

WHITE OAK

TOWN CENTER

12345 COLUMBIA PIKE
SILVER SPRING, MD 20904

JOIN



FIRST WATCH
THE DAYTIME CAFE



OAK BARREL & VINE



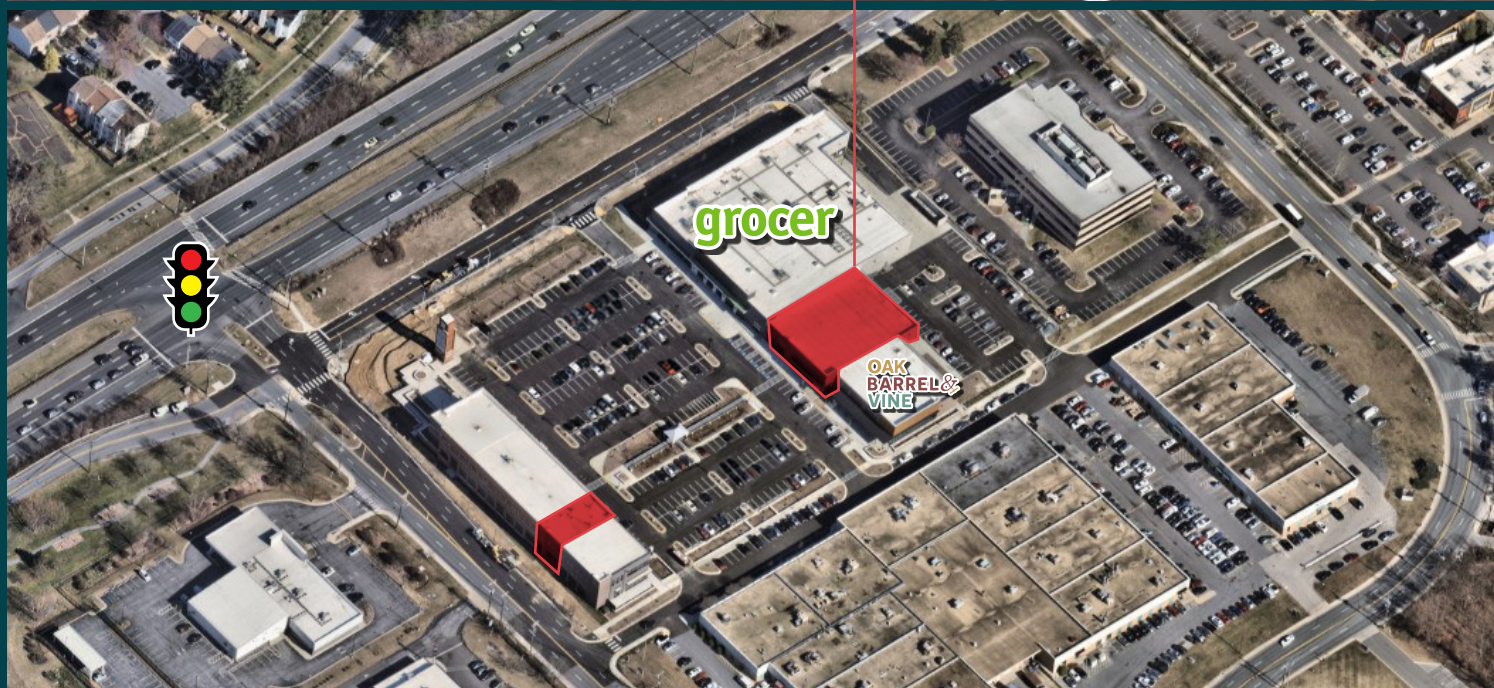
FOR LEASING

klnb

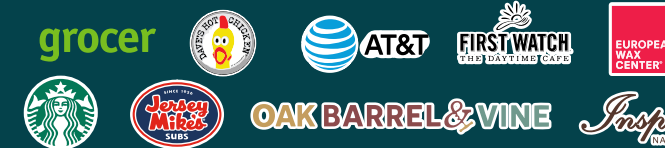

LAST BLOCK OF RETAIL SPACE REMAINING

13,065 SF CAN BE DEMISED





1,800 SF FINAL REMAINING SMALL SHOP SPACE



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

 AVAILABLE

OLD COLUMBIA PIKE

 PYLON

SURFACE PARKING 370 SPACES

grocer

20,000 SF

FIRST WATCH
THE DAYTIME CAFE

Inspire
NAIL BAR

DAVID'S HOT DELICIOUS

EUROPEAN
WAX CENTER

1,800 SF

ELEC. RM LOBBY

AT&T

Starbucks

13,055 SF
(CAN BE DEMISED)

