE AREA

**ONLY WHOLE FOODS**  
WITHIN A 20 MINUTE DRIVE

**48,000 EMPLOYEES**  
WITHIN A 5 MINUTE DRIVE

**OVER 4.4M SF OF RETAIL**  
ON ROCKVILLE PIKE

**STRONG DEMOGRAPHICS**



	5 MIN DRIVE	10 MIN DRIVE	3 MILES	5 MILES
Population	52,396	217,758	151,592	367,683
Growth Rate	1.38%	1.07%	0.84%	0.87%
Avg HH Income	\$135,340	\$145,387	\$133,033	\$143,479
Employees	47,765	215,676	112,512	235,569

# MEET YOUR CUSTOMERS

(10 MINUTE DRIVE)

## TOP TIER



Average Household Size: **2.82**  
**46.2**  
 Median Household Income: **\$157,000**

**24.2%**  
within a 10 min drive

- Big Spenders with Big Purchasing Power
- Highly Educated professionals who have reached corporate career goals
- Accumulated Avg. Net worth of over \$1.5M

## PLEASANTVILLE



Average Household Size: **2.86**  
**41.9**  
 Median Household Income: **\$85,000**

**17.3%**  
within a 10 min drive

- Prosperous older married couples
- Own homes in Suburban areas
- Not cost-conscious, willing to spend more for quality and brands they like

## URBAN CHIC



Average Household Size: **2.37**  
**42.6**  
 Median Household Income: **\$98,000**

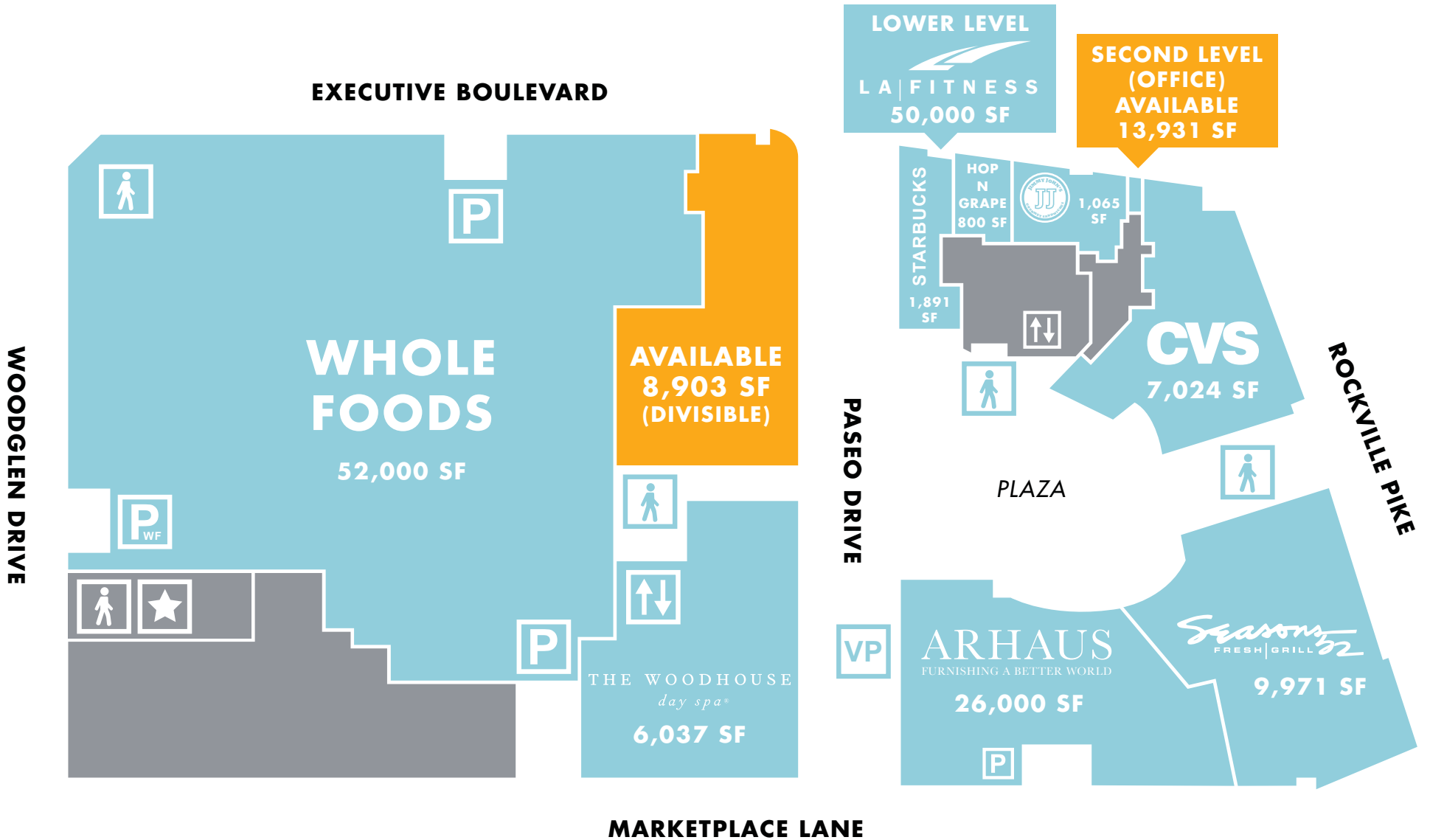
**11.8%**  
within a 10 min drive

- Financially stable Professionals
- Sophisticated, exclusive lifestyle
- Busy, well-connected, well-educated

# ROCKVILLE PIKE - THE RETAIL HEART OF MONTGOMERY COUNTY



# PROJECT SITE PLAN





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