



## NEARBY RETAILERS



## RETAIL FOR LEASE

- Prime corner of Colesville Road and Fenton Street
- 1,020 SF former Smoothie King space available with prominent signage
- Located in the heart of Silver Spring adjacent to the new Ellsworth Place 332,000 SF retail project and Downtown Silver Spring 440,000 SF mixed use project
- Available immediately

**MATT SKALET**

maskalet@klnb.com | 202-420-7775

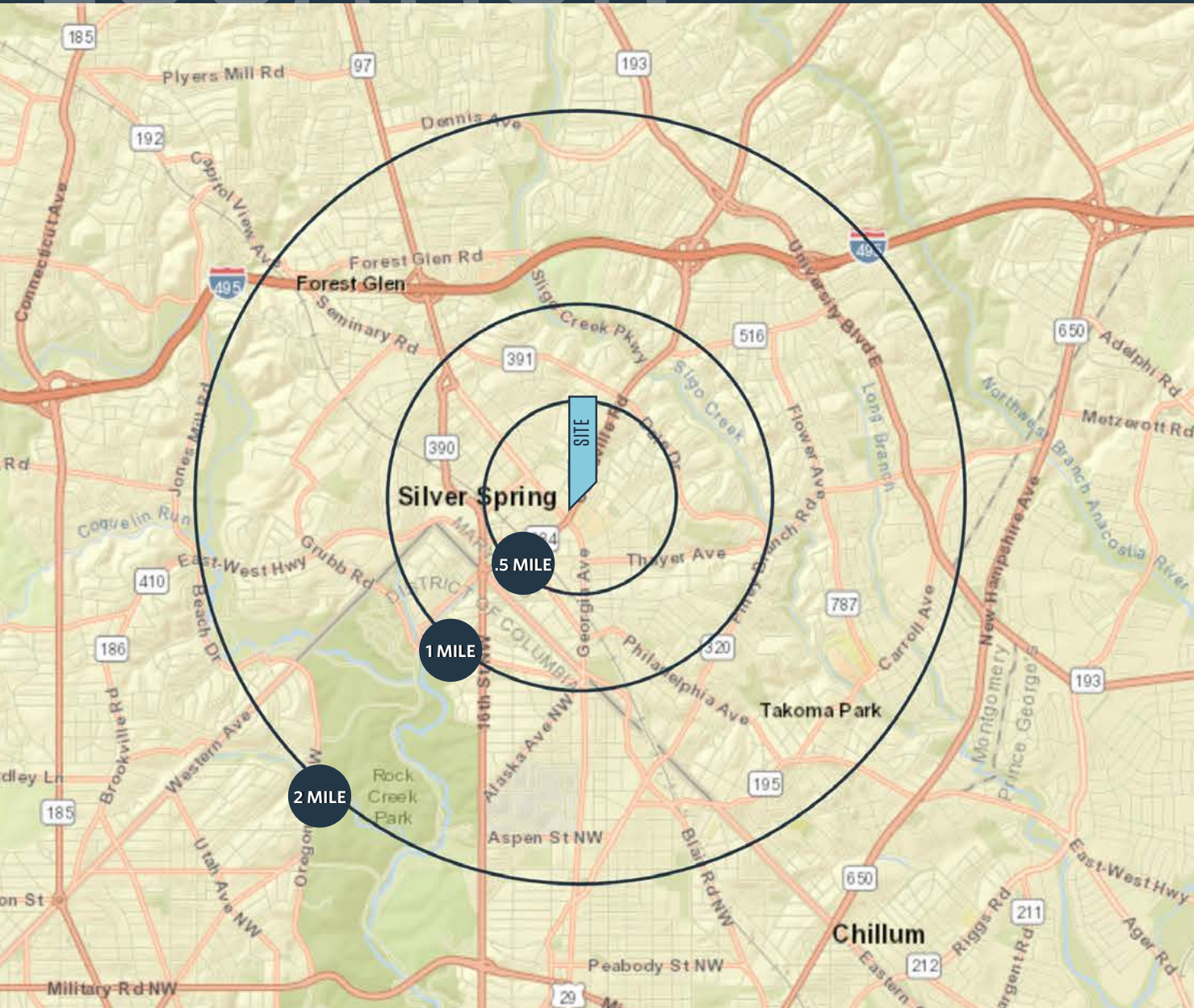
**KEITH BARNETT**

kbarnett@klnb.com | 443-632-2047

# LOCATION

# THE FENTON BUILDING

8701 COLEVILLE ROAD, SILVER SPRING, MD 20910



## DEMOGRAPHICS | 2021:

	0.5-MILE	1-MILE	2-MILE
Population	14,160	38,597	103,214
Daytime Population	21,563	27,142	48,388
Households	8,379	19,220	43,183
Average HH Income	\$94,622	\$117,036	\$130,636

