



## MEDICAL/OFFICE FOR LEASE

- Suite 1-12 | 750 SF
- Suite 2-24 B | 859 SF
- Suite 2-29 | 783 SF
- Suite 3-39 | 847 SF
- Suite 3-421 | 940 SF

## PROPERTY FEATURES

- Complete Medical Building
- Beautifully Landscaped
- Portico-Covered Driveway Entrance
- Ample Free Surface Parking
- Adjacent to I-495
- Short Drive to I-95
- Easy Access to Washington, D.C.
- Holy Cross Hospital - 7 Min
- Walking Distance to Forest Glen Metro Line (Redline)

**KENNETH FELLOWS**

kfellows@klnb.com | 301-222-0210

**ROBERT PUGH**

rpugh@klnb.com | 301-222-0211

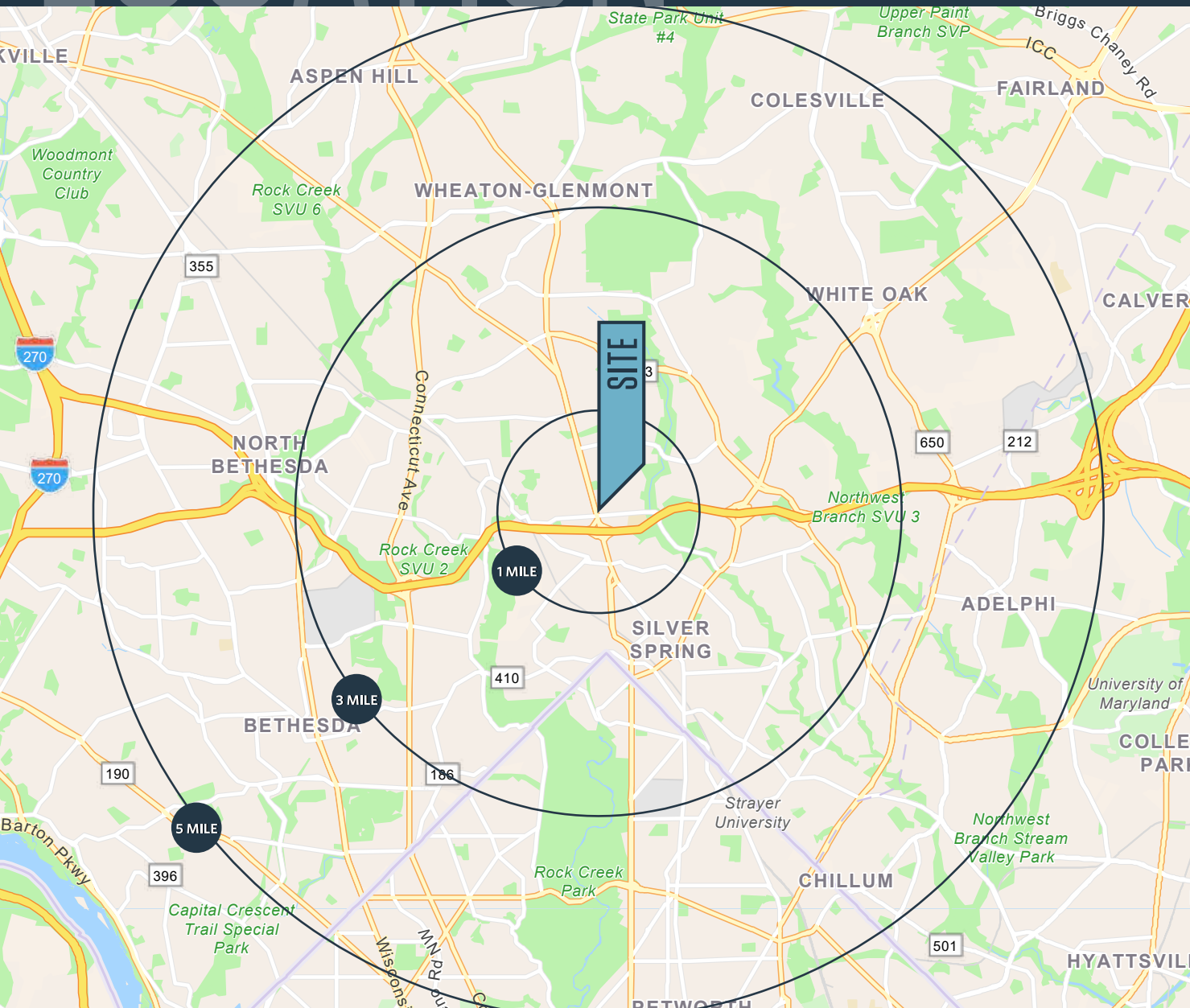
**KEIRY MARTINEZ**

kmartinez@klnb.com | 703-334-5629

# LOCATION

# FOREST GLEN MEDICAL CENTER

9801 GEORGIA AVE, SILVER SPRING, MD 20902



## DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	17,743	185,966	545,296
Daytime Population	15,944	172,613	534,273
Households	6,459	71,315	203,543
Average HH Income	\$203,377	\$168,247	\$166,411

