

8787 GEORGIA AVENUE

SILVER SPRING, MARYLAND

*TWO RETAIL SPACES REMAINING
HIGH PROFILE CORNER WITH VENTING
ON GEORGIA AVENUE*



**OPENING
SEPTEMBER!**



JENNIFER PRICE
jprice@klnb.com
202.420.7768

MATT SKALET
mskalet@klnb.com
202.420.7775

KIM STEIN
kstein@klnb.com
202.652.2338

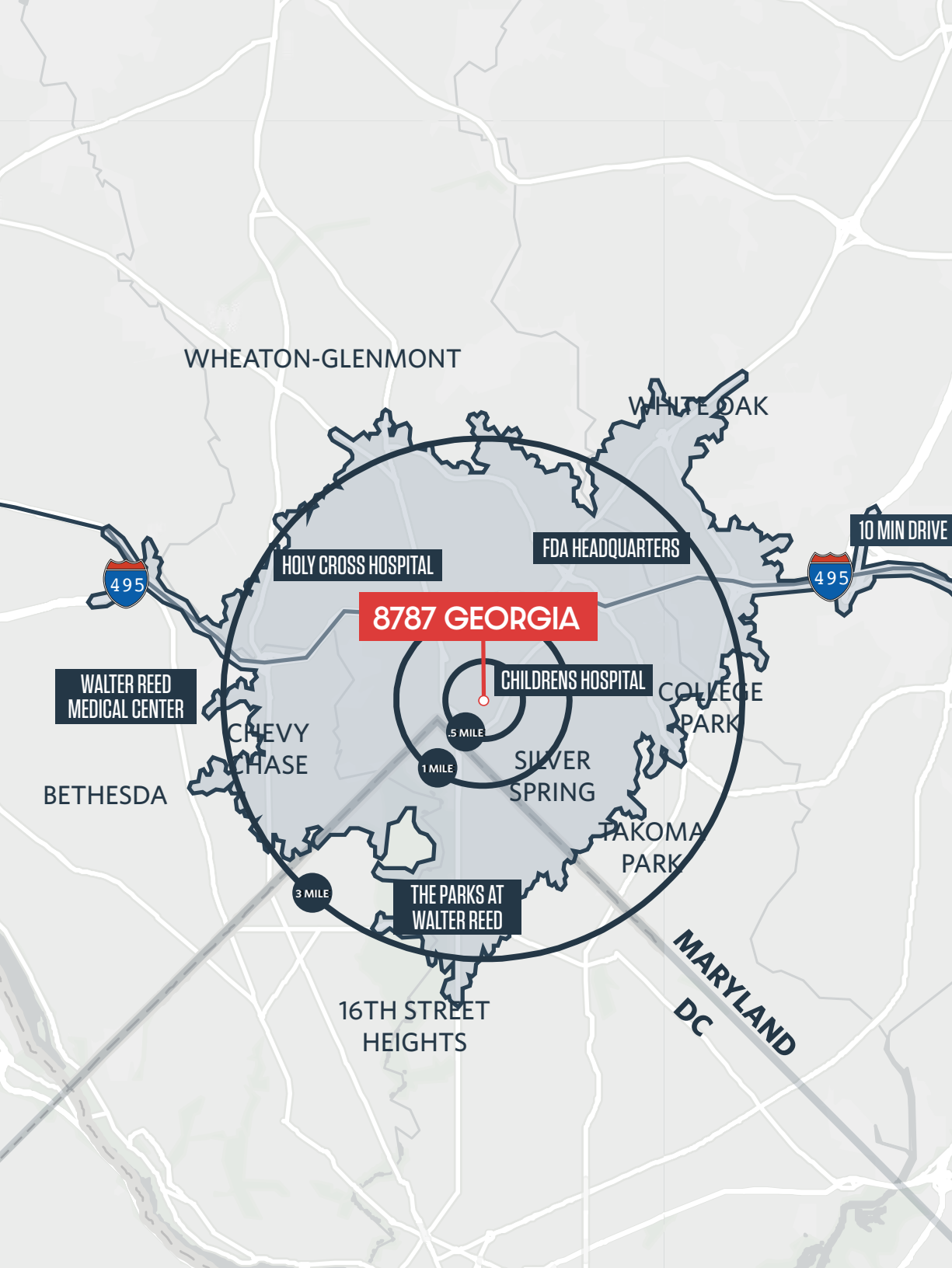







STONEBRIDGE CARRAS



WELCOME TO SILVER SPRING, MD

.5 Mile 1 Mile 3 Mile 10 Min Drive



 Population	14,719	38,406	231,079	202,746
 Daytime Population	23,097	43,999	199,225	186,765
 Avg HH Income	\$110,365	\$133,274	\$155,982	\$154,466
 Bachelor's Degree or Higher	45%	45%	31%	33%
 Median Age	35.7	37.1	38.3	38.5



SILVER SPRING METRO STATION
11,500 Average Daily Riders



Georgia Avenue with 33,351 ADT
0.5 miles from **Downtown Silver Spring**
2 miles from **Takoma Park**
2 miles from **The Parks at Walter Reed**
4 miles from **Downtown Bethesda**

