

# 8787 GEORGIA AVENUE

SILVER SPRING, MARYLAND

TWO RETAIL SPACES REMAINING  
CORNER WITH VENTING

JOIN:



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STONEBRIDGE CARRAS



BOZZUTO klnb

# WELCOME TO SILVER SPRING, MD

.5 Mile 1 Mile 3 Mile 10 Min Drive



Population

|        |        |         |         |
|--------|--------|---------|---------|
| 14,719 | 38,406 | 231,079 | 202,746 |
|--------|--------|---------|---------|



Daytime Population

|        |        |         |         |
|--------|--------|---------|---------|
| 23,097 | 43,999 | 199,225 | 186,765 |
|--------|--------|---------|---------|



Avg HH Income

|           |           |           |           |
|-----------|-----------|-----------|-----------|
| \$110,365 | \$133,274 | \$155,982 | \$154,466 |
|-----------|-----------|-----------|-----------|



Bachelor's Degree or Higher

|     |     |     |     |
|-----|-----|-----|-----|
| 45% | 45% | 31% | 33% |
|-----|-----|-----|-----|



Median Age

|      |      |      |      |
|------|------|------|------|
| 35.7 | 37.1 | 38.3 | 38.5 |
|------|------|------|------|



## SILVER SPRING METRO STATION

11,500 Average Daily Riders



**Georgia Avenue** with 33,351 ADT  
0.5 miles from **Downtown Silver Spring**  
2 miles from **Takoma Park**  
2 miles from **The Parks at Walter Reed**  
4 miles from **Downtown Bethesda**



**Georgia Ave** Exit located 1 mile north of 495  
**30,274 ADT**  
**Georgia Ave 33,351 ADT**  
**Spring Street 8,531 ADT**



**District of Columbia**  
1 mile

# DEMOGRAPHICS



29

GEORGIA AVE (39,351 ADT)

16TH ST (39,290 ADT)

COLESVILLE RD (28,001 ADT)

EAST WEST HWY (25,680 ADT)

PINEY BRANCH RD (14,393 ADT)



**8787 GEORGIA**

375 UNITS  
DELIVERING Q1 2024

 MOM Organic Market

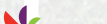
**ELLSWORTH PLACE**

**DOWNTOWN SILVER SPRING**


**THE BLAIRS**





MONTGOMERY COLLEGE

TAKOMA-PINEY BRANCH  
LOCAL PARK

WASHINGTON ADVENTIST  
HOSPITAL

ROCK CREEK PARK

THE PARKS AT WALTER REED

LONG BRANCH PARK

TRADE AREA

GEORGIA AVE (23,351 ADT)

COLESVILLE RD (28,001 ADT)



8787 GEORGIA



375 UNITS  
DELIVERING Q1 2024



ELLSWORTH PLACE



AFI Silver

DOWNTOWN  
SILVER SPRING



EAST WEST HWY (25,680 ADT)

DC

# A DYNAMIC TRADE AREA AN ENTERTAINMENT HUB

## LIVE MUSIC AND CULTURAL DESTINATION



## CORPORATE HEADQUARTERS



Children's National

## 6.7 MILLION SF OF OFFICE

785,000 SF of office development

## 11,114 RESIDENTIAL UNITS

4,189 units planned

# THE NEIGHBORHOOD



28,357 SF OF RETAIL

|          | SF       | CEILING HEIGHT | VENTING | STATUS    |
|----------|----------|----------------|---------|-----------|
| RETAIL 2 | 1,851 SF | 23'-4"         |         | AVAILABLE |
| RETAIL 3 | 1,298 SF | 23'-4"         |         | AT LEASE  |
| RETAIL 4 | 1,665 SF | 23'-4"         |         | AT LEASE  |
| RETAIL 5 | 2,512 SF | 23'-4"         | X       | AVAILABLE |

375  
RESIDENTIAL UNITS

1,344  
PUBLIC SPACES AT SPRING  
CAMERON GARAGE  
(FREE NIGHTS & WEEKENDS)

