



SILVER SPRING METRO PLAZA

8401 - 8405 COLESVILLE ROAD SILVER SPRING, MD 20910

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PROPERTY DETAILS

- 6,641 SF second gen restaurant space available
- 640,000 SF Class A office complex with approximately 47,000 SF of street-front and plaza retail space
- Direct access into the MARC train, Silver Spring Metro Station Red Line and future Purple Line
- 486 Garage parking spaces for office and retail
- 5 Minute walk to Downtown Silver Spring
- 6.5M SF office within a 5 minute walk with a Walkscore of 97 - Walkers Paradise

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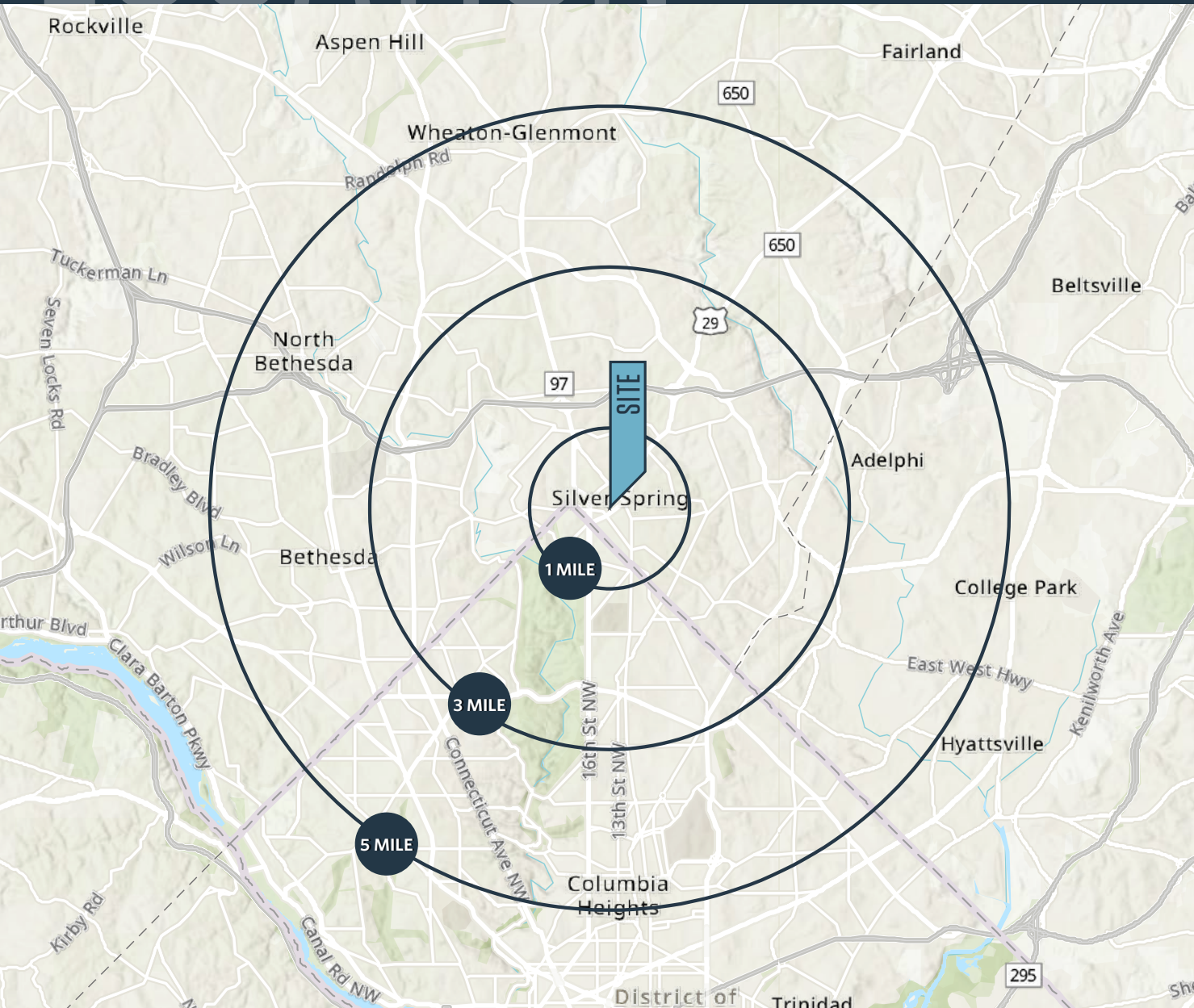
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LOCATION

