



## NEARBY RETAILERS



## RETAIL FOR LEASE

- 10,770 SF of prime retail space in White Oak, MD with surface parking
- Prime visibility to New Hampshire Avenue's 57,111 ADT
- Pylon sign panel available
- Fantastic residential and daytime demographics with over 48,000 Households and over \$118,000 in Average Household Income within a 3 mile radius
- Conveniently located close to I-95, I-495, & Route 29 (Columbia Pike)

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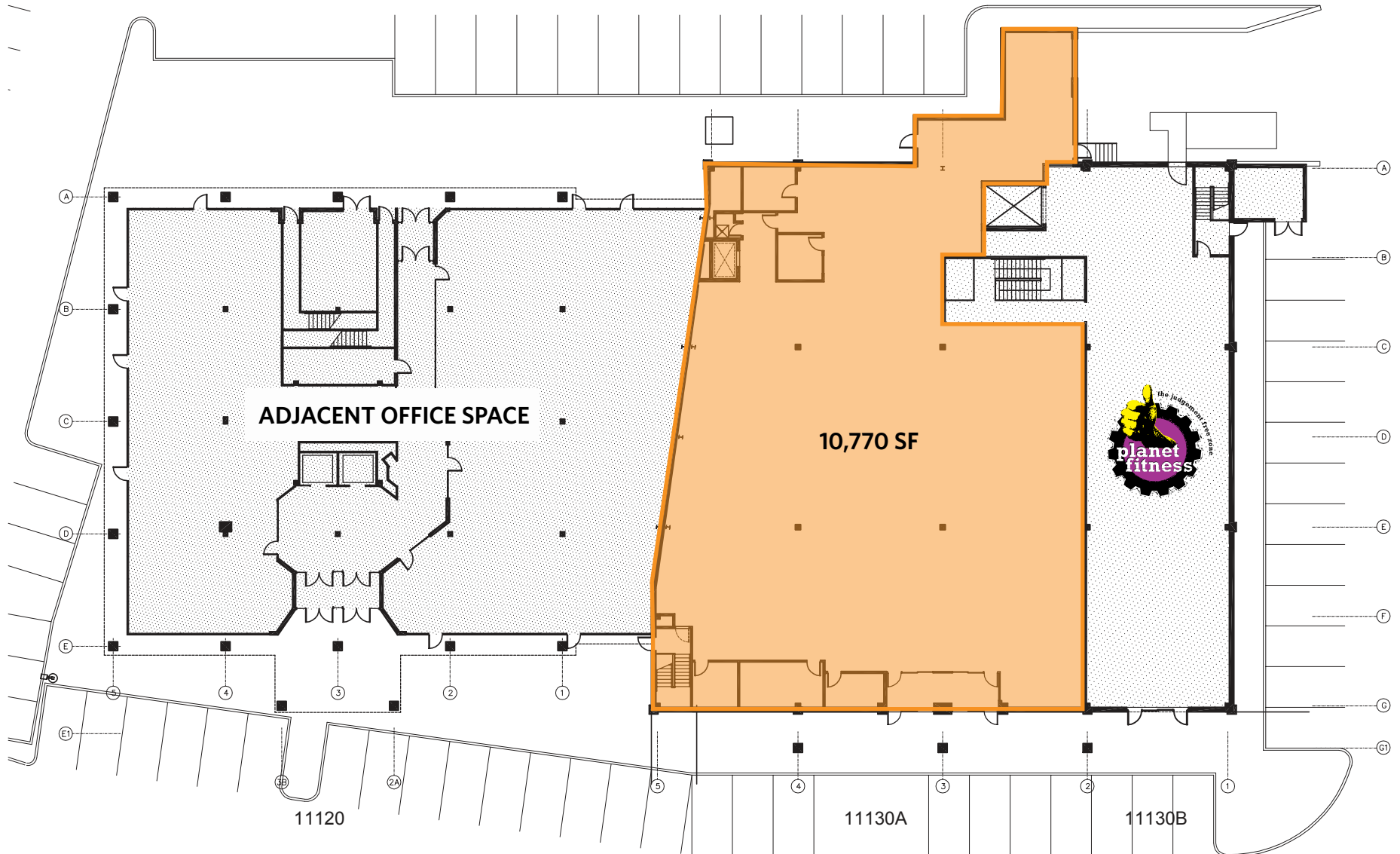
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# SITE PLAN

