WHITE OAK

TOWN CENTER

12345 COLUMBIA PIKE
SILVER SPRING, MD 20904

JOIN

FIRST WATCH
THE DAYTIME CAFE

OAK BARREL & VINE

EUROPEAN WAX CENTER

Inspire NAIL BAR

AT&T

Jersey Mike's SUBS

FOR LEASING klnb

LAST BLOCK OF RETAIL SPACE REMAINING

13,065 SF CAN BE DEMISED

SITE OVERVIEW AND AERA DEMOGRAPHICS

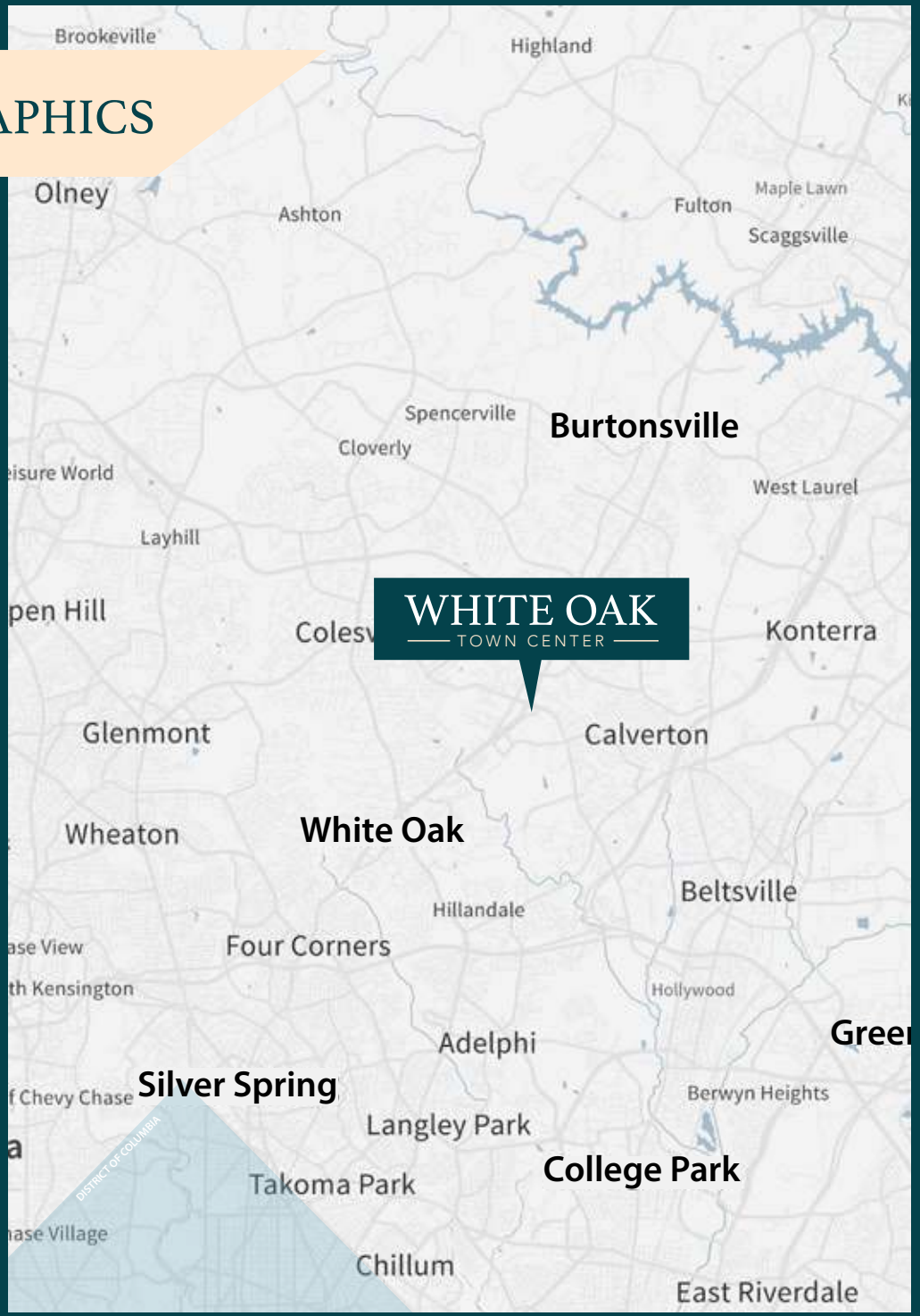
- Grocery anchored development in Montgomery County, Maryland with **at grade parking**
- 103,000 square feet of retail
- **JOIN:** grocer, AT&T, First Watch, European Wax Center, Starbucks, Jersey Mike's Subs, Oak Barrel & Vine, Inspire Nail Bar
- Prime corner location with access via two traffic signals on Columbia Pike (29) **54,932 ADT**
- Excellent demographics with strong **residential and office populations**

