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NEARBY ATTRACTIONS



SILVER SPRING
11,490 ADR

Silver Spring Library



3,701 SF BUILDING AVAILABLE FOR SALE OR LEASE

- 2 Story Building with 2 parking spaces available immediately.
 - 2,618 SF Street Level
 - 1,083 SF Second Level
- Located in the heart of Downtown Silver Spring with prominent Georgia Ave Signage opportunity
- Walkable to the Red and Purple Line Metro
- 1 block from the 1,193 space Spring Cameron Public Parking Garage

MATT SKALET

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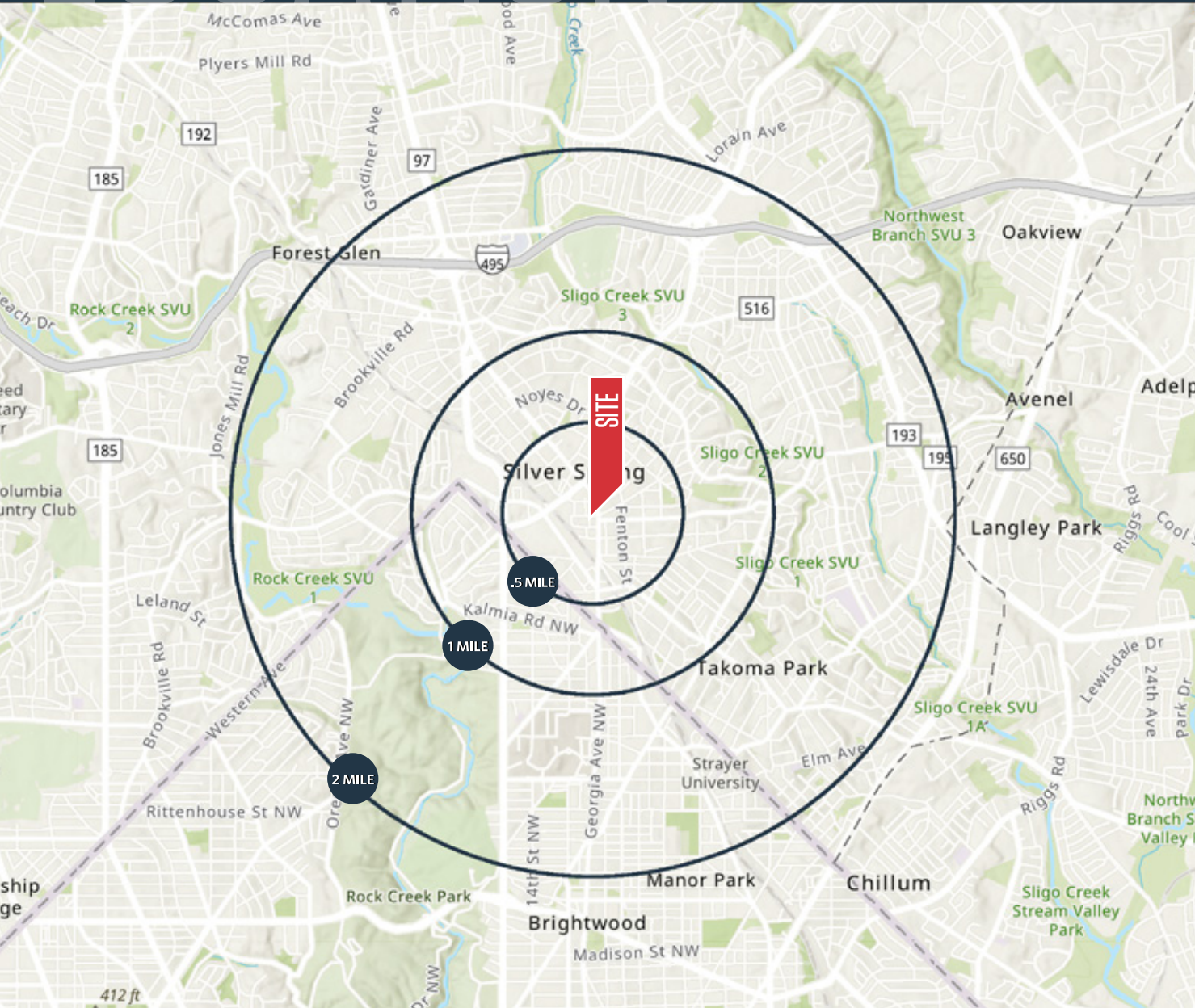
LINDSEY ST. MAXENS