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2019:

Colesville Road	28,001 ADT
Fenton Street	10,571 ADT

## ASKING RENT:

\$50.00 PSF + \$6.74 PSF NNN

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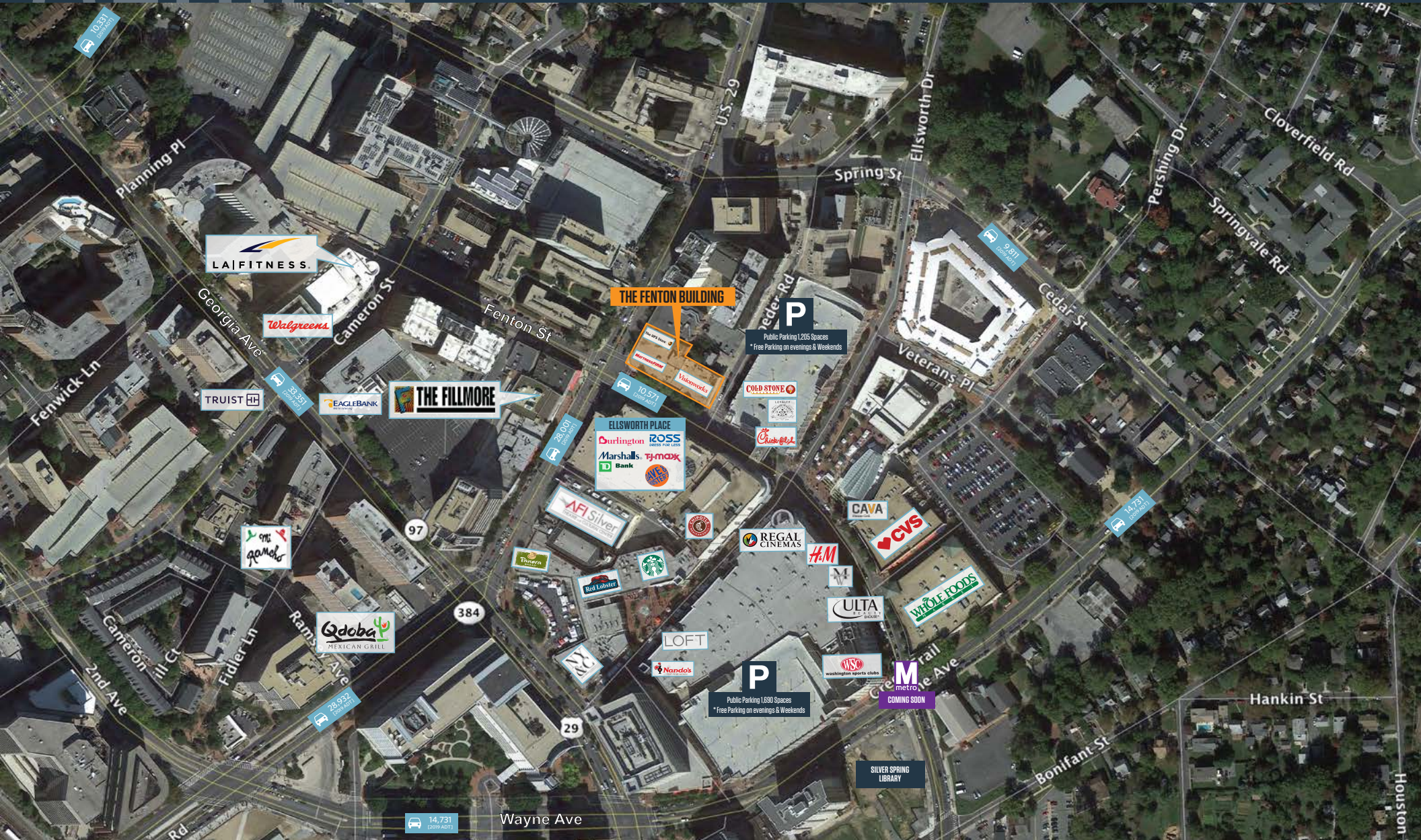
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# AERIAL

