

2800 SF RETAIL FOR LEASE

Downtown
Silver Spring

Reliant
Realty Advisors



1328 FENWICK LANE
Silver Spring | MD 20910

DETAILS

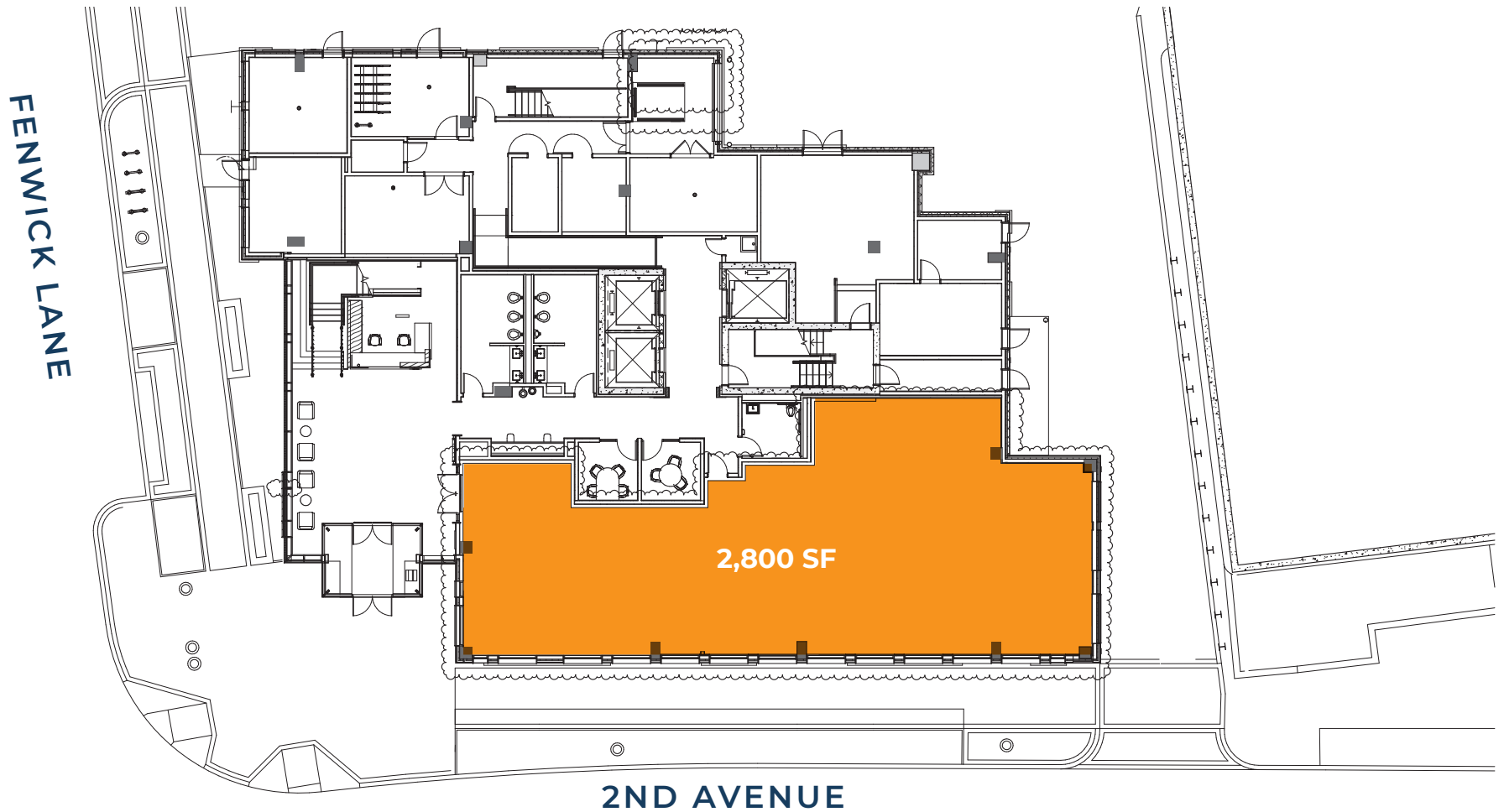
- New retail suite in MD HOC 82,000 SF Class A Office building
- Delivering November 2026
- 1,164 -2,800 SF available for lease, can demise into to 2 suites
- Well positioned space in close proximity to over 3,000 residents
- Perfect food and beverage convenience store, coffee shop, or professional services use
- Proximate to Metro and 38,000+ residents and over 24,000 daytime workers within 1 mile radius