PATRIOT
URGENT CARE

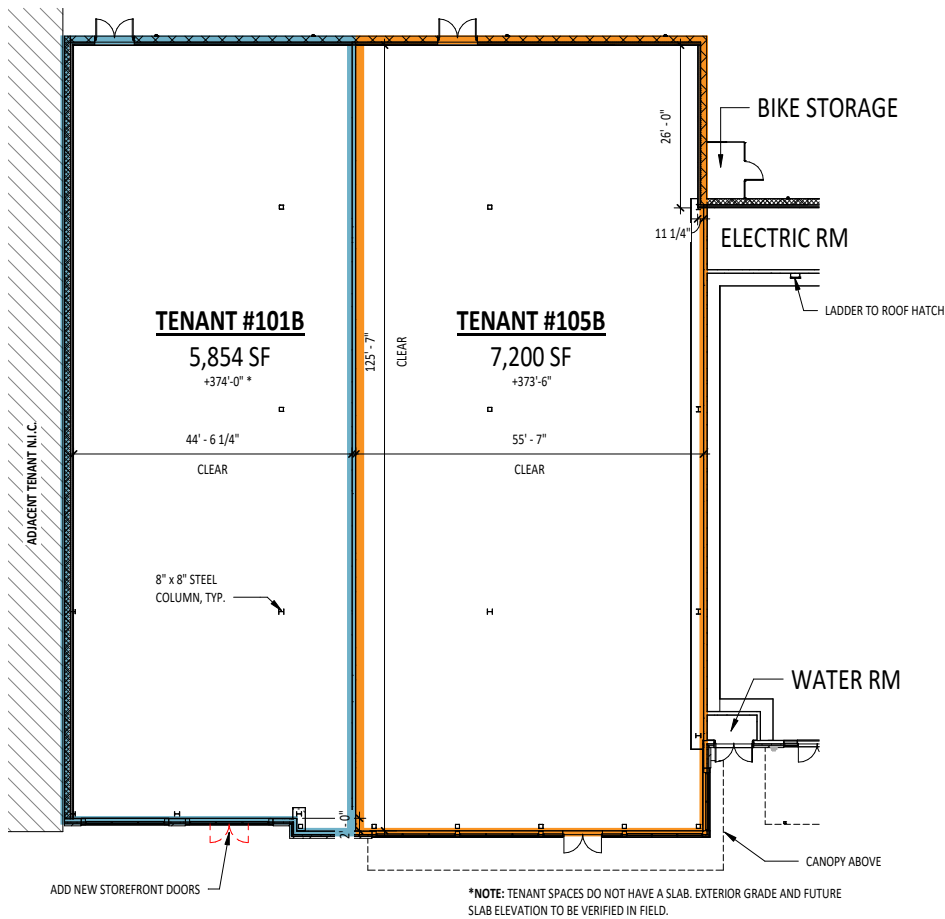
OAK BARREL & VINE

INDUSTRIAL PARKWAY

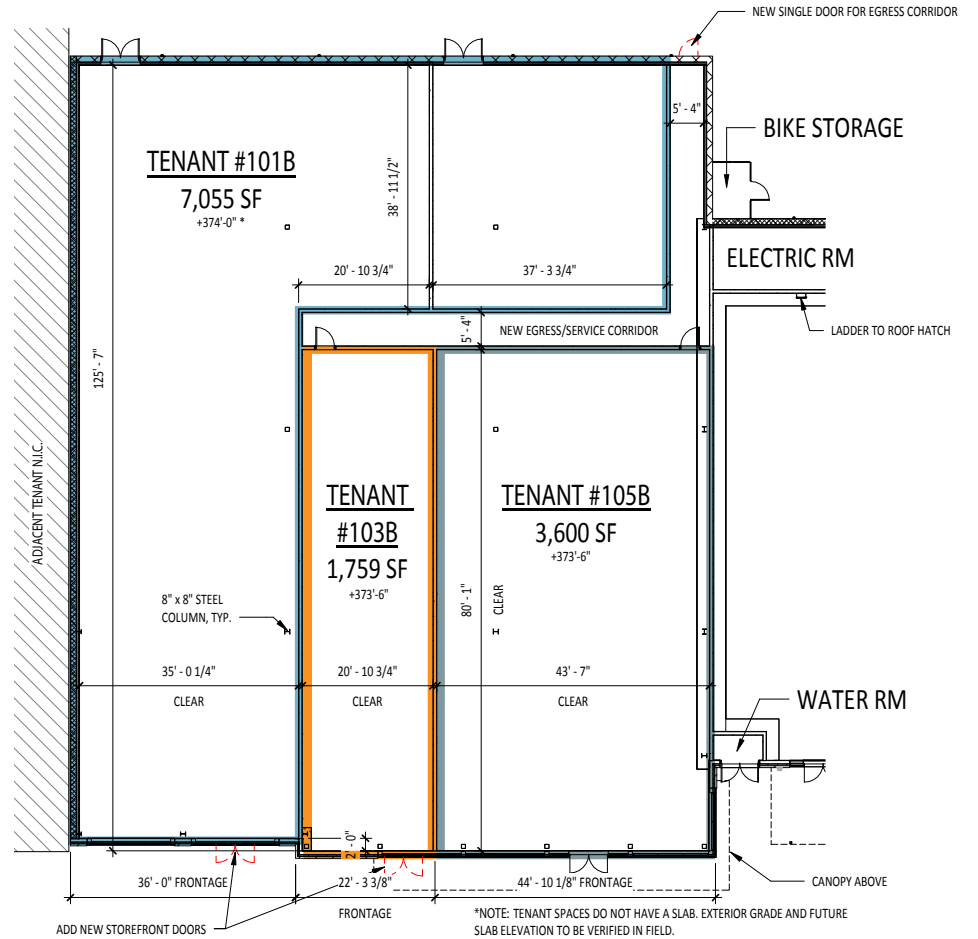
SPINE ROAD

DEMISING PLAN

OPTION. A



OPTION. B



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TOWN CENTER

12345 COLUMBIA PIKE, SILVER SPRING, MD 20904

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