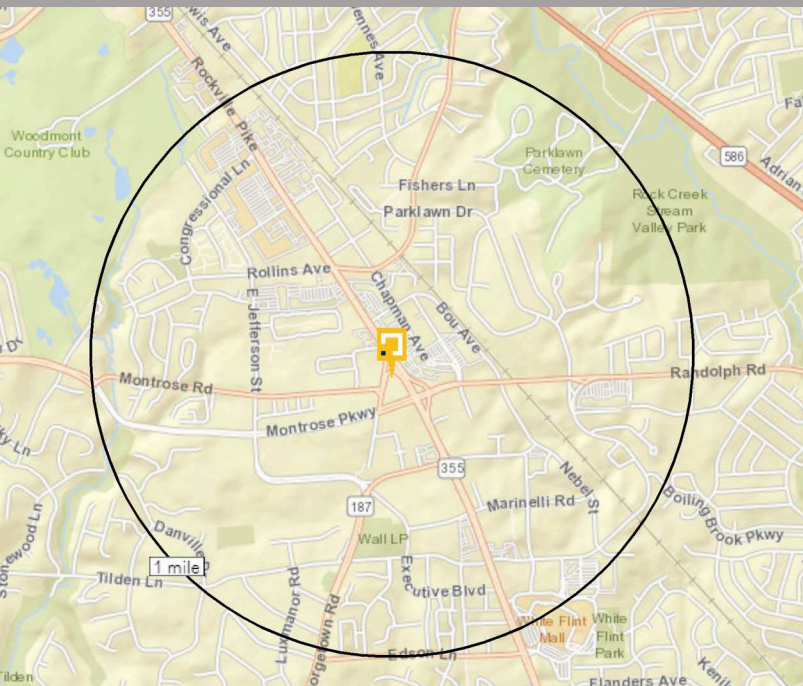


MONTROSE CROSSING SHOPPING CENTER

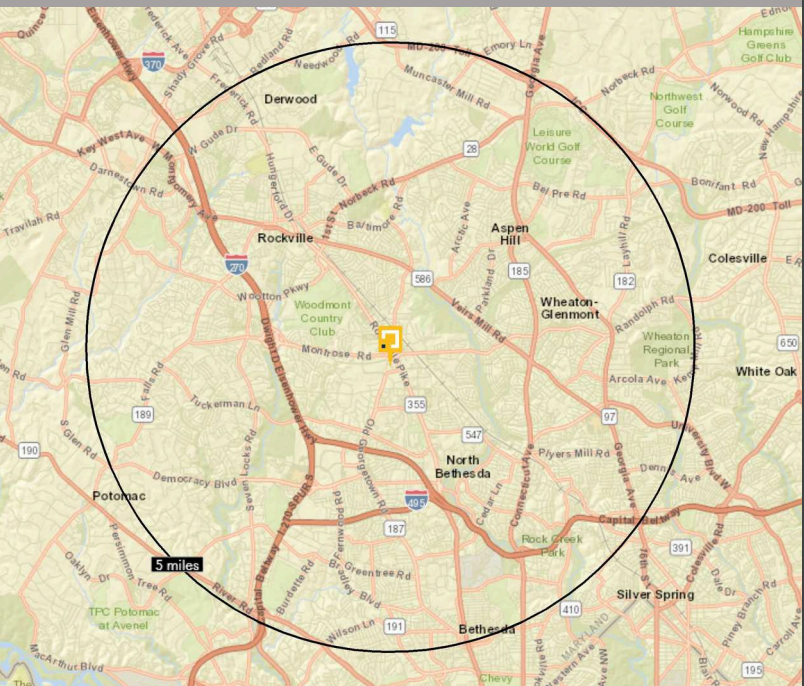
Rockville, MD



1 MILE RADIUS



5 MILE RADIUS



Montrose Crossing is located along Rockville Pike in affluent Montgomery County, MD. Anchored by Giant, Marshalls, Bob's Discount Furniture and Barnes and Noble, this power center caters to over 152,782 residents and over 88,203 employees within a 3 mile radius. Featuring a newly built pad-site with tenants including Cava and Honeygrow, and shadow anchored by a 148,000 square-foot Target, Montrose Crossing joins Federal Realty's other premium assets in the metro region.

MONTROSE CROSSING SHOPPING CENTER

12055 Rockville Pike
Rockville, MD 20852



GLA
364,000 SF

ACREAGE
36

COUNTY
Montgomery

TYPE
Power Center

PARKING SPACES
1,686



DEMOGRAPHICS

	POPULATION	DAYTIME POPULATION	HOUSEHOLDS	MEDIAN HHI	AVERAGE HHI	MEDIAN AGE	COLLEGE EDUCATED
1 MILE	26,822	50,143	12,698	\$89,749	\$120,307	39	67%
3 MILE	157,953	184,989	60,237	\$99,578	\$133,450	40	59%
5 MILE	360,742	407,946	136,729	\$105,354	\$147,821	42	61%

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 (301) 998-8154

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www.federalrealty.com/montrosecrossingshoppingcenter

The parties acknowledge that this Plan is for identification purposes only and does not constitute any covenant, representations, or warranty by Landlord that any existing or future conditions shown exists, or that, if they do exist, will continue to exist through out all or any part of the lease term, except to the extent such covenant, representation or warranty is expressly set forth in the Lease.