

# WHITE OAK

TOWN CENTER

12345 COLUMBIA PIKE  
SILVER SPRING, MD 20904

JOIN



**FIRST WATCH**  
THE DAYTIME CAFE



**OAK BARREL & VINE**

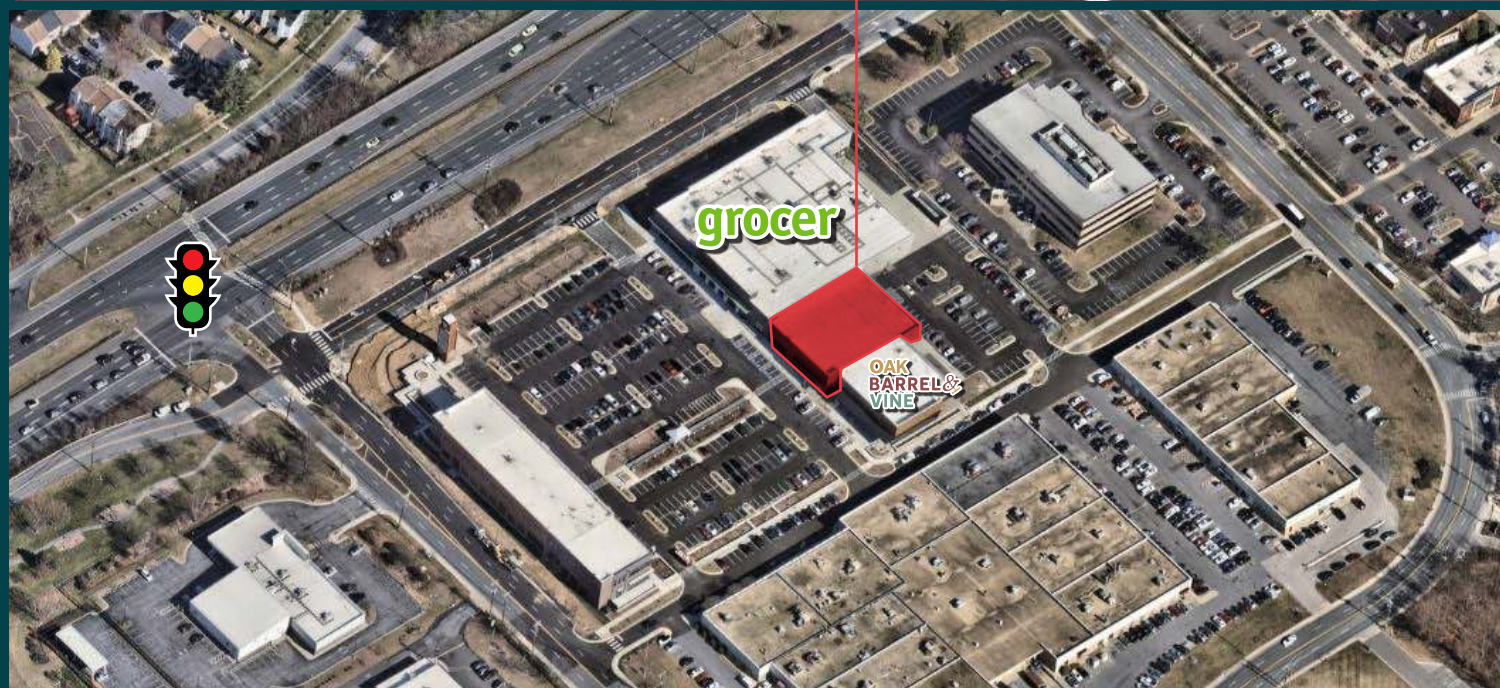


FOR LEASING



**klnb**

# LAST BLOCK OF RETAIL SPACE REMAINING





**13,065 SF** CAN BE DEMISED



# SITE OVERVIEW AND AREA DEMOGRAPHICS

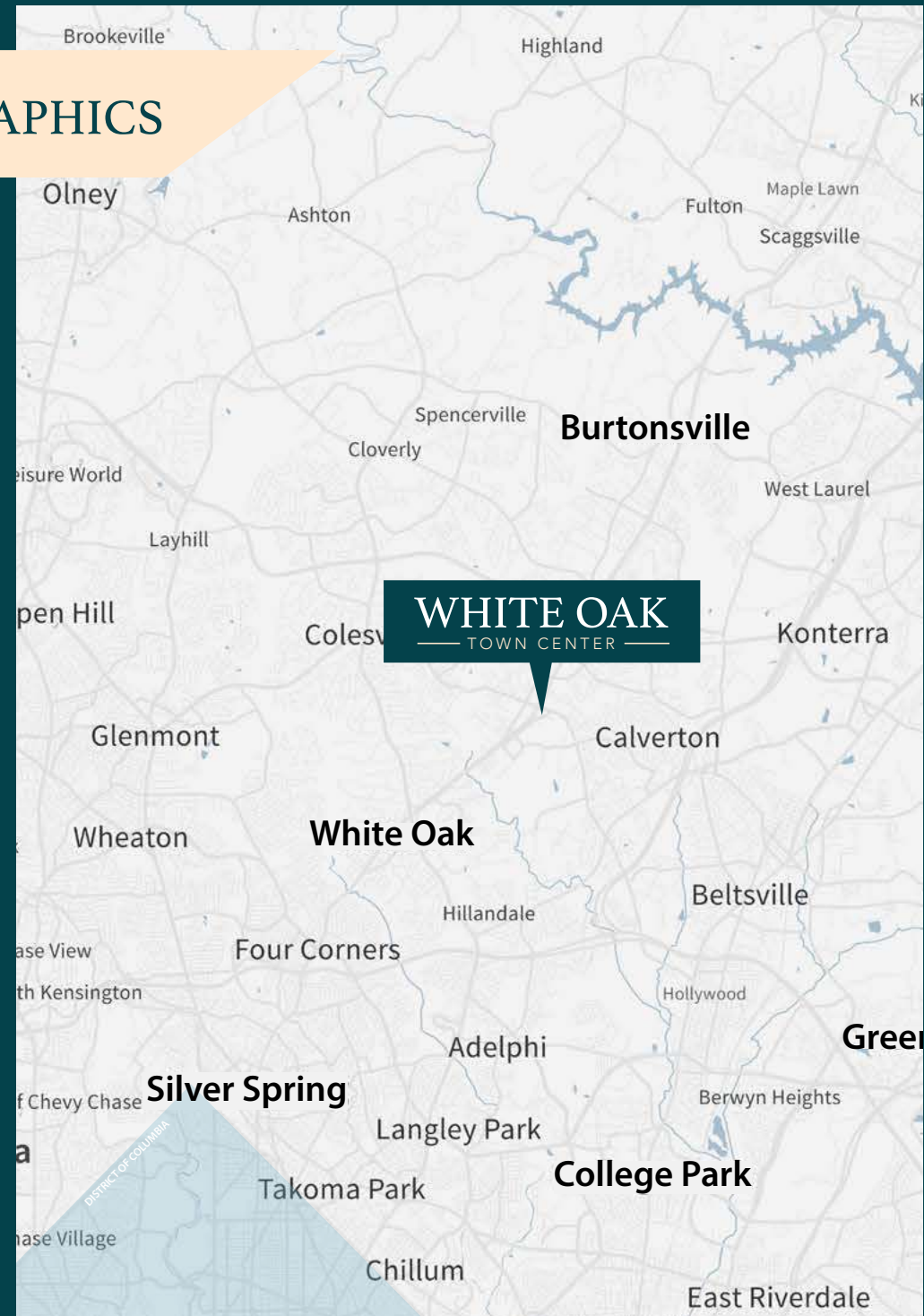
- Grocery anchored development in Montgomery County, Maryland with **at grade parking**
- 103,000 square feet of retail
- **JOIN:**

- Prime corner location with access via two traffic signals on Columbia Pike  **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



29

# NEW GROCERY ANCHORED DEVELOPMENT



# SITE PLAN

COLUMBIA PIKE - 54,932 VPD

OLD COLUMBIA PIKE

■ AVAILABLE  
■ AT LEASE

○ PYLON

SURFACE PARKING 370 SPACES

grocer

20,000 SF

FIRST WATCH  
THE DAYTIME CAFE

Inspire  
NAIL BAR

DAVID'S HOT DELICATES

EUROPEAN  
WAX CENTER

1,800 SF

ELEC. RM LOBBY

AT&T

Starbucks

13,055 SF  
(CAN BE DEMISED)

