

DOWN TOWN SILVER SPRING



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the market

a dynamic trade area

LIVE MUSIC AND CULTURAL DESTINATION



THRIVING RESIDENTIAL BASE

6.6 MILLION SF OF OFFICE

80,000 SF of office under construction

15,495 RESIDENTIAL UNITS

1,750 units planned/ under construction

CORPORATE HEADQUARTERS



GEORGIA AVE (39,351 ADT)

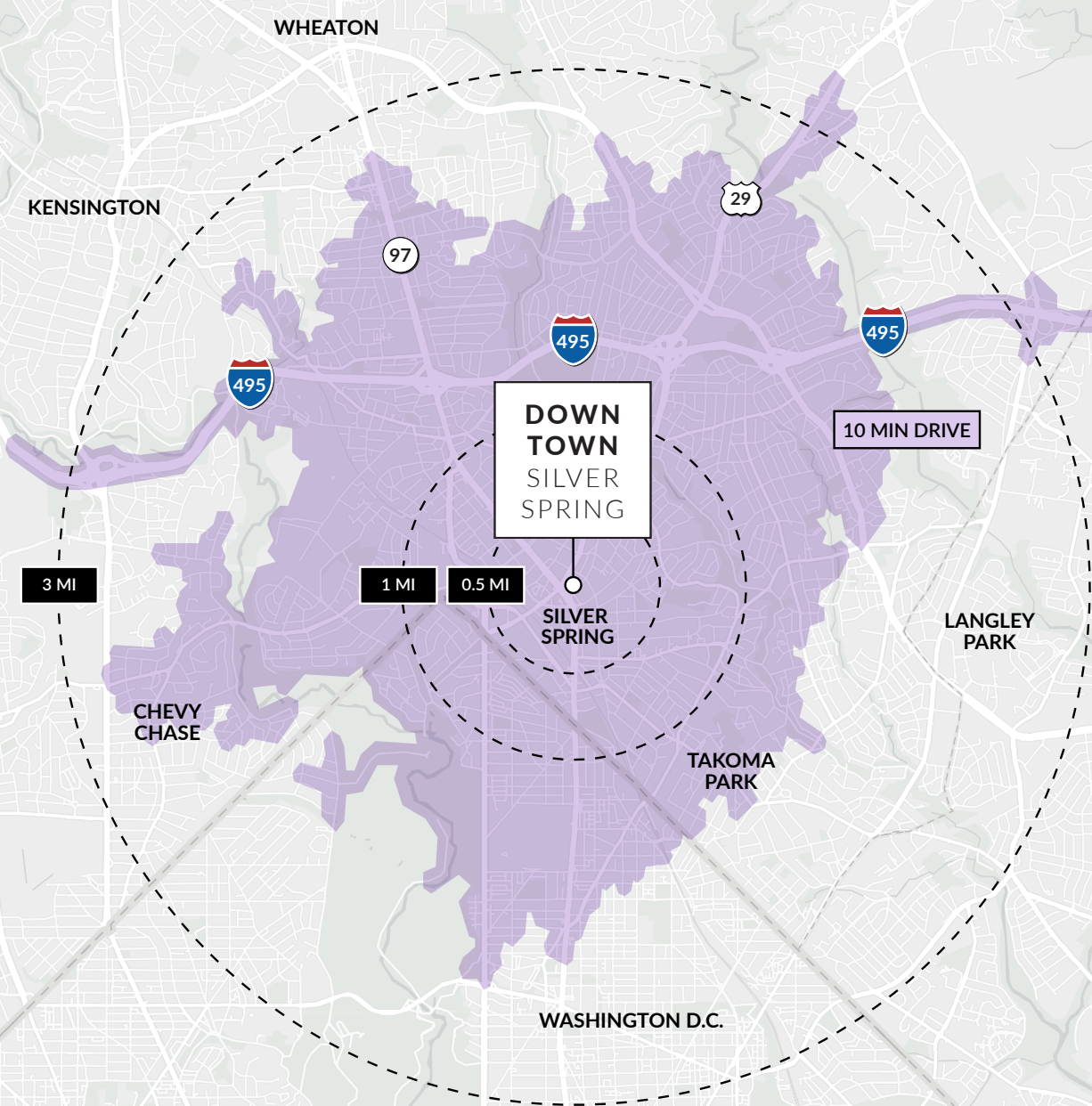
ANNAPOLIS RD (28,001 ADT)

EAST WEST HWY (25,680 ADT)

DC

kInb

silver spring maryland



	.5 MILE	1 MILE	3 MILE	10 MIN DRIVE
Population	10,061	41,825	251,309	126,427
Daytime Population	14,268	45,196	201,385	111,443
Avg HH Income	\$142,161	\$134,650	\$159,168	\$150,440
Bachelor's Degree or Higher	73.7%	70.9%	53.7%	61.2%
Median Age	37.1	36.8	37.5	37.8



