



NEARBY RETAILERS



Walgreens



RETAIL FOR LEASE

- 10,770 SF of prime retail space in White Oak, MD with surface parking
- Prime visibility to New Hampshire Avenue's 57,111 ADT
- Pylon sign panel available
- Fantastic residential and daytime demographics with over 48,000 Households and over \$118,000 in Average Household Income within a 3 mile radius
- Conveniently located close to I-95, I-495, & Route 29 (Columbia Pike)

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LINDSEY ST. MAXENS

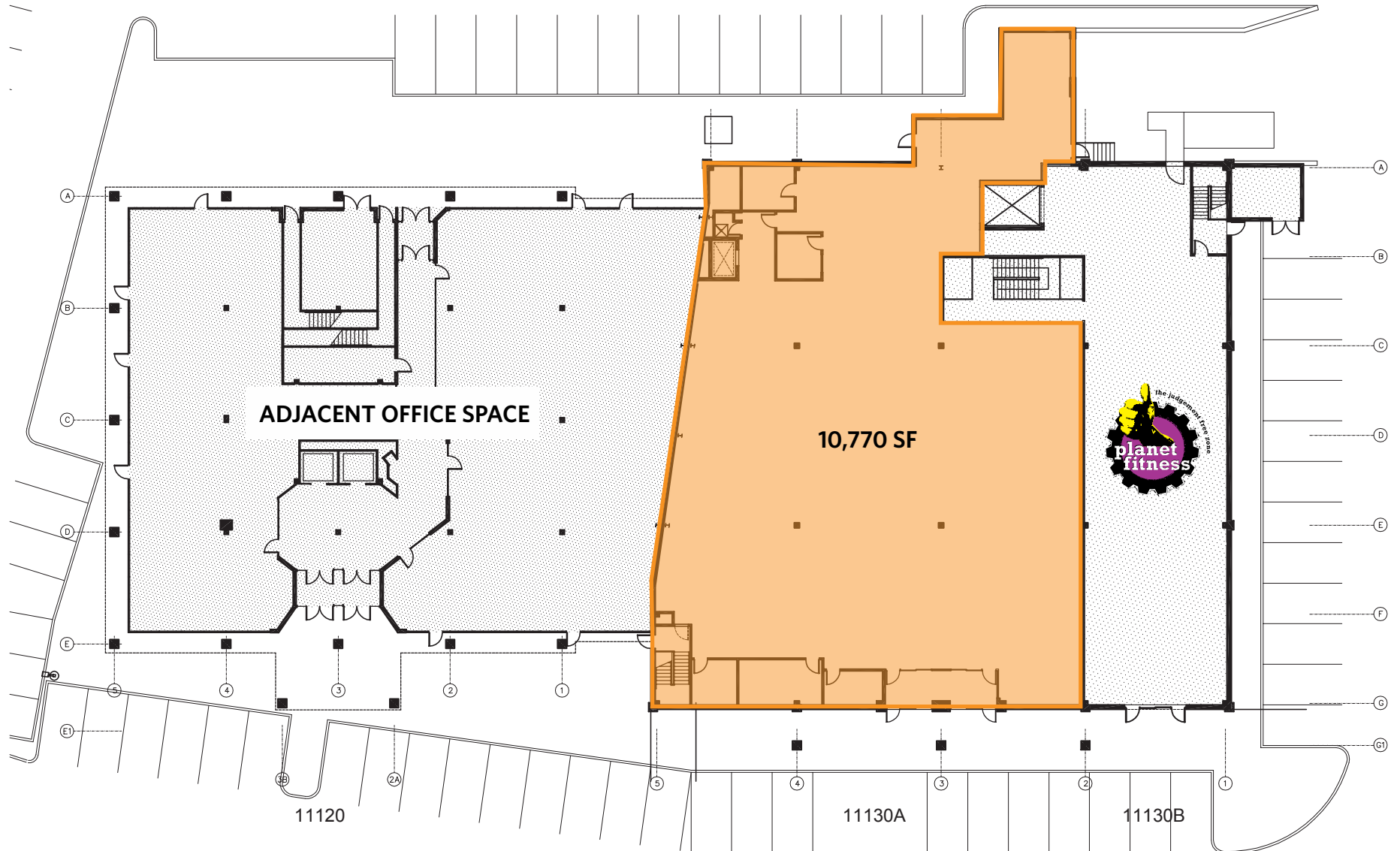
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SITE PLAN