SILVER SPRING METRO CENTER

8401 - 8405 COLESVILLE ROAD SILVER SPRING, MD 20910



AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
6,641 SF	Negotiable	Restaurant	Immediate
12,000 SF	Negotiable	Vanilla Shell	Immediate
855 SF	Negotiable	Vanilla Shell	Immediate
5,417 SF	Negotiable	Former Office	Immediate

DEMOGRAPHICS | 2022:

1-MILE	3-MILE	5-MILE
Population 40,155	235,497	641,054
Daytime Population 30,023	91,590	341,069
Households 19,912	88,511	247,206
Average HH Income \$132,903	\$157,965	\$165,143

TRAFFIC COUNTS | 2021:

Colesville Road	29,092 ADT
Silver Spring Metro	121,560 PPD

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MAP

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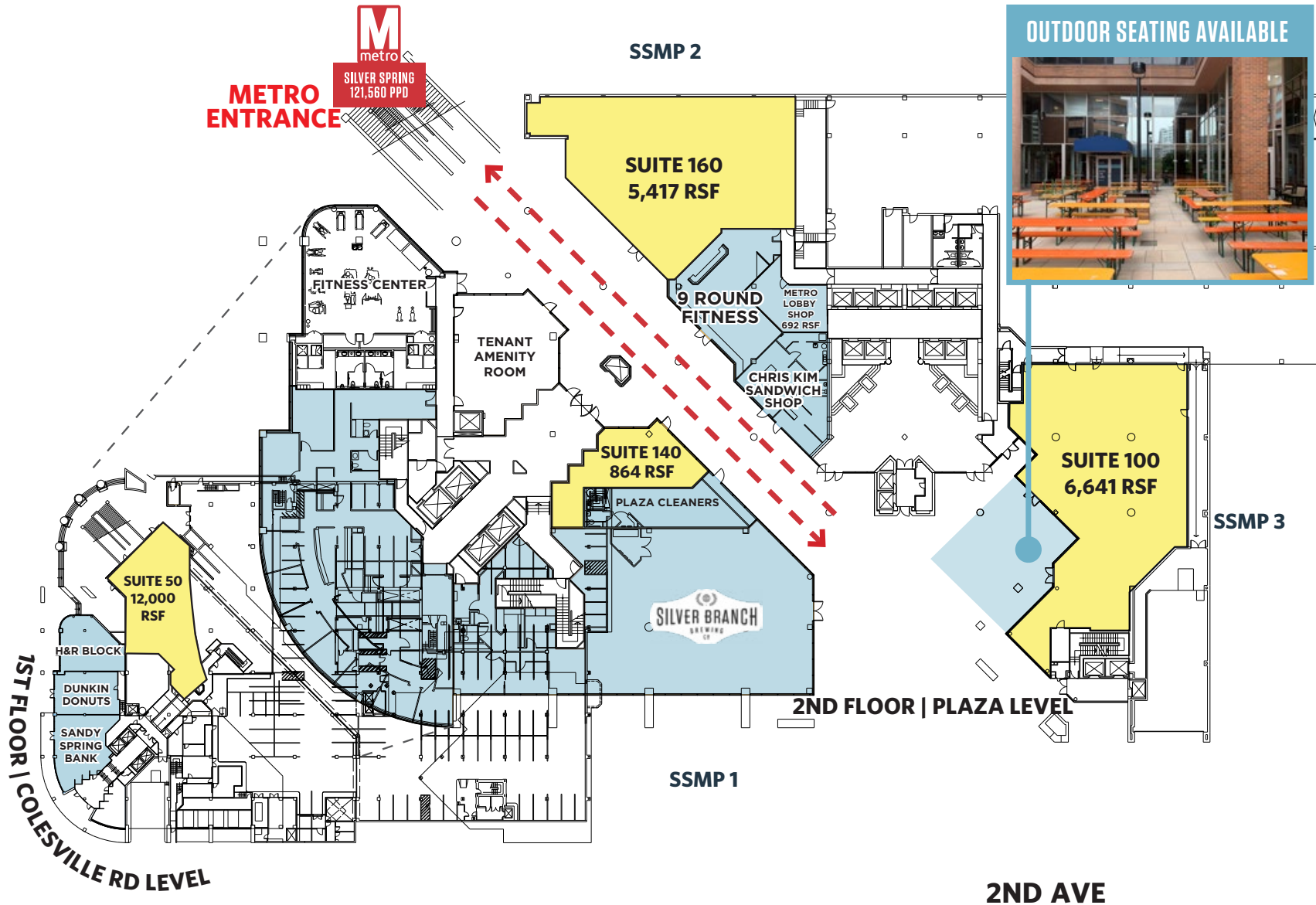
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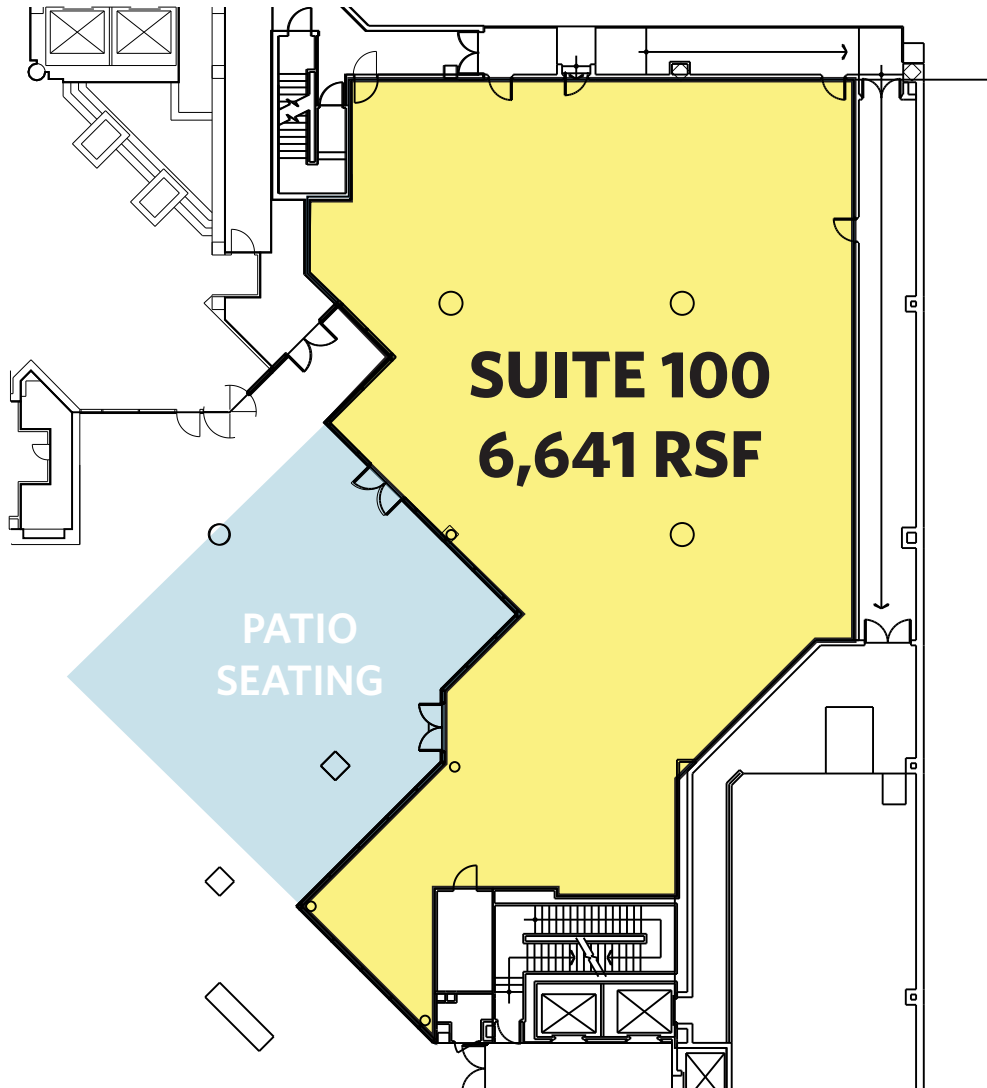
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RT 29 - COLESVILLE RD - 28,931 VPD



