

# klnb

# THE GRAMAX

8060 13TH ST, SILVER SPRING, MD 20910

VIEW VIDEO TOUR



## NEARBY RETAILERS



## RETAIL/OFFICE SPACE FOR LEASE

- 1,179 SF and 3,154 SF second generation spaces, can be combined for 4,333 SF
- Close proximity to Downtown Silver Spring and easily accessible from East West Highway (24,994 VPD) and Georgia Ave (33,220 VPD)
- Located in The Gramax apartment building (180 residential apartments)
- Ideal for retail, office or medical use

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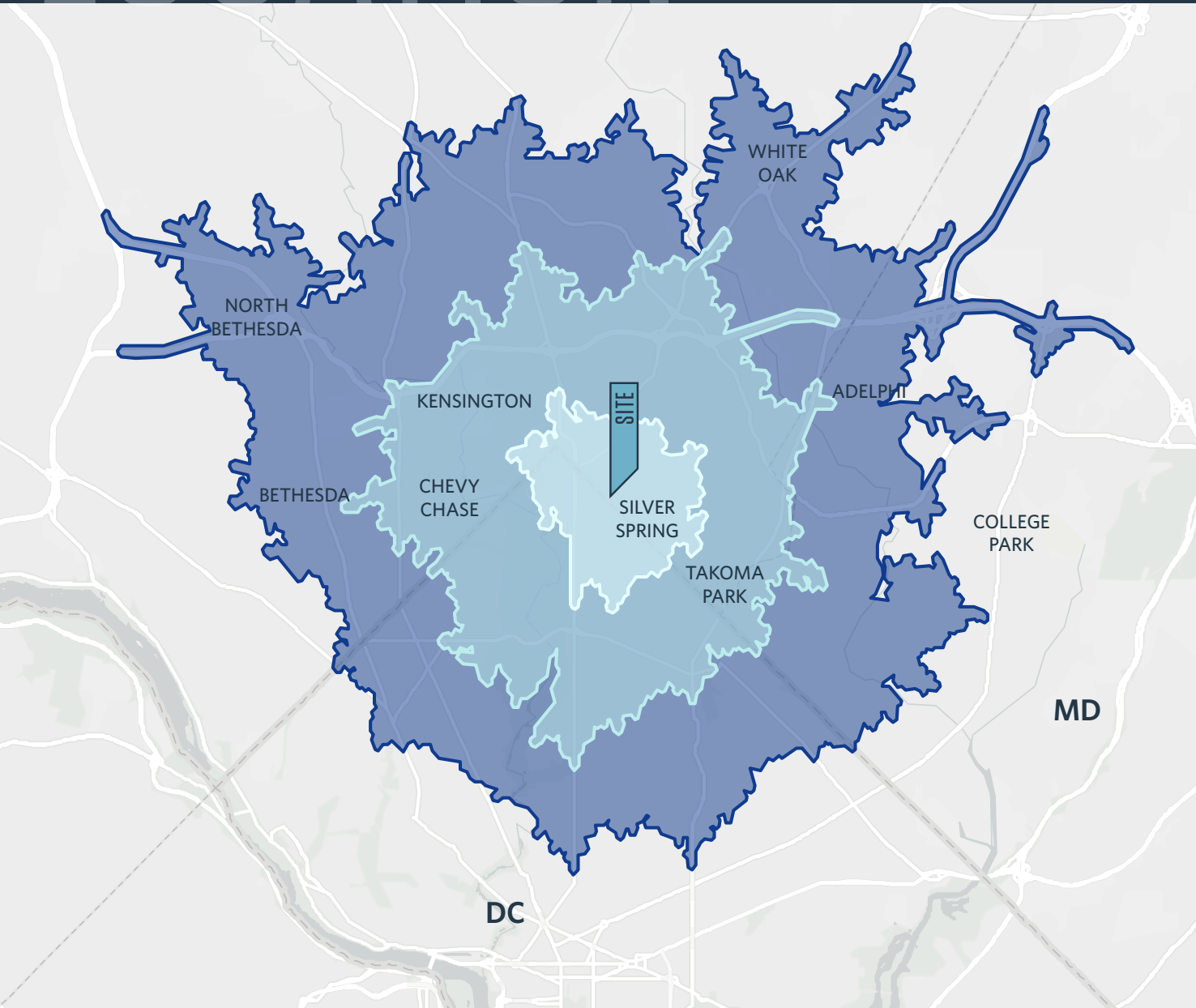
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# LOCATION