DEMOGRAPHICS

	POPULATION	AVERAGE HH INCOME	DAYTIME POPULATION	NUMBER OF HOUSEHOLDS
1 mile	11,879	$119,115	17,293	3,976
2 miles	59,522	$120,276	56,584	20,737
3 miles	112,451	$134,623	94,098	38,348

DRIVE TIME DEMOGRAPHICS

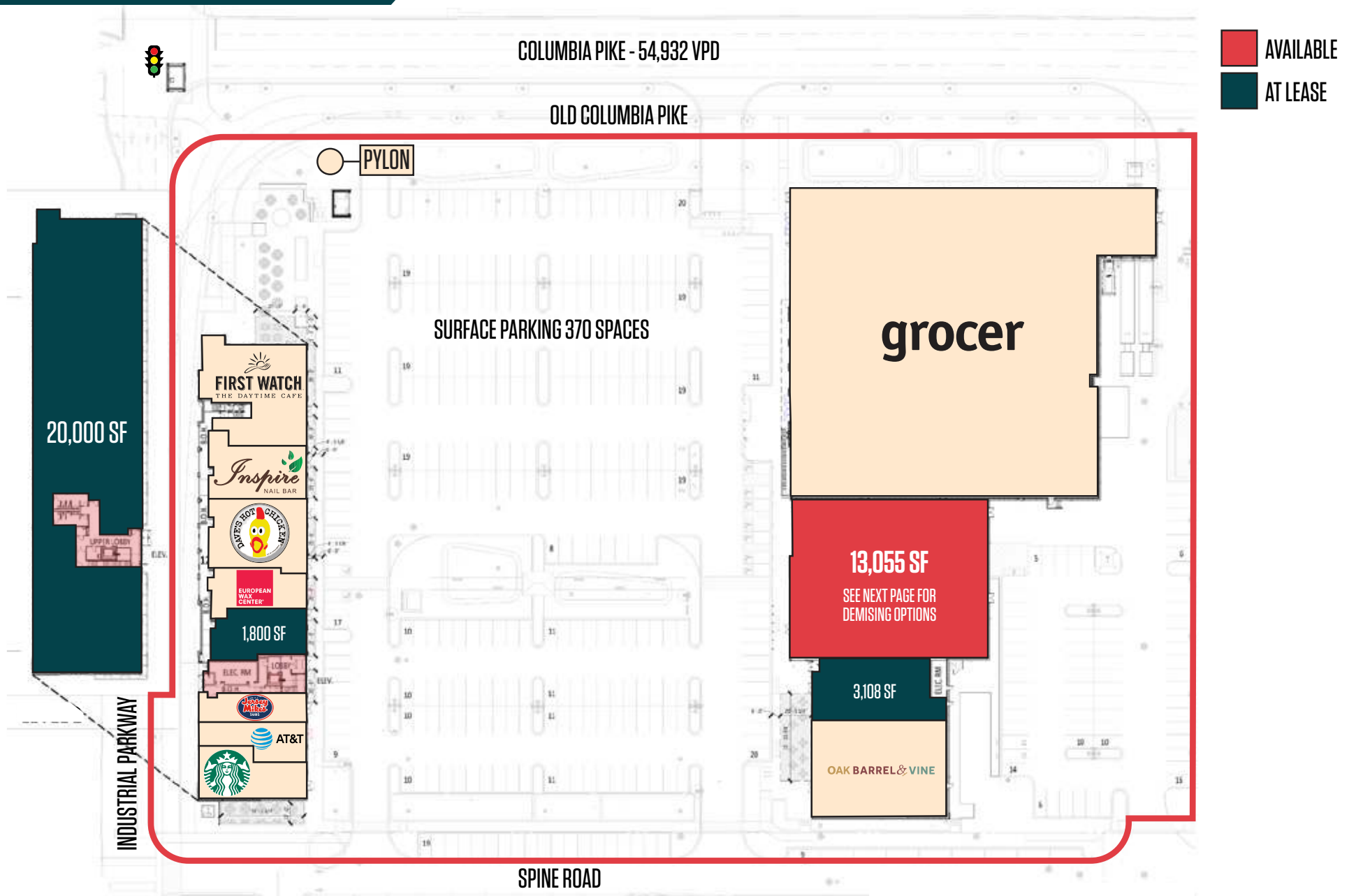
5 minute	20,102	$112,737	19,421	6,750
10 minute	119,787	$135,804	104,983	41,561
15 minute	433,632	$136,758	369,387	154,764



