



AVAILABLE FOR LEASE OR SALE

## NEARBY RETAILERS



## FREE STANDING BUILDING WITH PARKING AVAILABLE

- 5,645 SF First Floor space and 5,609 SF Lower Level with ample natural light. First Floor and Lower Level can be leased separately.
- 10 exclusive parking spots in rear of Building
- Ideally situated between Silver Spring Metro Station (11,490 riders per day) and Downtown Silver Spring (440,000 SF Retail, 280,000 SF Office & 100,000 SF Hotel)
- 1,776 space public parking garage next door. Free on evenings and weekends.
- Fantastic daytime and residential demographics in a 7 day trade area
- Located in the Silver Spring Enterprise Zone

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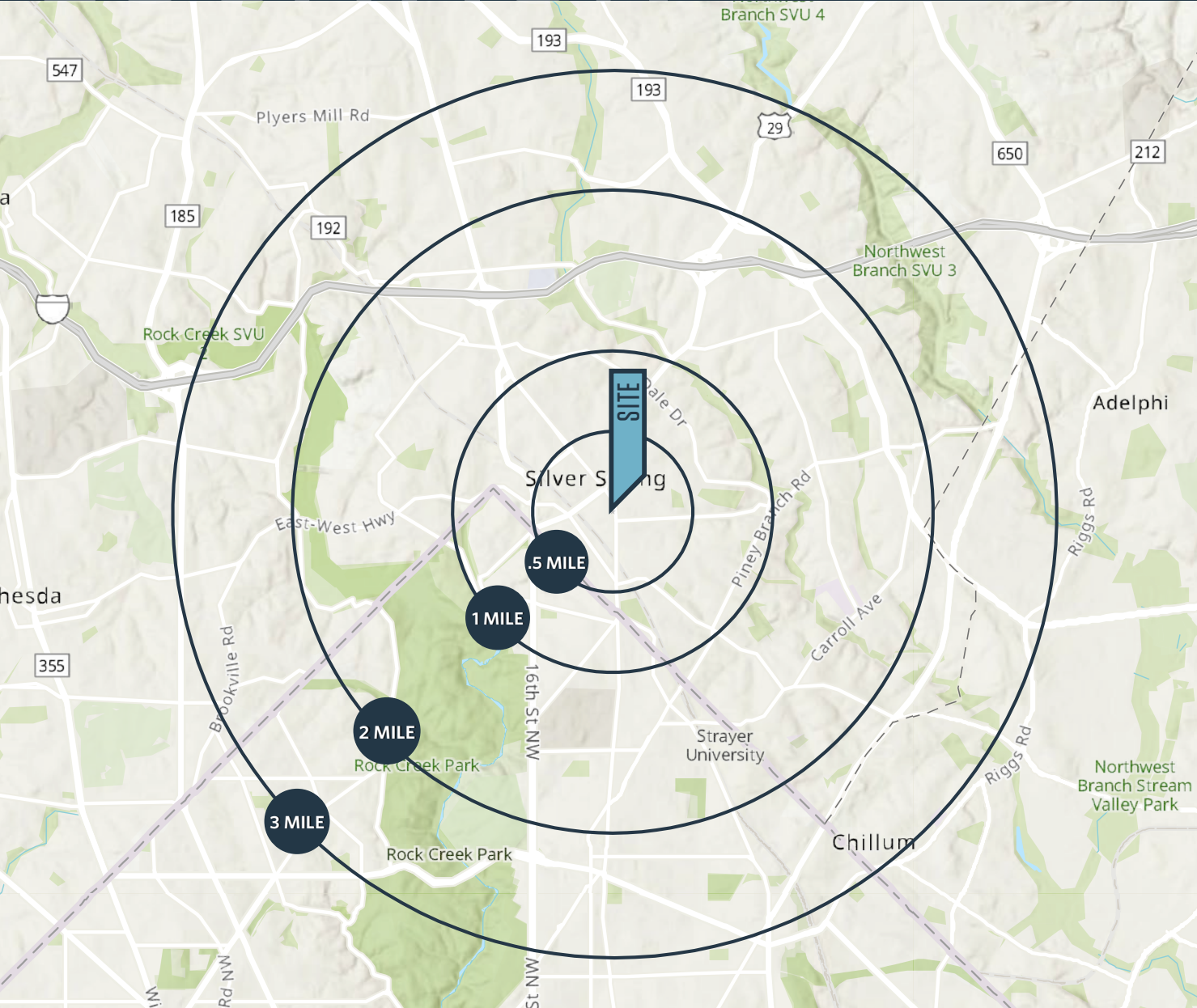
**LINDSEY ST. MAXENS**