PATRIOT  
URGENT CARE

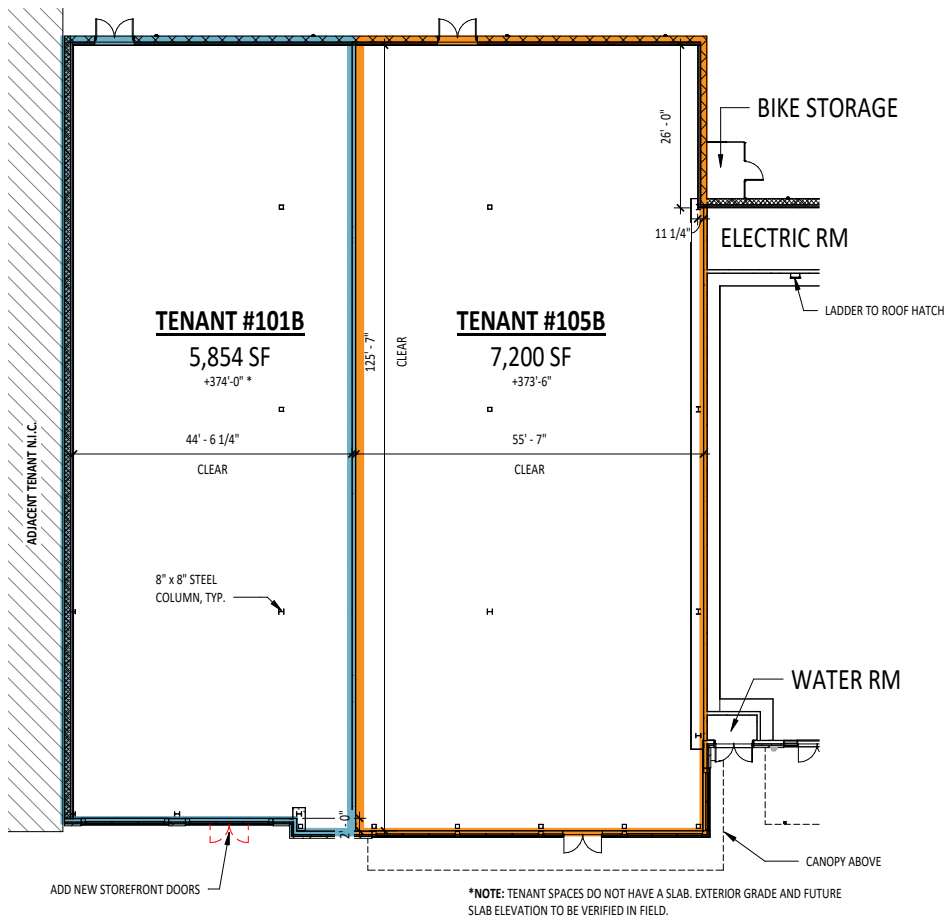
OAK BARREL & VINE

INDUSTRIAL PARKWAY

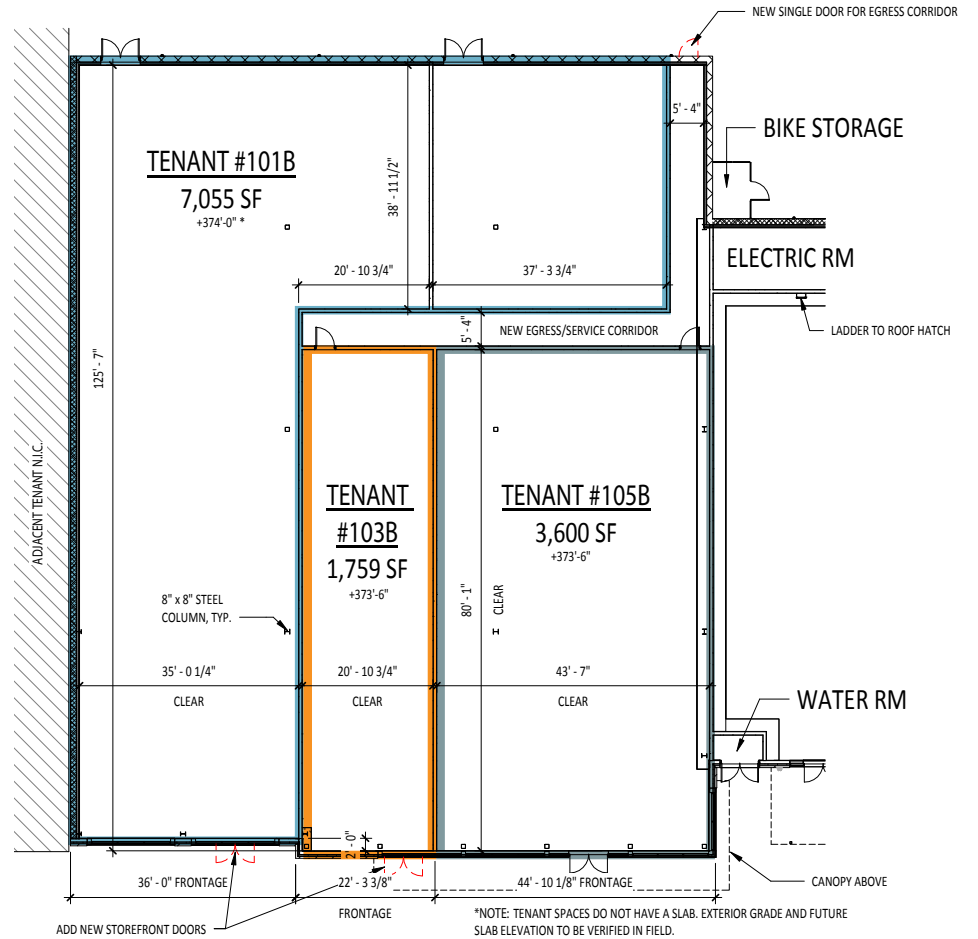
SPINE ROAD

# DEMISING PLAN

## OPTION. A



## OPTION. B



# WHITE OAK

## TOWN CENTER

12345 COLUMBIA PIKE, SILVER SPRING, MD 20904

### RETAIL

**KIM STEIN**  
202.652.2338

**MATT SKALET**  
202.420.7775

### MEDICAL/OFFICE

**KEN FELLOWS**  
301.222.0210

**ROB PUGH**  
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