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CHRISTOPHER WOODS, PRINCIPAL
202.688.0121 (office)
202.213.1781 (cell)
cw@reliantrealtyadvisors.com

www.reliantrealtyadvisors.com

FLOOR PLAN

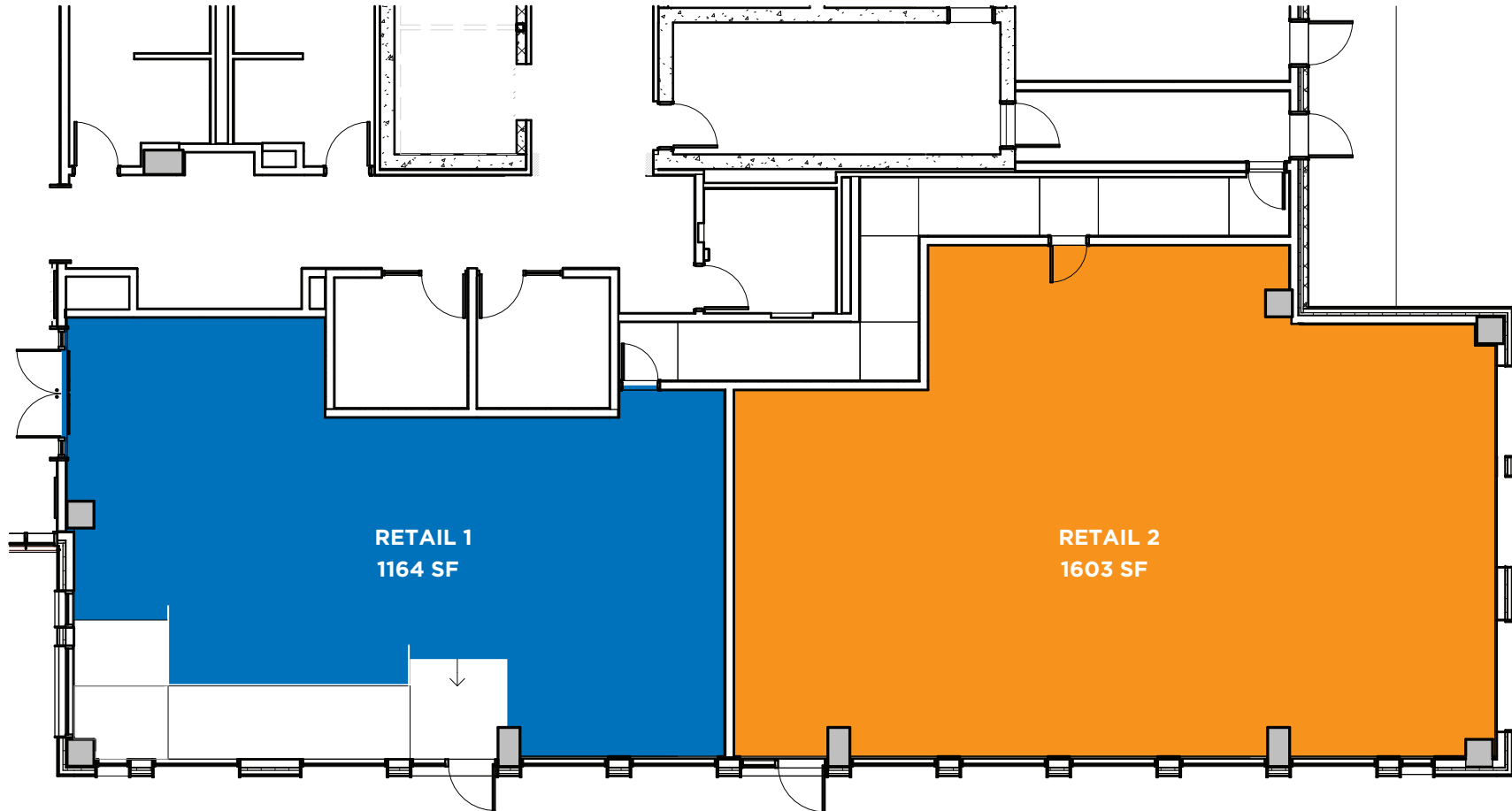


Tours Available Immediately

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INTERIOR LAYOUT



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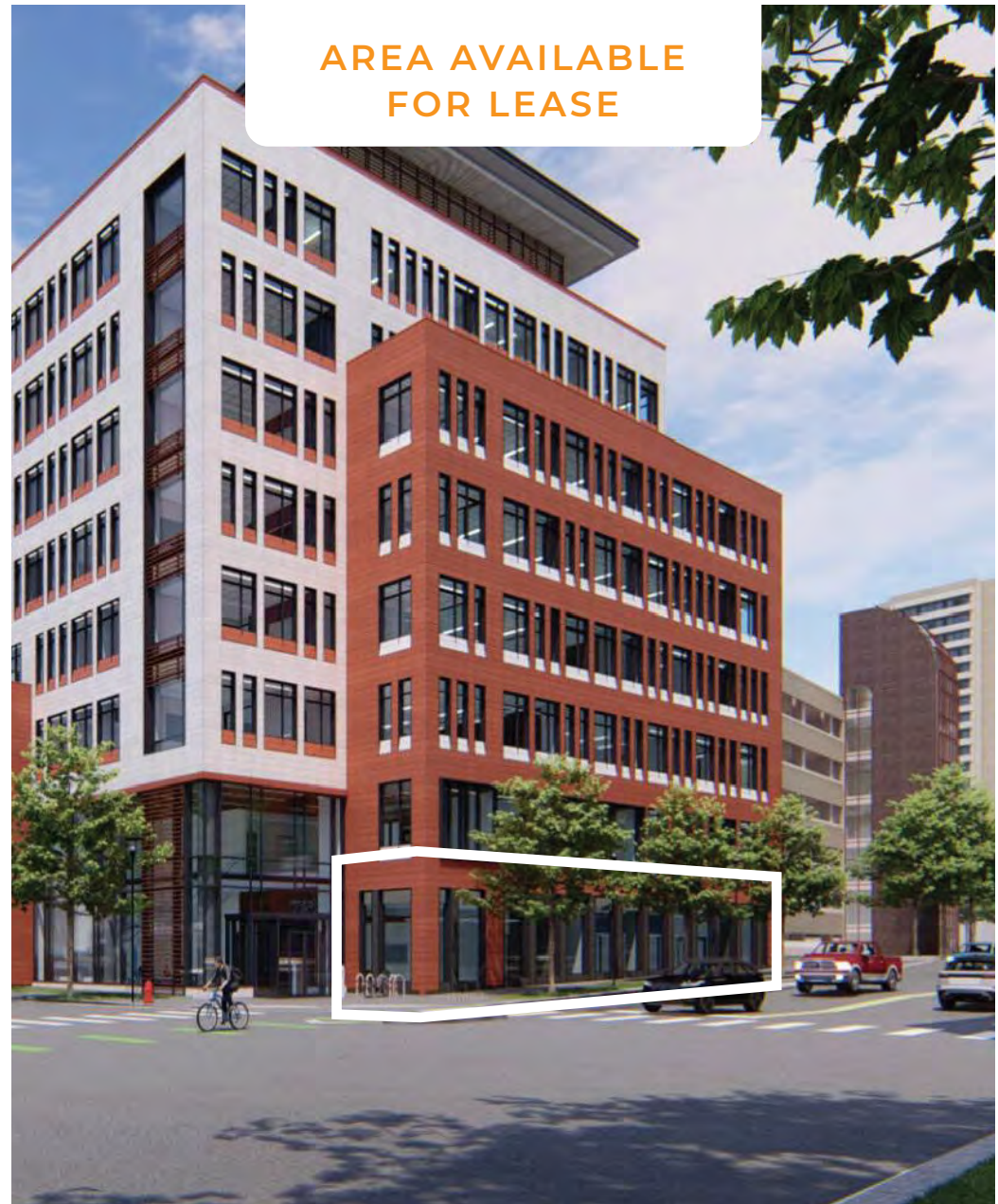
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DEMOGRAPHICS (2024)

	1 Mile	2 Mile	3 Mile
Population	38,898	97,621	221,162
Daytime Employment	24,219	42,219	66,548
Median Age	37.20	38.90	38.80
Median Household Income	\$99,290	\$102,334	\$102,017

Daily Traffic Count	Over 6,600 VPD
Walk Score	97 - Walker's Paradise
Transit Score	87 - Excellent Transit
Bike Score	79 - Very Bikeable