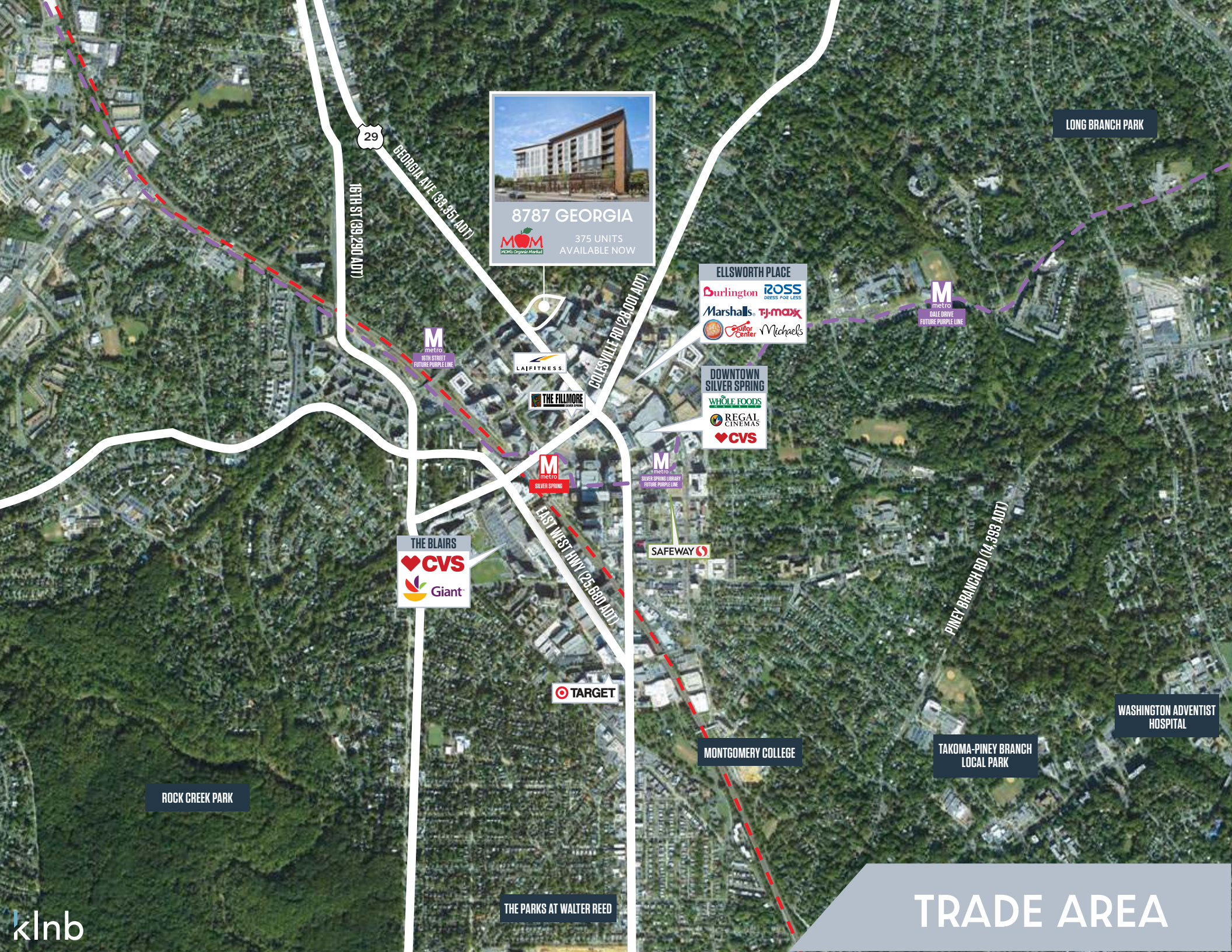


Georgia Ave Exit located 1 mile north of 495
30,274 ADT
Georgia Ave **33,351** ADT
Spring Street **8,531** ADT
Georgia Ave **66,000** ADT



District of Columbia
1 mile

DEMOGRAPHICS



29

GEORGIA AVE (39-351 ADT)

16TH ST (39-290 ADT)

COLESVILLE RD (28-001 ADT)

EAST WEST HWY (25-680 ADT)

PINEY BRANCH RD (14-393 ADT)

LONG BRANCH PARK

ROCK CREEK PARK

MONTGOMERY COLLEGE

TAKOMA-PINEY BRANCH LOCAL PARK

WASHINGTON ADVENTIST HOSPITAL

THE PARKS AT WALTER REED



8787 GEORGIA
375 UNITS AVAILABLE NOW

MOM
MOM'S Organic Market

ELLSWORTH PLACE

Durlington **ROSS**
SHOES FOR LESS

Marshalls **TJ-MAXX**

Scout24 Center Michaels

DOWNTOWN SILVER SPRING

WHOLE FOODS

REGAL CINEMAS

CVS

THE BLAIRS

CVS

Giant

TARGET

SAFeway

LAIFITNESS

THE FILLMORE

M metro
DALE DRIVE
FUTURE PURPLE LINE

M metro
16TH STREET