AERIAL VIEW TO THE EAST

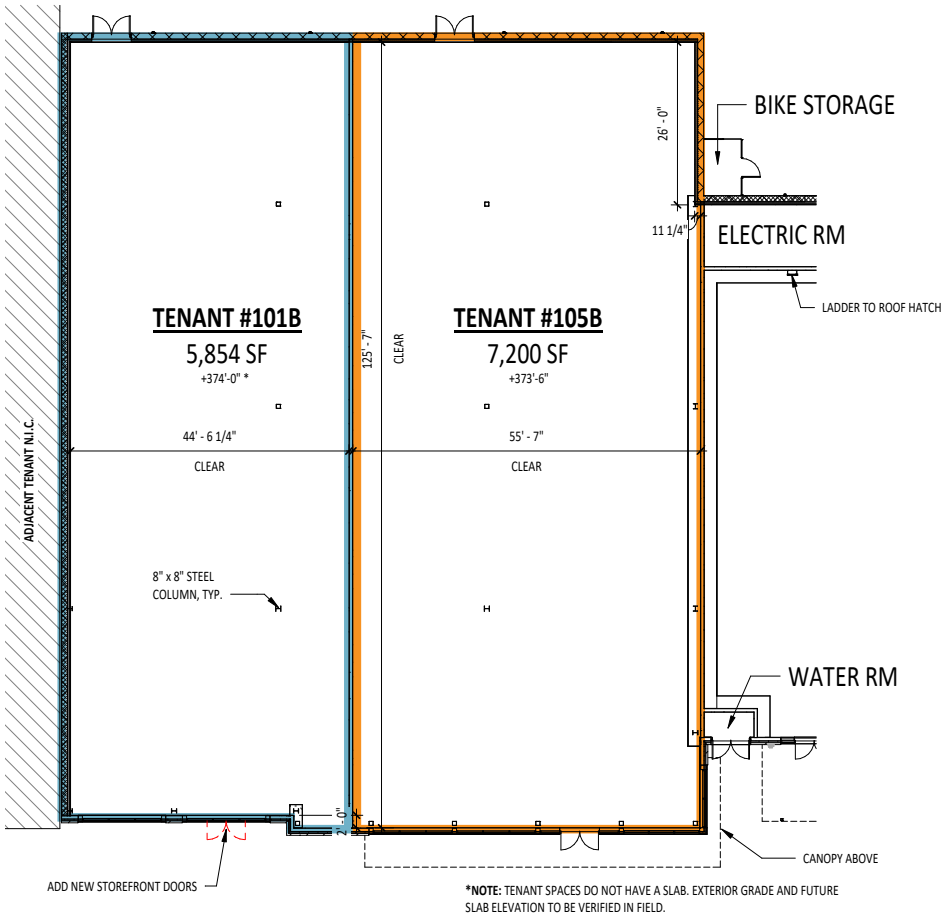
NEW GROCERY ANCHORED DEVELOPMENT

SITE PLAN


COLUMBIA PIKE - 54,932 VPD
OLD COLUMBIA PIKE
PYLON
AVAILABLE
AT LEASE
20,000 SF
SURFACE PARKING 370 SPACES
grocer
FIRST WATCH
THE DAYTIME CAFE
Inspire
NAIL BAR
DAVE'S HOT CHICKEN
EUROPEAN WAX CENTER
1,800 SF
AT&T
13,055 SF
SEE NEXT PAGE FOR DEMISING OPTIONS
3,108 SF
OAK BARREL & VINE
INDUSTRIAL PARKWAY
SPINE ROAD

