



60,620 ADT

PROSPERITY DRIVE



**PYLON SIGNAGE ON  
ROUTE 29 EXIT**

## JOIN THESE RETAILERS



## RETAIL FOR LEASE

- 2,630 SF Existing Freestanding Bank Building
- Existing Pylon Sign fronting Columbia Pike (Route 29)
- Retail Building with Three (3) Drive Thru lanes
- Prominent & Visible to Columbia Pike, Route 29 (60,620 ADT)
- Uses permitted in CR zone, Montgomery County: Retail, Restaurant, Bank

**MATT SKALET**

mkalet@klnb.com | 202-420-7775

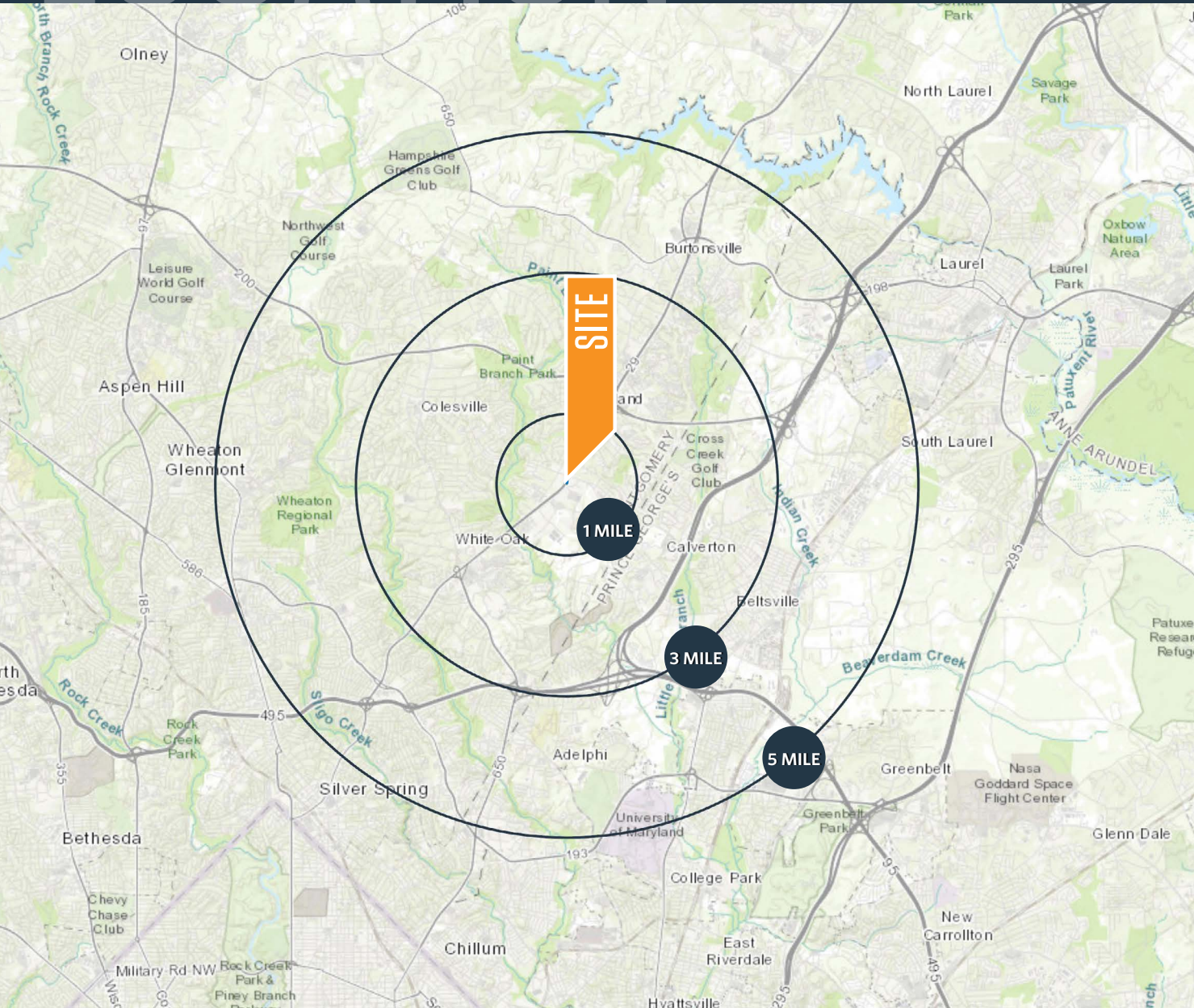
**PHIL RUXTON**

pruxton@klnb.com | 202-420-7777

# LOCATION

# 12500 PROSPERITY DRIVE

SILVER SPRING, MARYLAND 20904



## AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
2,630 SF	Market	As Is	11/1/2021

## DEMOGRAPHICS | 2020:

1-MILE	3-MILE	5-MILE
Population 12,216	101,051	279,253
Daytime Population 8,599	30,082	91,089
Households 4,874	35,800	92,426
Average HH Income \$115,050	\$116,632	\$117,313

## TRAFFIC COUNTS | 2020:

Cherry Hill Road	33,870 ADT
Columbia Pike (29)	60,620 ADT

**MATT SKALET**

m skalet@klnb.com | 202-420-7775

**PHIL RUXTON**

pruxton@klnb.com | 202-420-7777



# BIRD'S EYE

# 12500 PROSPERITY DRIVE

SILVER SPRING, MARYLAND 20904



**MATT SKALET**

maskalet@klnb.com | 202-420-7775

**PHIL RUXTON**

pruxton@klnb.com | 202-420-7777

**klnb**



# AERIAL

# 12500 PROSPERITY DRIVE

SILVER SPRING, MARYLAND 20904

## VERLY



## WHITE OAK

## CALVERTON

**MATT SKALET**  
mskalet@klnb.com | 202-420-7775

**PHIL RUXTON**  
pruxton@klnb.com | 202-420-7777





# 12500 PROSPERITY DRIVE

SILVER SPRING, MARYLAND 20904

## FOR MORE INFORMATION, PLEASE CONTACT:

### MATT SKALET

[mskalet@klnb.com](mailto:maskalet@klnb.com)  
202-420-7775

### PHIL RUXTON

[pruxton@klnb.com](mailto:pruxton@klnb.com)  
202-420-7777

1130 Connecticut Avenue, Suite 600, Washington, DC 20036

.....

## klnb.com



**CLICK TO VIEW PROPERTY WEBSITE**

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.