FUTURE PURPLE LINE

M metro
SILVER SPRING

M metro
SILVER SPRING LIBRARY
FUTURE PURPLE LINE

A DYNAMIC TRADE AREA AN ENTERTAINMENT HUB

LIVE MUSIC AND CULTURAL DESTINATION



AFI Silver

CORPORATE HEADQUARTERS



6.7 MILLION SF OF OFFICE
785,000 SF of office development

11,114 RESIDENTIAL UNITS
4,189 units planned

THE NEIGHBORHOOD



8787 GEORGIA
375 UNITS AVAILABLE NOW
MOM MOM's Organic Market

ELLSWORTH PLACE
Burlington
Marshalls
TJ-MAXX
ROSS DRESS FOR LESS
FIVE BELOW
MOD
DAVE'S HOSTESS
Michaels
Guitar Center

AFI Silver

DOWNTOWN SILVER SPRING
WHOLE FOODS
ULTA BEAUTY
DSW DESIGNER BUCK WAREHOUSE®
H&M
REGAL CINEMAS
CVS
Chick-fil-A
Starbucks
Tanera
COLD STONE CREAMERY
ACE
Nando's
LOFT
CAVA
sweetgreen
EUROPEAN WAX CENTER
BURGERFI
SMOOTHIE KING
POTBELLY
BANK OF AMERICA
MATCHBOX
ME Massage Envy
DOOR HOUSE
CLEAN&P
COPPER CANYON
LEANEESE TAVERNA