SILVER SPRING METRO STATION
7,203 Average Daily Riders

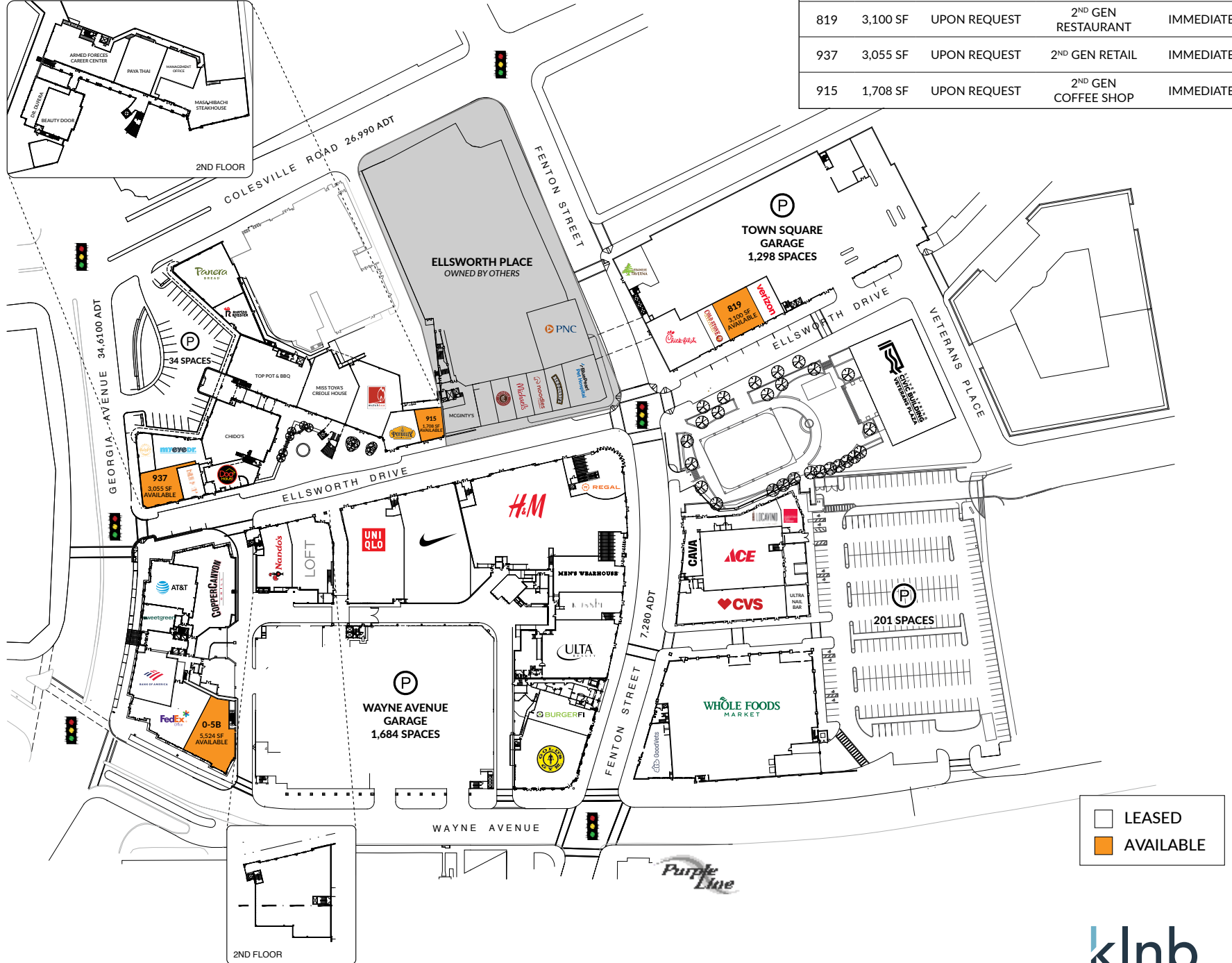


GEORGIA AVE 34,610 ADT
COLESVILLE RD 26,990 ADT
WAYNE AVE 14,345 ADT
FENTON ST 7,280 ADT



site plan

AVAILABLE SPACE				
SUITE	SIZE	RENT	CONDITION	TIMING
0-5B	5,524 SF	UPON REQUEST	2 ND GEN SPA	IMMEDIATE
819	3,100 SF	UPON REQUEST	2 ND GEN RESTAURANT	IMMEDIATE
937	3,055 SF	UPON REQUEST	2 ND GEN RETAIL	IMMEDIATE
915	1,708 SF	UPON REQUEST	2 ND GEN COFFEE SHOP	IMMEDIATE



LEASED
 AVAILABLE

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view property website

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