11130 NEW HAMPSHIRE AVENUE

SILVER SPRING, MD 20904



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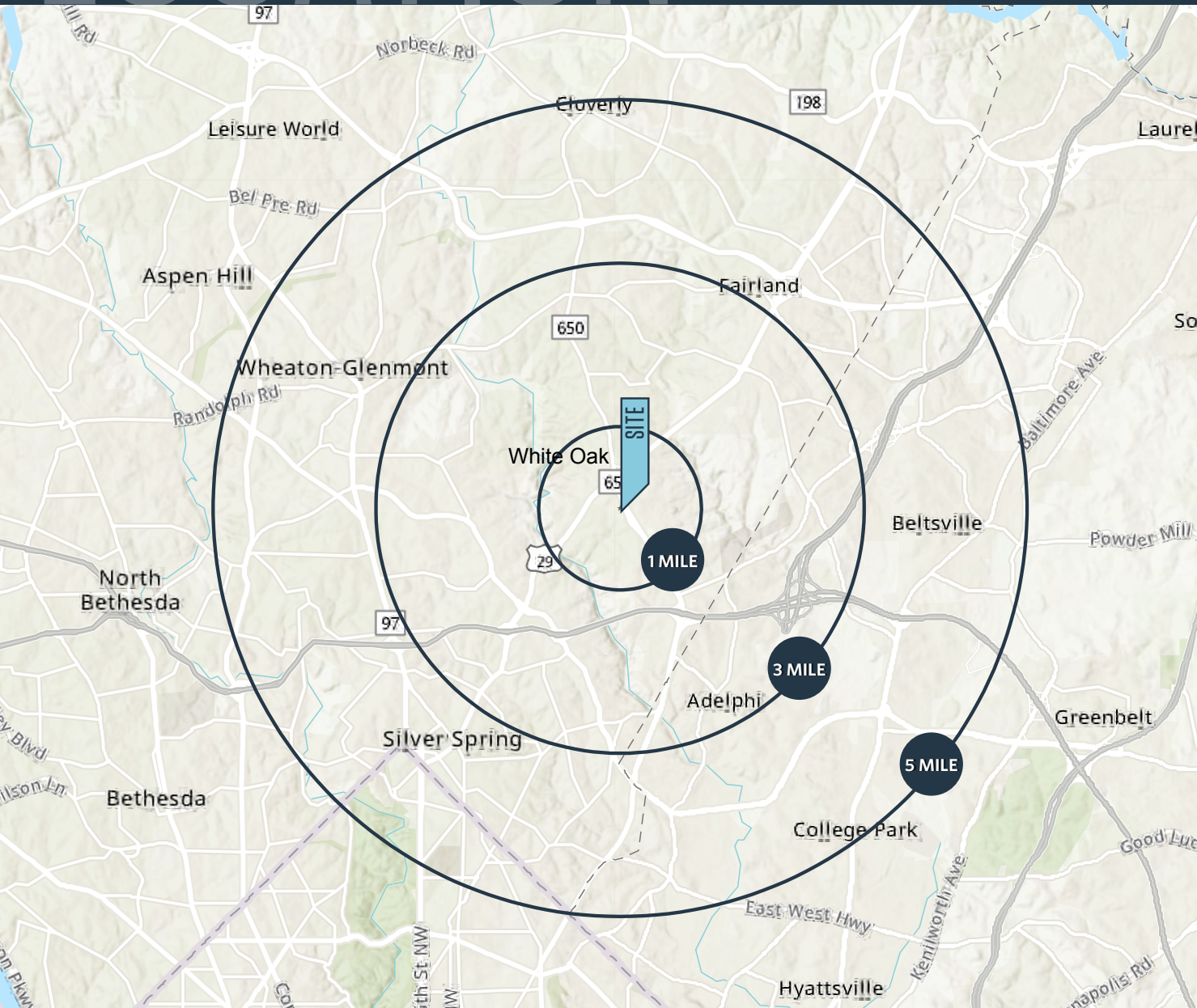
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AVAILABLE SPACE

SIZE	RATE	CONDITION	AVAILABLE
10,770 SF	\$35.00 NNN	2nd Gen	December 2022

Real Estate Taxes: \$2.24 psf

CAM/Insurance: \$6.29 psf

DEMOGRAPHICS | 2022:

1-MILE	3-MILE	5-MILE
Population 19,452	148,029	445,456
Daytime Population 15,185	120,867	393,23
Households 6,957	49,458	152,663
Average HH Income \$113,891	\$136,009	\$134,623

TRAFFIC COUNTS | 2019:

New Hampshire Ave	62,885 ADT
Lockwood Drive	12,549 ADT
Columbia Pike	62,106 ADT

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BIRD'S EYE

11130 NEW HAMPSHIRE AVENUE

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AERIAL

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