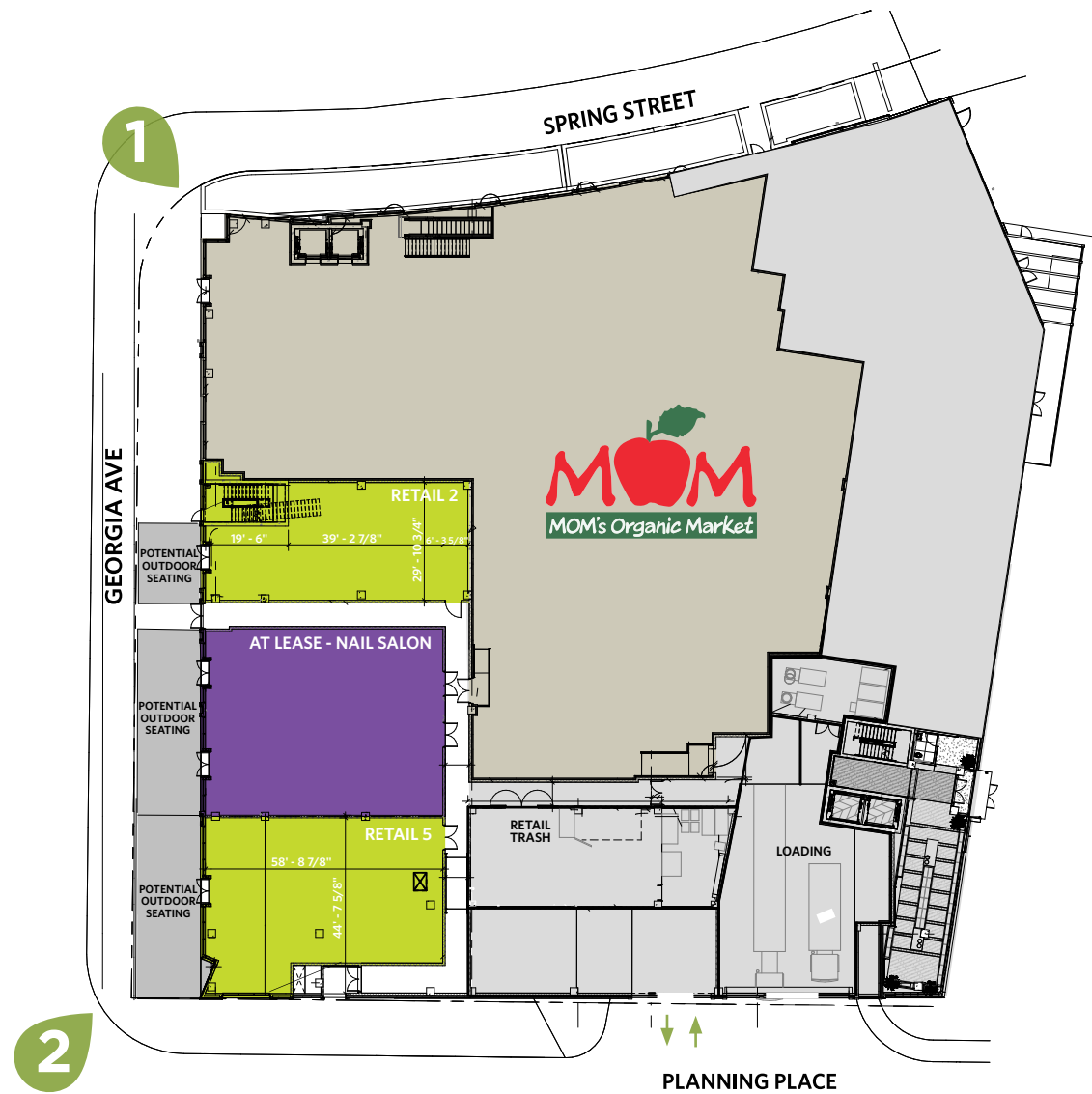
DELIVERING Q1 2024

8787 GEORGIA



SPRING CAMERON  
PARKING GARAGE  
1,344 SPACES





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