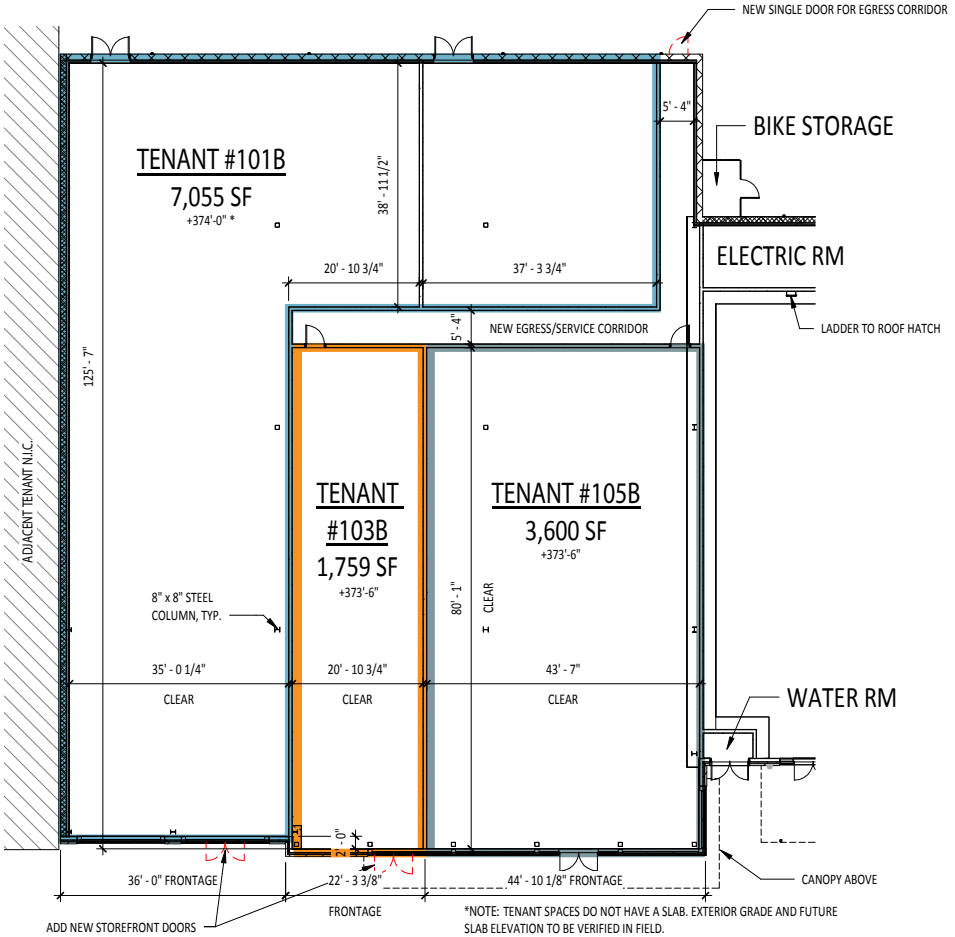
DEMISING PLAN

OPTION. A



***NOTE:** TENANT SPACES DO NOT HAVE A SLAB. EXTERIOR GRADE AND FUTURE SLAB ELEVATION TO BE VERIFIED IN FIELD.

OPTION. B



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TOWN CENTER

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RETAIL

KIM STEIN
202.652.2338

MATT SKALET
202.420.7775

MEDICAL/OFFICE

KEN FELLOWS
301.222.0210

ROB PUGH
301.222.0211

KEIRY MARTINEZ
703.334.5629

klnb

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