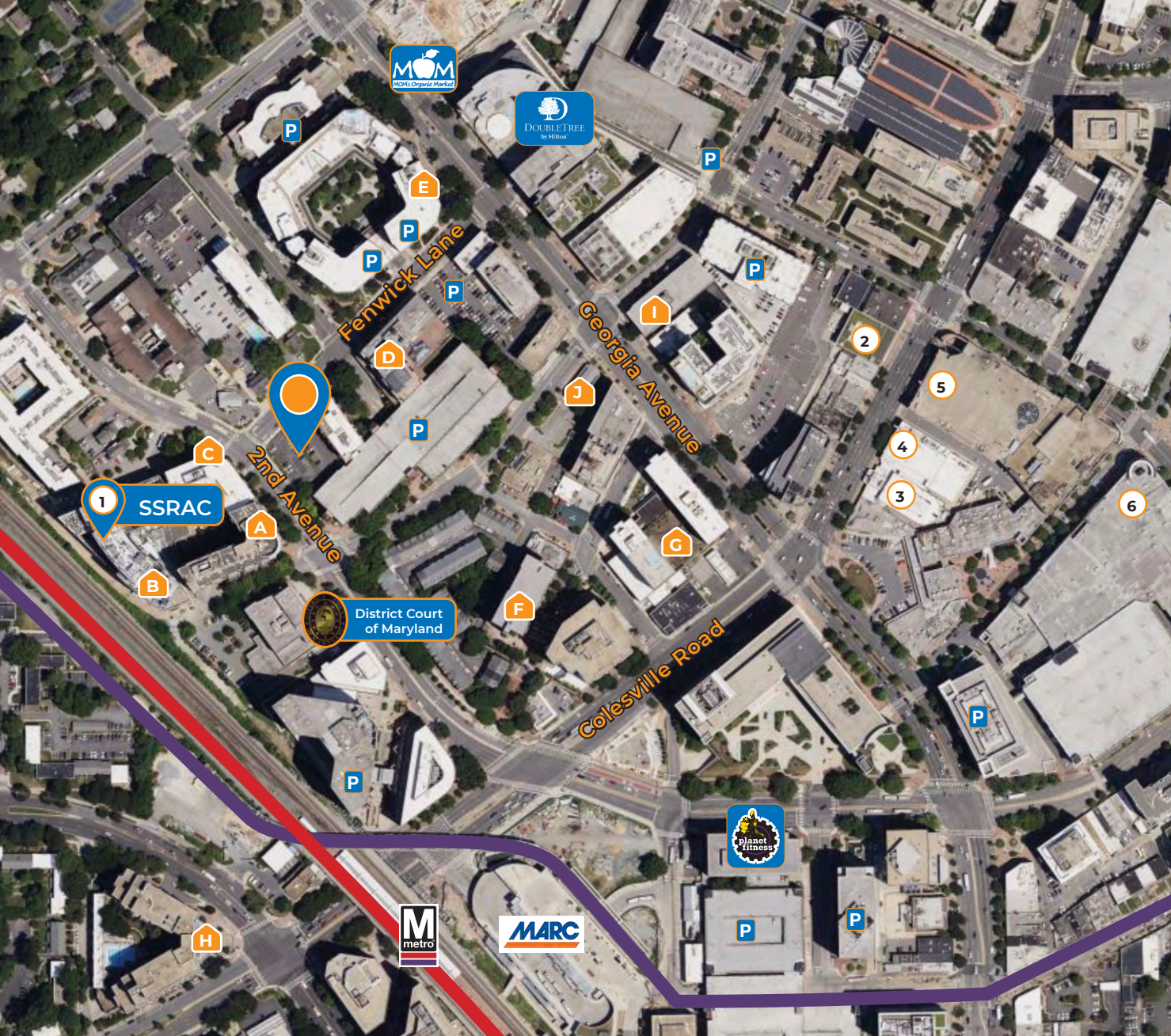
AREA AVAILABLE
FOR LEASE

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AERIAL MAP



1328 Fenwick Lane



Public Parking



Residential

- A - Alexander House - 305 units
- B - Leggett - 267 units, Seniors
- C - Elizabeth House IV - 390 units
- D - Charter House - 213 units, Seniors
- E - Arrive - 891 units
- F - Kanso - 128 units
- G - Twin Towers - 345 units
- H - Lenox Park - 407 units
- I - The Guardian - 178 units
- J - Tastee Diner Site - 493 units
Delivery 2028



