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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

LINDSEY ST. MAXENS

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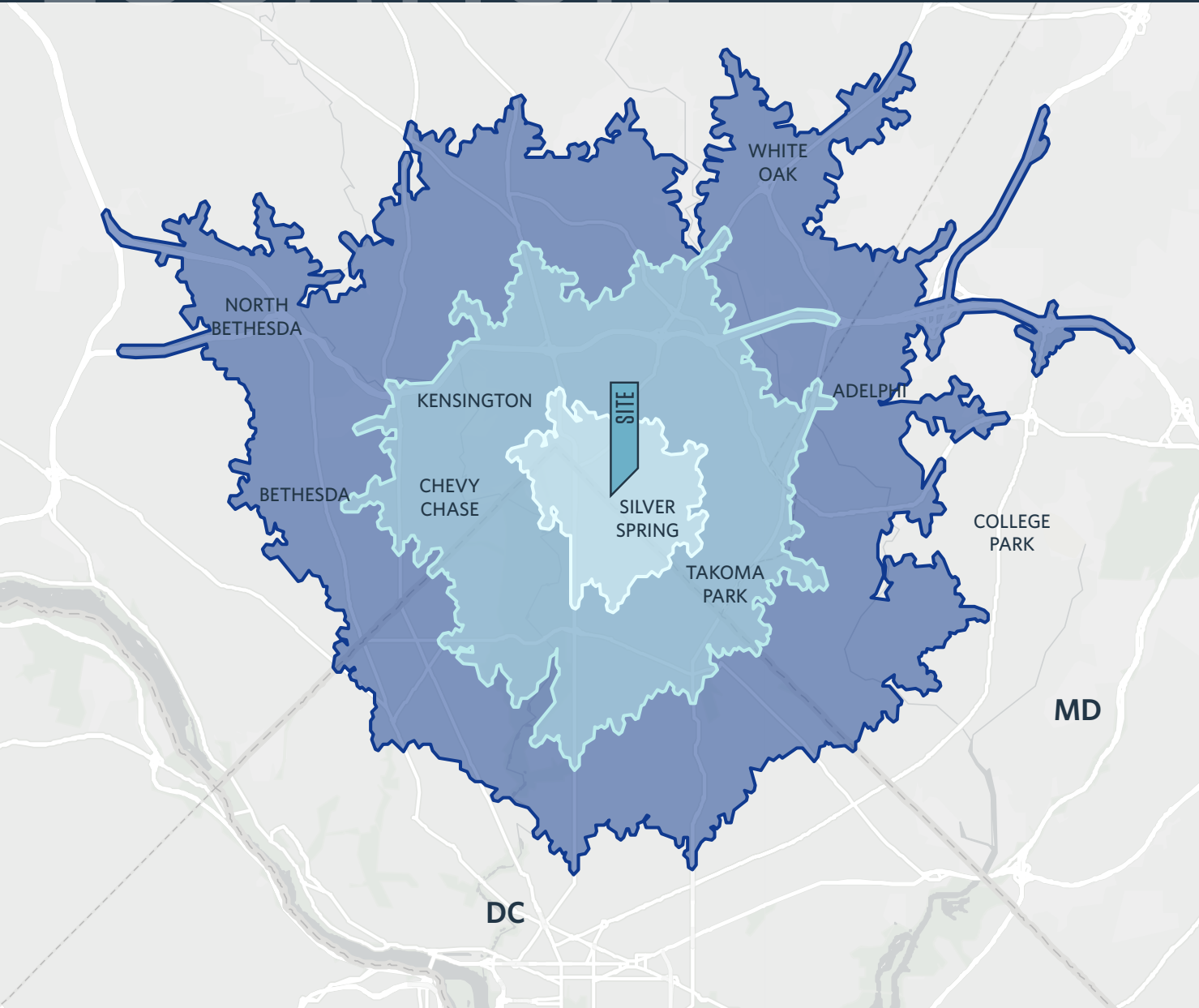
MATT SKALET