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# LOCATION

# 8412 GEORGIA AVENUE

SILVER SPRING, MD, 20910



## AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
Up to 10,714 SF (5,609 SF Lower Level, 5,645 SF First Floor)	Negotiable	As-Is	Immediate

\*Lower level and first floor can be leased separately

\*NNNs are estimated at \$5.88 PSF

Available For Sale: Asking \$6 Million

## DEMOGRAPHICS | 2023:

### WALK AND DRIVE TIME

	10-MIN WALK	10-MIN DRIVE	1-MILE	2-MILE	3-MILE
Population	13,917	167,518	39,781	107,259	241,634
Daytime Population	25,200	145,633	43,526	96,440	193,781
Households	8,606	66,562	19,984	45,179	90,030
Average HH Income	\$86,332	\$161,240	\$137,604	\$150,931	\$154,447

## TRAFFIC COUNTS | 2022:

Georgia Ave 24,476 ADT

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# PHOTOS

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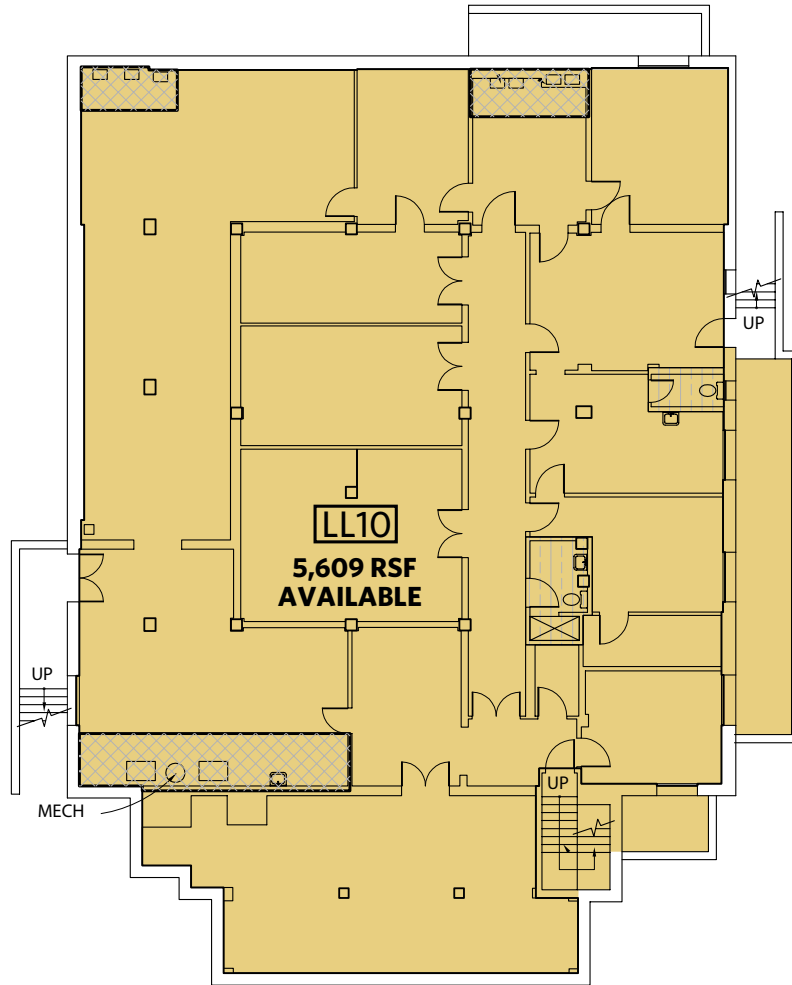
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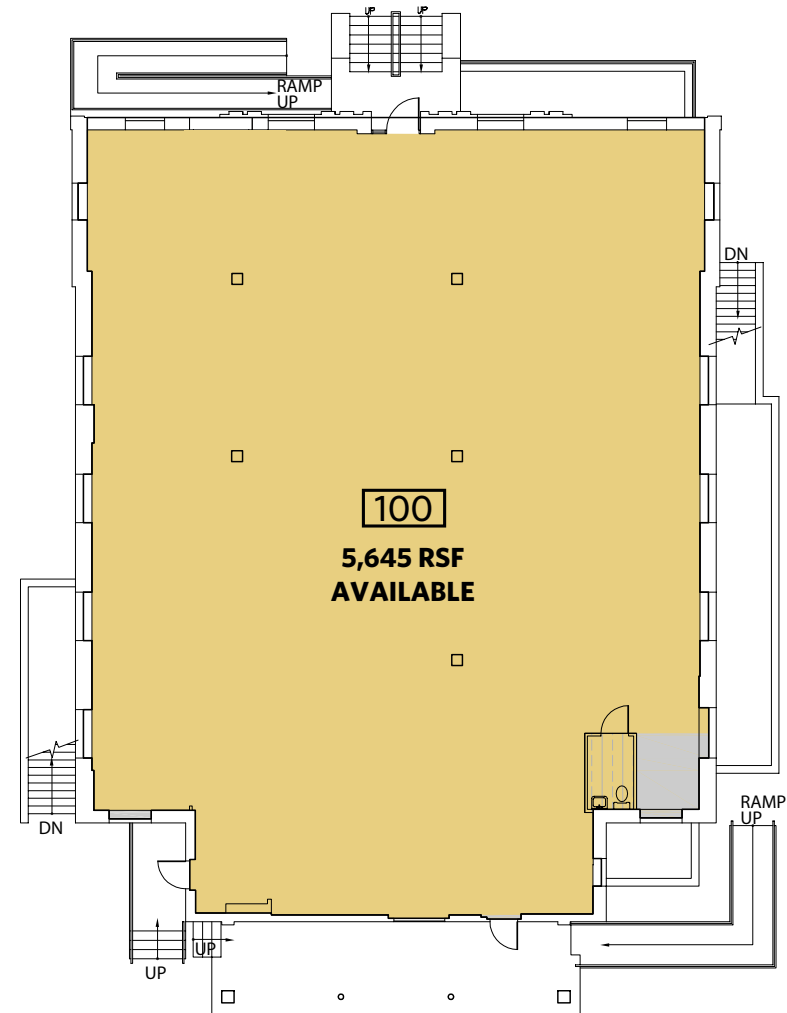
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## LOWER LEVEL



## FIRST FLOOR



GEORGIA AVENUE - 36,452 VPD



# CLOSE-UP

# 8412 GEORGIA AVENUE

SILVER SPRING, MD, 20910



1,776  
PUBLIC PARKING SPACES  
(FREE EVENINGS AND WEEKENDS)

7-ELEVEN SUBWAY

CHASE

POPEYES

Capital One

Citizens

FS

THE REPUBLIC GARDEN

10  
PARKING SPACES  
SITE

DIXON AVENUE

WAYNE AVENUE

GEORGIA AVENUE  
36,452 VPD

BONIFANT STREET

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SILVER SPRING, MD, 20910

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