SILVER BRANCH

Planet Fitness

SAFeway

THE BLAIRS
CVS
Giant
Peets Coffee
MAMMA LUCIA
DISTRICT TACO

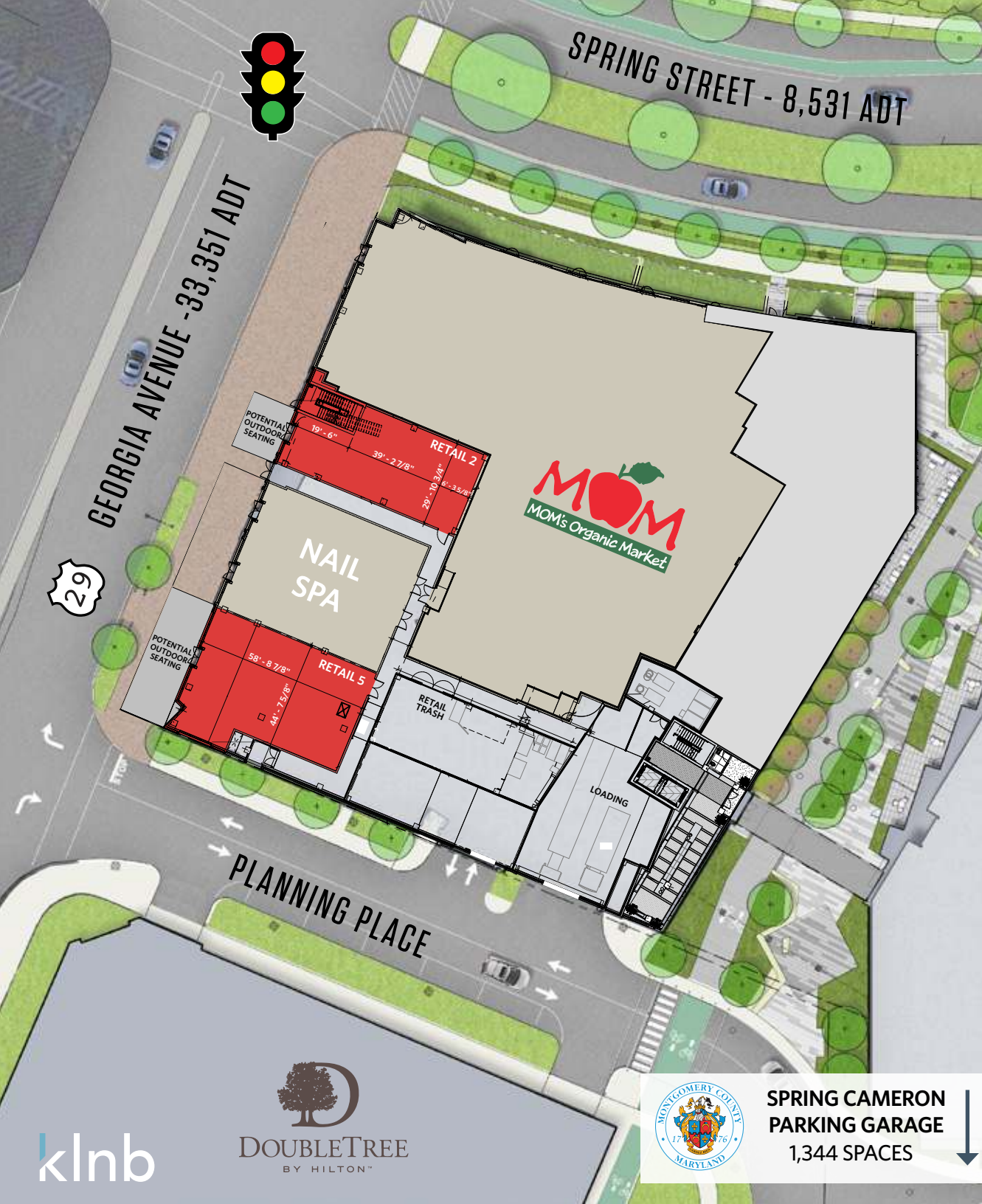
DENIZENS BREWING CO.

GEORGIA AVE (28,351 ADT)

COLESVILLE RD (28,001 ADT)

EAST WEST HWY (25,680 ADT)