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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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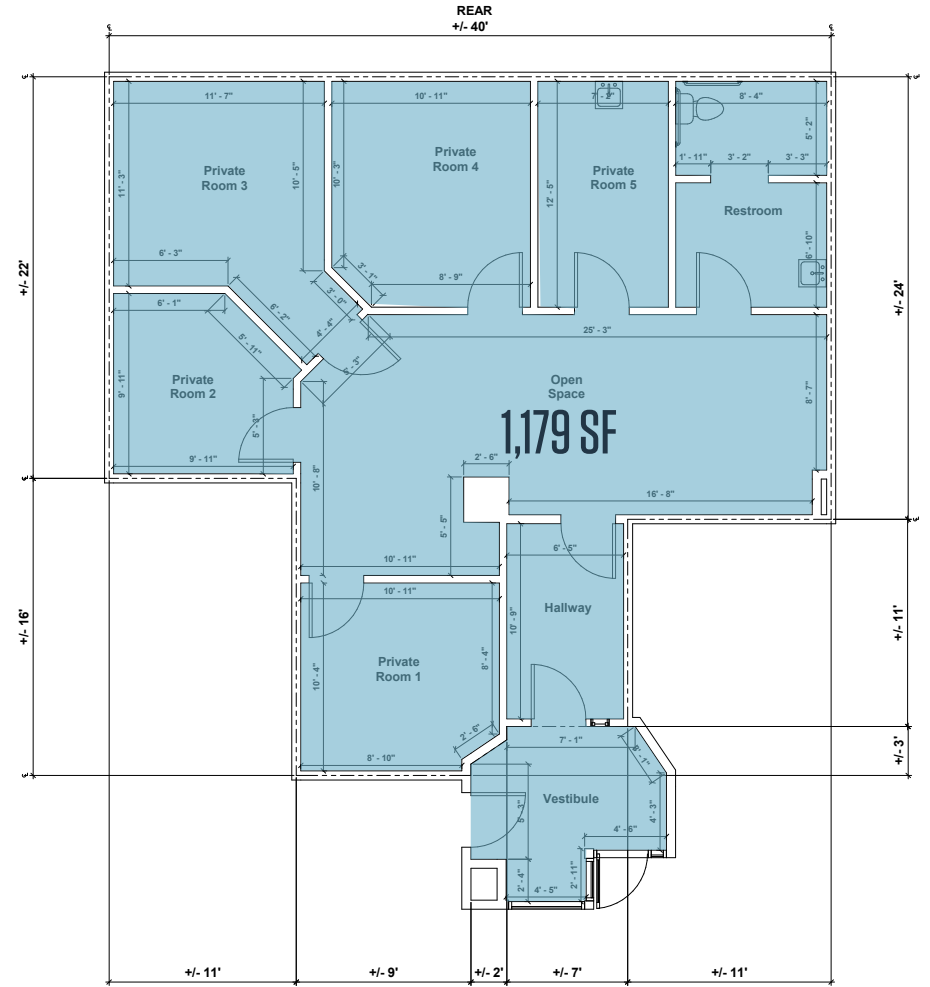
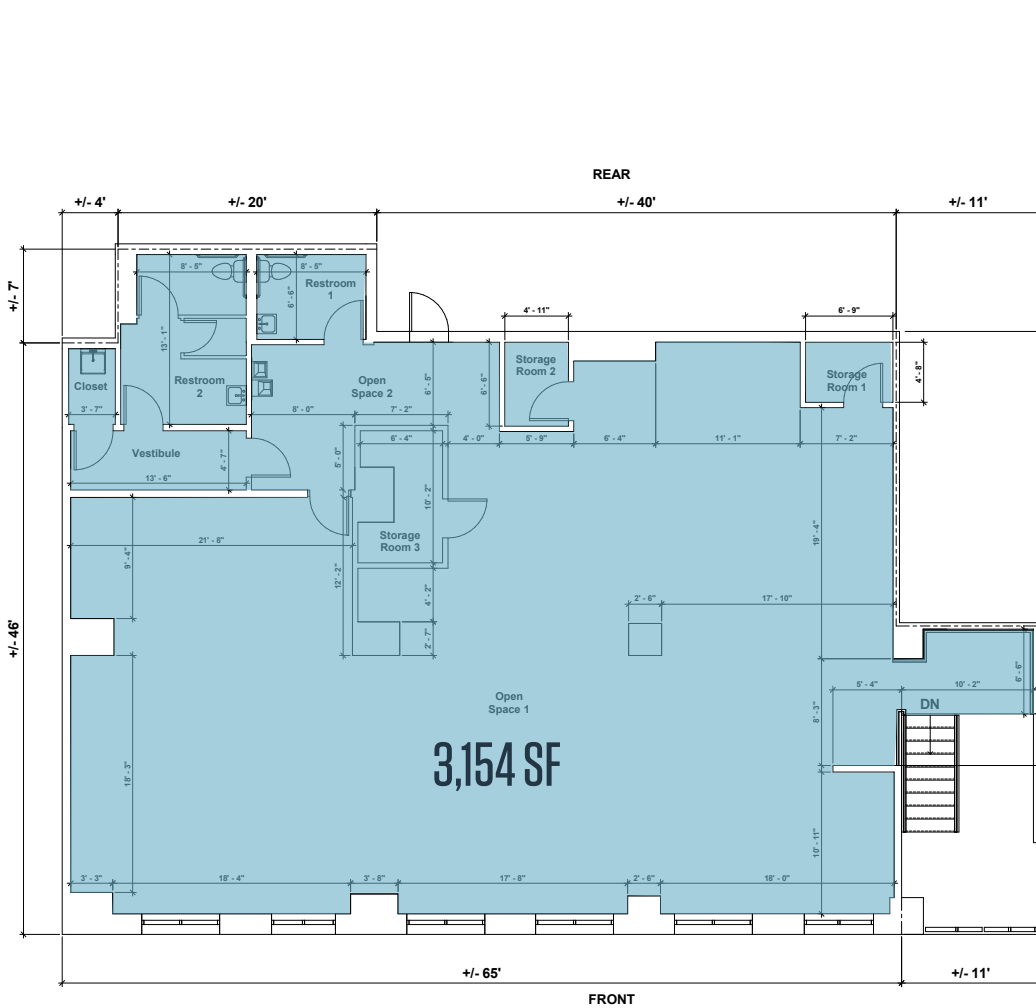
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SITE PLAN