lstmaxens@klnb.com | 202-420-7769

LOCATION

8404 GEORGIA AVENUE

SILVER SPRING, MD, 20910



ENTIRE BUILDING FOR SALE OR LEASE

Purchase Price: \$1,999,999

Lease Rate: Negotiable

DEMOGRAPHICS | 2023:

WALK AND DRIVE TIME

	10-MIN WALK	10-MIN DRIVE	0.5-MILE	1-MILE	2-MILE
Population	11,581	171,810	20,554	39,952	107,082
Daytime Population	21,945	150,760	30,190	43,629	96,276
Households	7,182	68,287	12,218	20,062	45,195
Average HH Income	\$103,322	\$160,720	\$113,638	\$138,190	\$150,631

TRAFFIC COUNTS | 2022:

Georgia Ave	36,673 ADT
Silver Spring Metro	11,490 ADR

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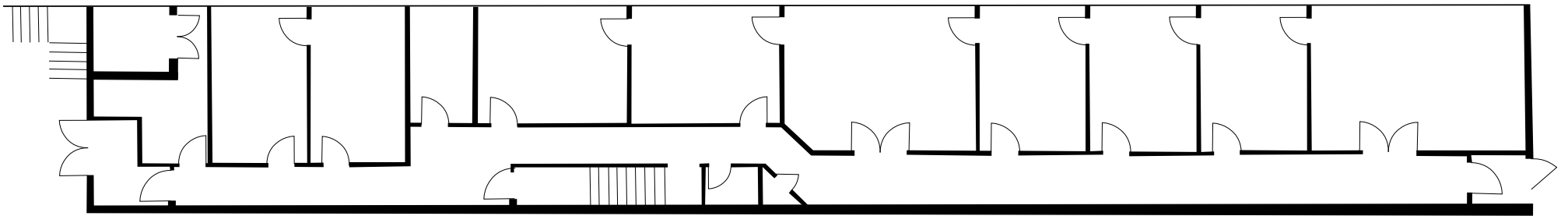
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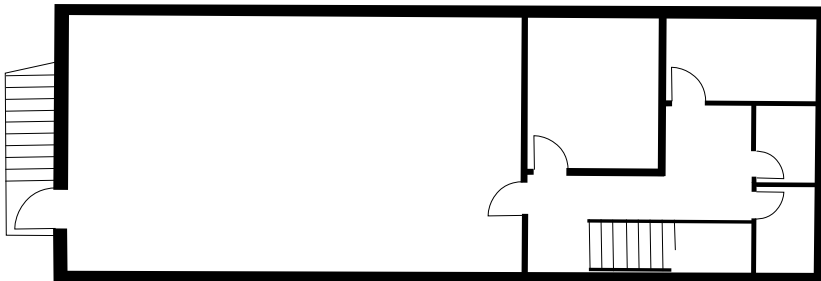
[CLICK HERE FOR PROPERTY SURVEY](#)



STREET LEVEL - 2,618 SF



SECOND LEVEL - 1,083 SF



GEORGIA AVENUE - 36,673 VPD

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CLOSE-UP

8404 GEORGIA AVENUE

SILVER SPRING, MD, 20910



1,193
PUBLIC PARKING SPACES
(FREE EVENINGS AND WEEKENDS)

DIXON AVENUE

PUBLIC ALLEY

SITE

BONIFANT STREET

WAYNE AVENUE

GEORGIA AVENUE
36,673 VPD

CHASE

POPEYES

BONIFANT STREET

Citizens

Capital One

F&S

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FOR MORE INFORMATION, PLEASE CONTACT:

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