DC



28,357 SF OF RETAIL

	SF	CEILING HEIGHT	VENTING	STATUS
RETAIL 2	1,851 SF	23'-4"		AVAILABLE
RETAIL 5	2,512 SF	23'-4"	X	AVAILABLE

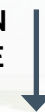
AVAILABLE NOW

375
RESIDENTIAL UNITS

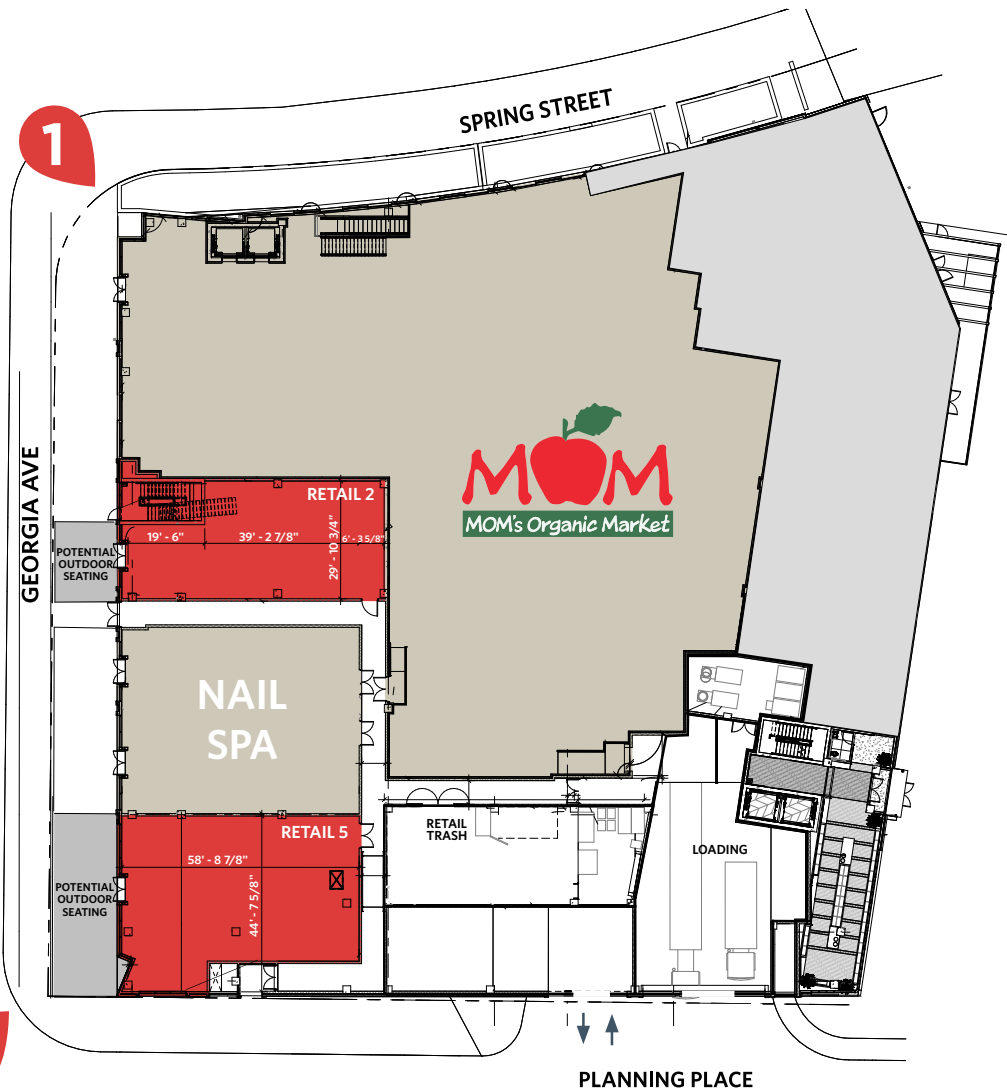
1,344
PUBLIC SPACES AT SPRING
CAMERON GARAGE
(FREE NIGHTS & WEEKENDS)



**SPRING CAMERON
PARKING GARAGE**
1,344 SPACES



8787 GEORGIA



SITE PLAN

8787 GEORGIA AVENUE

SILVER SPRING, MARYLAND

TWO RETAIL SPACES REMAINING
HIGH PROFILE CORNER WITH VENTING
ON GEORGIA AVENUE



**NOW UNDER
CONSTRUCTION**



JENNIFER PRICE
jprice@klnb.com
202.420.7768

MATT SKALET
mskalet@klnb.com
202.420.7775

KIM STEIN
kstein@klnb.com
202.652.2338



STONEBRIDGE CARRAS