THE GRAMAX

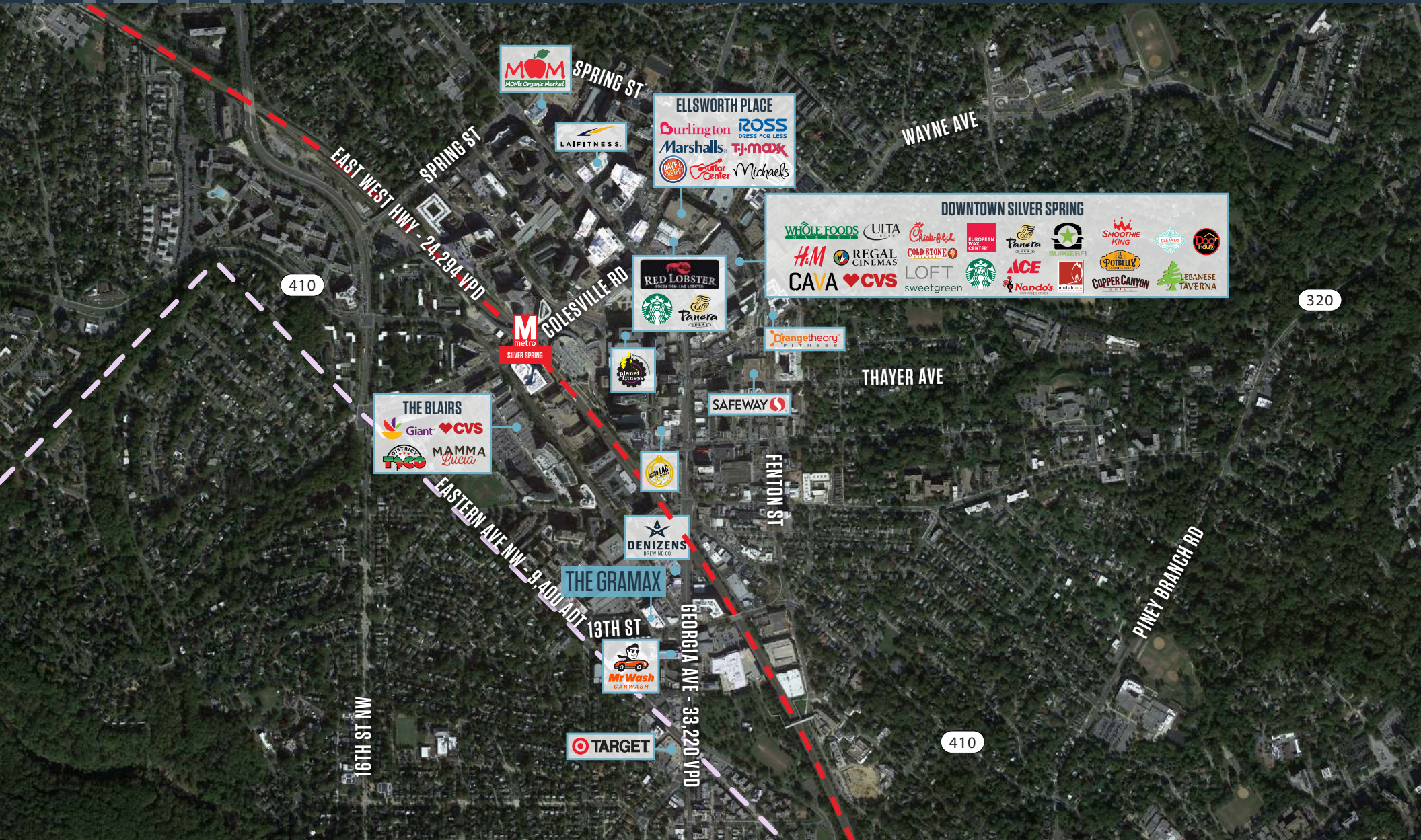
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13TH STREET

THE GRAMAX

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