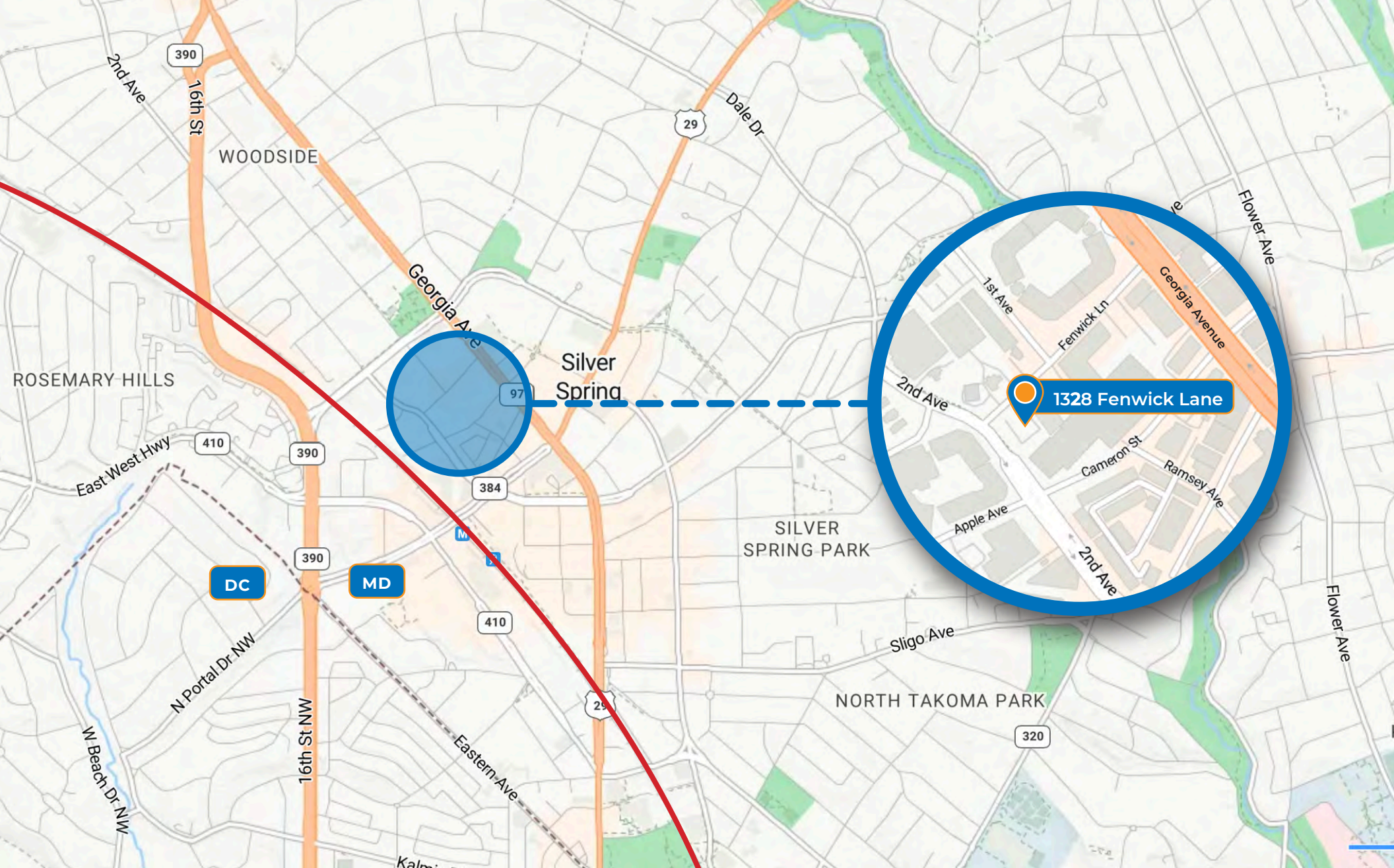
Key Entertainment & Amenities

- 1 - Silver Spring Recreation & Aquatic Center
- 2 - The Fillmore Silver Spring
- 3 - AFI Silver Theater
- 4 - Silver Spring Black Box Theater
- 5 - Dave and Busters
- 6 - Regal Majestic

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