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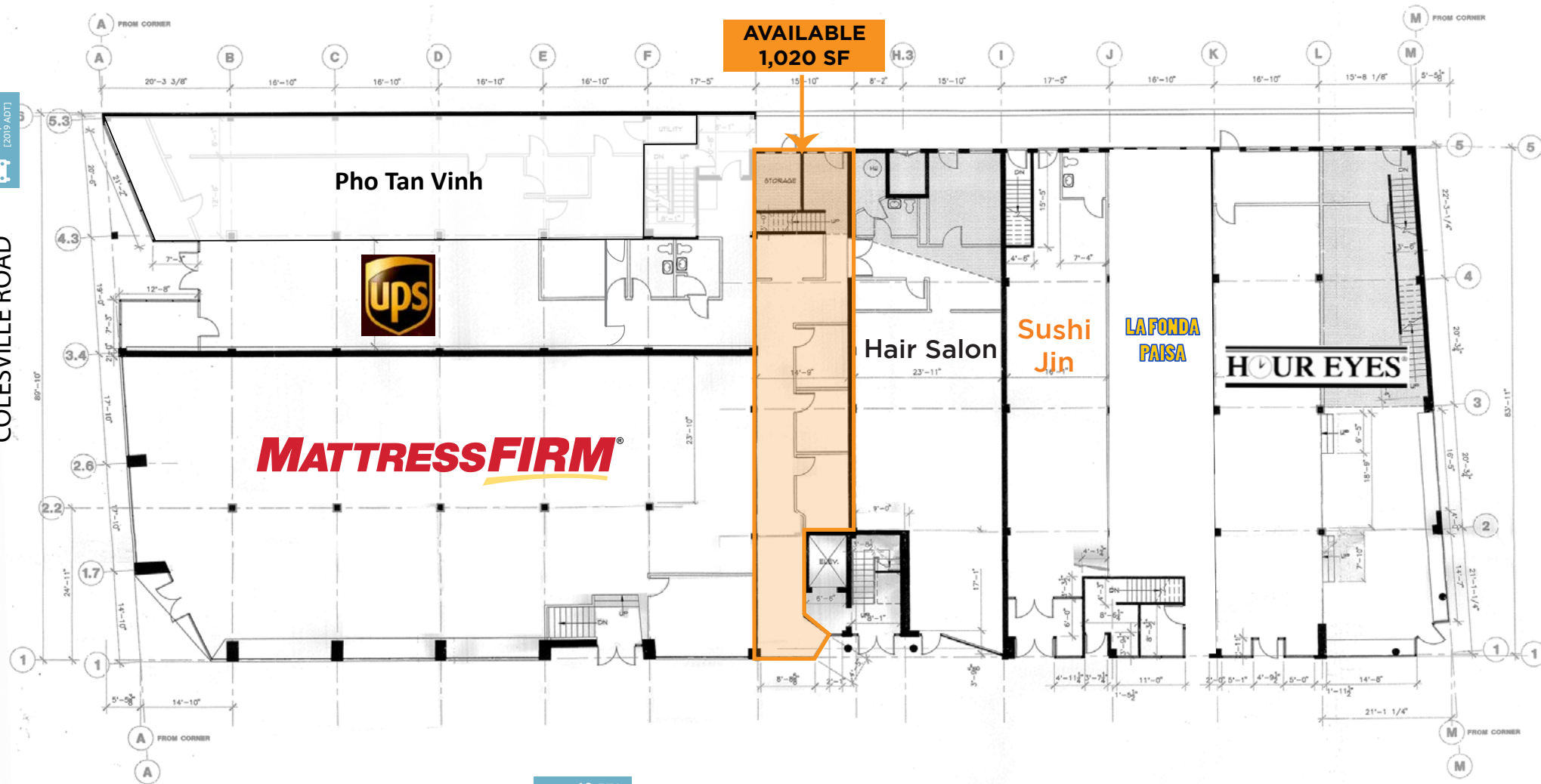
# SITE PLAN

# THE FENTON BUILDING

8701 COLESVILLE ROAD, SILVER SPRING, MD 20910

28,001  
[2019 ADT]

COLESVILLE ROAD



10,571  
[2019 ADT]

FENTON STREET

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# PHOTO

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**klnb**



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## FOR MORE INFORMATION, PLEASE CONTACT:

### MATT SKALET

[mskalet@klnb.com](mailto:maskalet@klnb.com)

202-420-7775

### KEITH BARNETT

[kbarnett@klnb.com](mailto:kbarnett@klnb.com)

443-632-2047

100 West Road, Suite 505, Towson, MD 21204

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