## TRAFFIC COUNTS | 2022:

Georgia Ave, MD 97	49,701 ADT
Forest Glen Rd	10,379 ADT
Woodland Drive	247 ADT

**KENNETH FELLOWS**

kfellows@klnb.com | 301-222-0210

**ROBERT PUGH**

rpugh@klnb.com | 301-222-0211

**KEIRY MARTINEZ**

kmartinez@klnb.com | 703-334-5629





**KENNETH FELLOWS**

kfellows@klnb.com | 301-222-0210

**ROBERT PUGH**

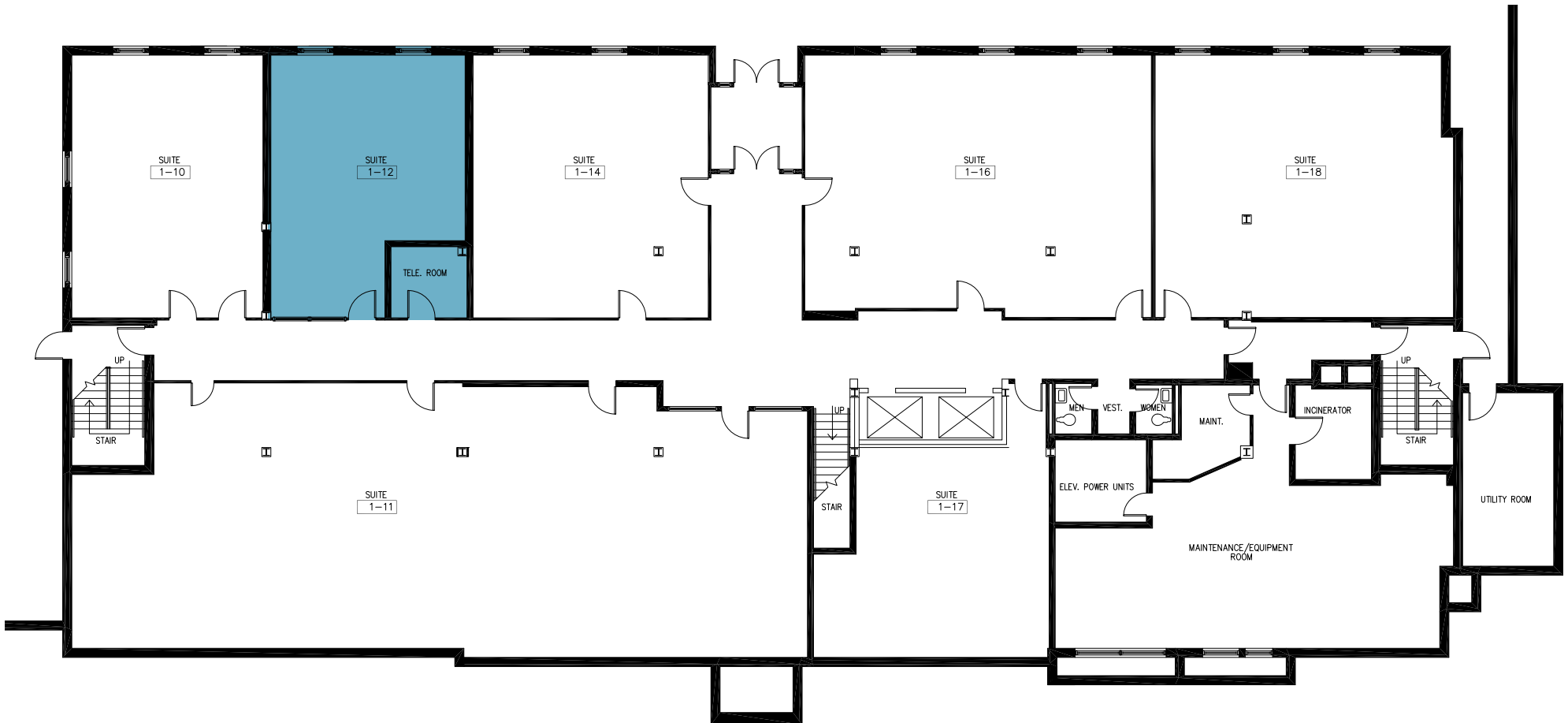
rpugh@klnb.com | 301-222-0211

**KEIRY MARTINEZ**

kmartinez@klnb.com | 703-334-5629

## FIRST FLOOR

■ Suite 1-12: 750 SF