# 11130 NEW HAMPSHIRE AVENUE

SILVER SPRING, MD 20904



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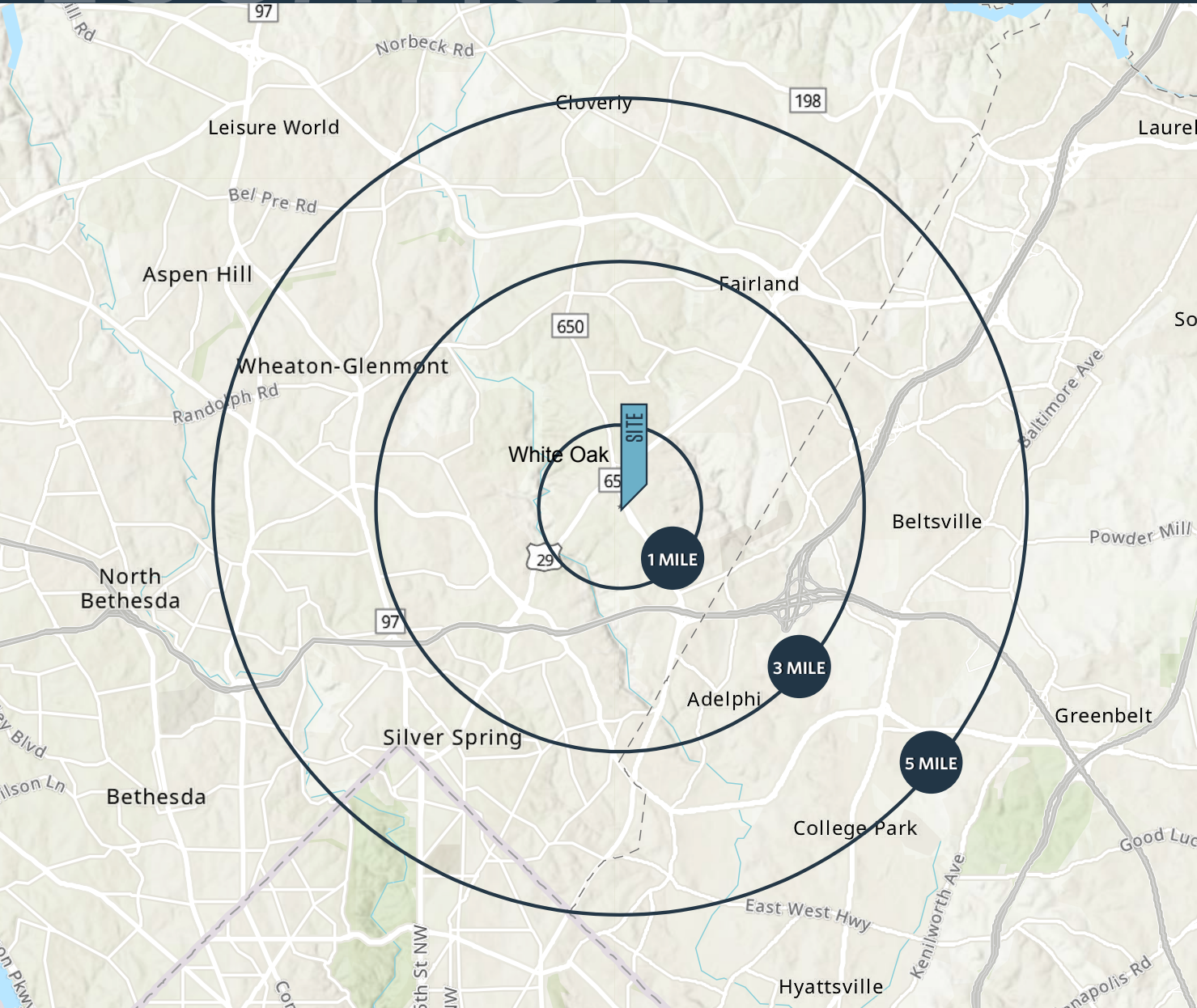




# LOCATION

# 11130 NEW HAMPSHIRE AVENUE

SILVER SPRING, MD 20904



## AVAILABLE SPACE

SIZE	RATE	CONDITION	AVAILABLE
10,770 SF	\$35.00 NNN	2nd Gen	Vacant

Real Estate Taxes: \$2.24 psf  
CAM/Insurance: \$6.29 psf

## DEMOGRAPHICS | 2022:

1-MILE	3-MILE	5-MILE
Population		
19,452	148,029	445,456
Daytime Population		
15,185	120,867	393,23
Households		
6,957	49,458	152,663
Average HH Income		
\$113,891	\$136,009	\$134,623

## TRAFFIC COUNTS | 2019:

New Hampshire Ave	62,885 ADT
Lockwood Drive	12,549 ADT
Columbia Pike	62,106 ADT

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# BIRD'S EYE

# 11130 NEW HAMPSHIRE AVENUE

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# AERIAL

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# 11130 NEW HAMPSHIRE AVENUE

SILVER SPRING, MD 20904

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