## THE GRAMAX

8060 13TH ST, SILVER SPRING, MD 20910



### AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
1,179 SF	Negotiable	2nd Gen	Immediate
3,154 SF	Negotiable	2nd Gen	Immediate

### DEMOGRAPHICS | 2023:

5 MIN DRIVE	10 MIN DRIVE	15 MIN DRIVE	10 MINUTE WALK
Population			
47,624	190,681	539,171	12,223
Daytime Population			
50,519	164,797	537,085	13,350
Households			
23,268	74,699	211,572	6,597
Average HH Income			
\$138,872	\$161,714	\$157,073	\$97,290

### TRAFFIC COUNTS | 2023:

Eastern Ave NW	9,400 ADT
Georgia Ave NW	33,220 ADT
East West Highway	24,994 ADT

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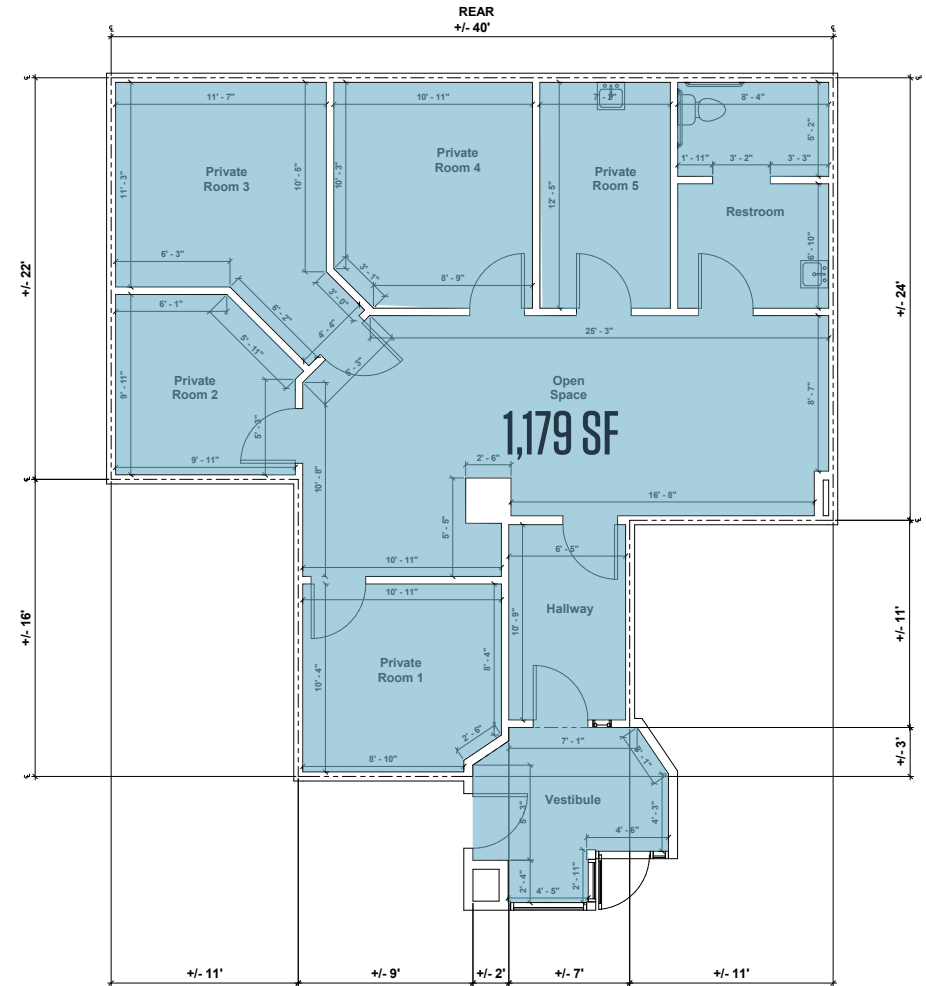
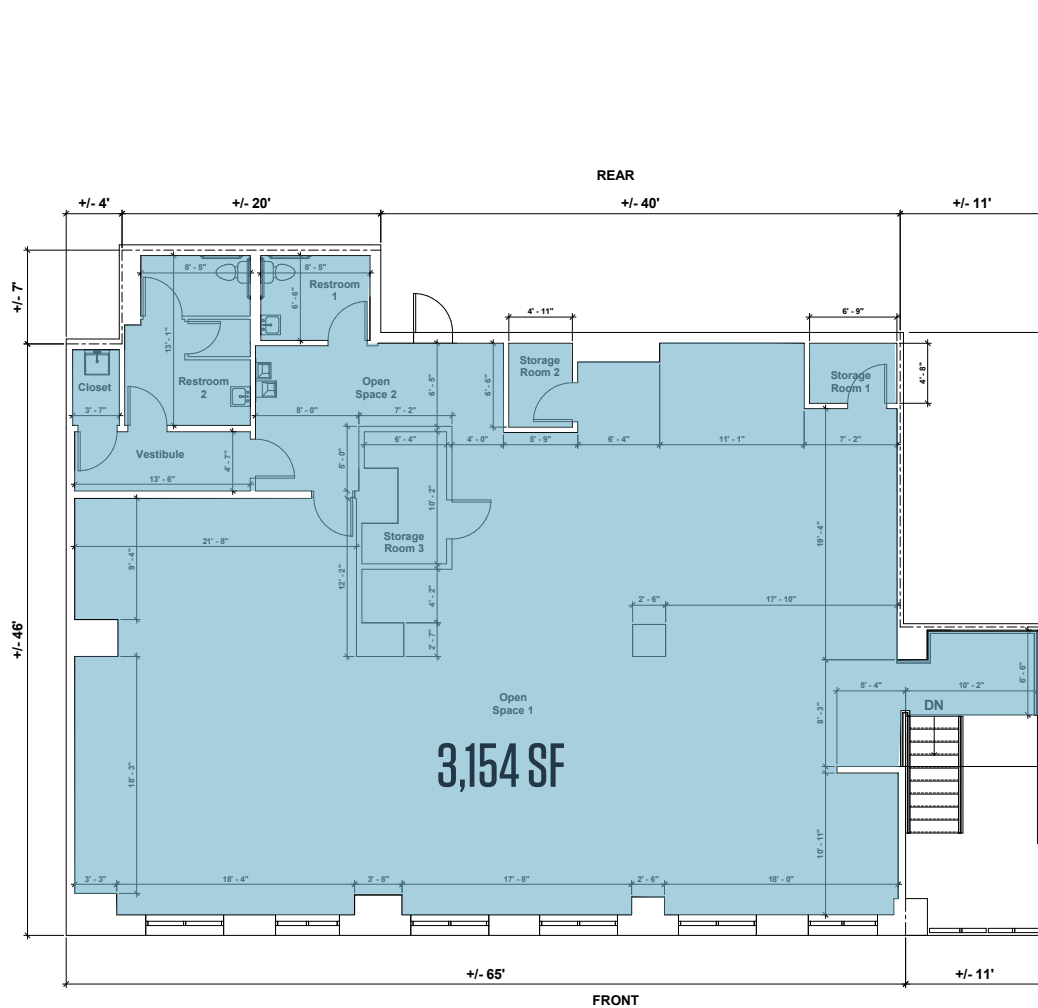
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# SITE PLAN



## THE GRAMAX

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13TH STREET

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# AERIAL

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## FOR MORE INFORMATION, PLEASE CONTACT:

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