**KENNETH FELLOWS**

kfellows@klnb.com | 301-222-0210

**ROBERT PUGH**

rpugh@klnb.com | 301-222-0211

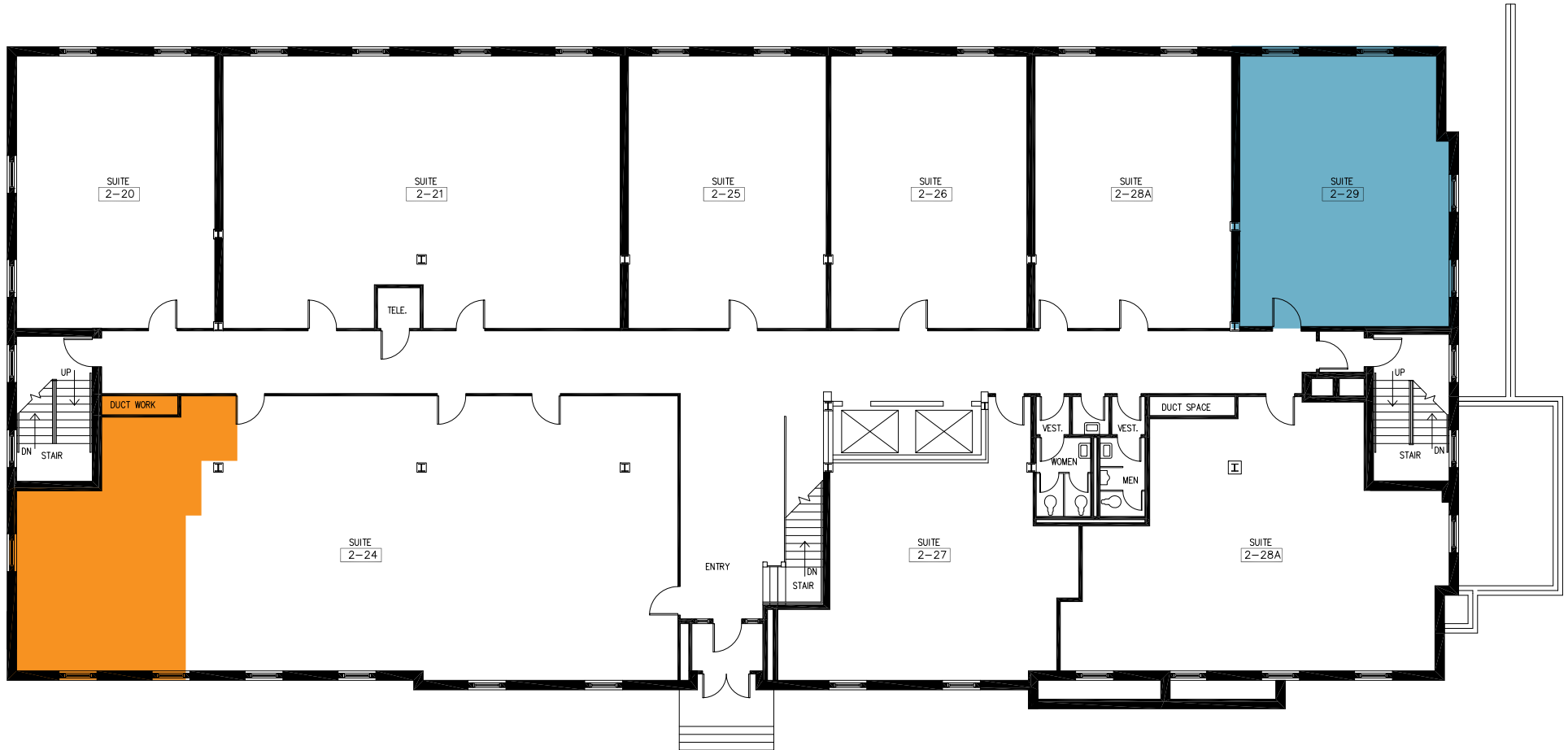
**KEIRY MARTINEZ**

kmartinez@klnb.com | 703-334-5629

## SECOND FLOOR

■ Suite 2-29: 783 SF

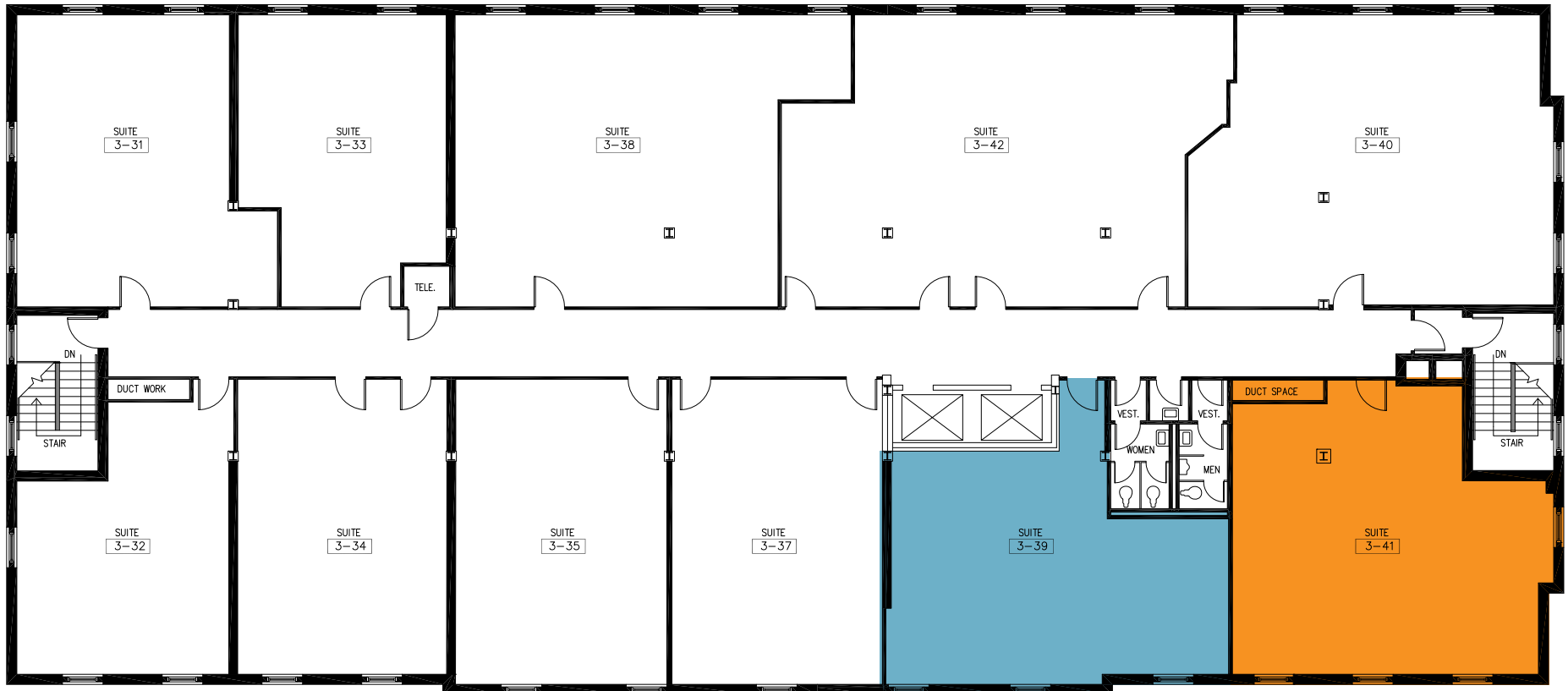
■ Suite 2-24 B: 859 SF



## THIRD FLOOR

■ Suite 3-39: 847 SF

■ Suite 3-41: 940 SF





# FOREST GLEN MEDICAL CENTER

9801 GEORGIA AVE, SILVER SPRING, MD 20902

## FOR MORE INFORMATION, PLEASE CONTACT:

### KENNETH FELLOWS

kfellows@klnb.com  
301-222-0210

### ROBERT PUGH

rpugh@klnb.com  
301-222-0211

### KEIRY MARTINEZ

kmartinez@klnb.com  
703-334-5629

2273 Research Blvd, Suite 150, Rockville, MD 20850

.....

**klnb.com**

 [facebook.com/KLNBCRE](https://facebook.com/KLNBCRE)

 [@KLNBCRE](https://twitter.com/KLNBCRE)

 [linkedin.com/company/klnb](https://linkedin.com/company/klnb)

 [instagram.com/klnbcre](https://instagram.com/klnbcre)

**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.