SUITE 100 - 2nd GENERATION RESTAURANT



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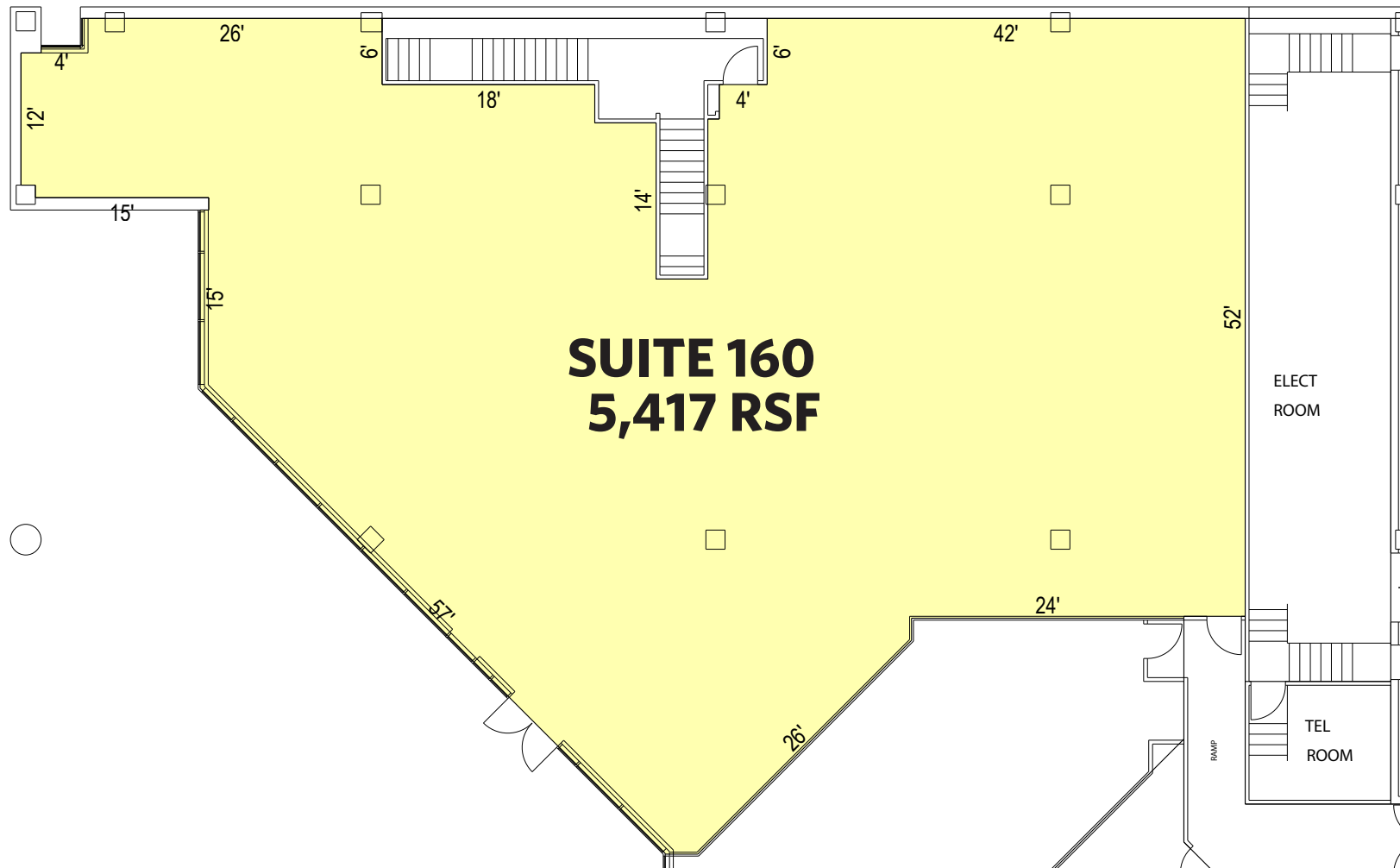
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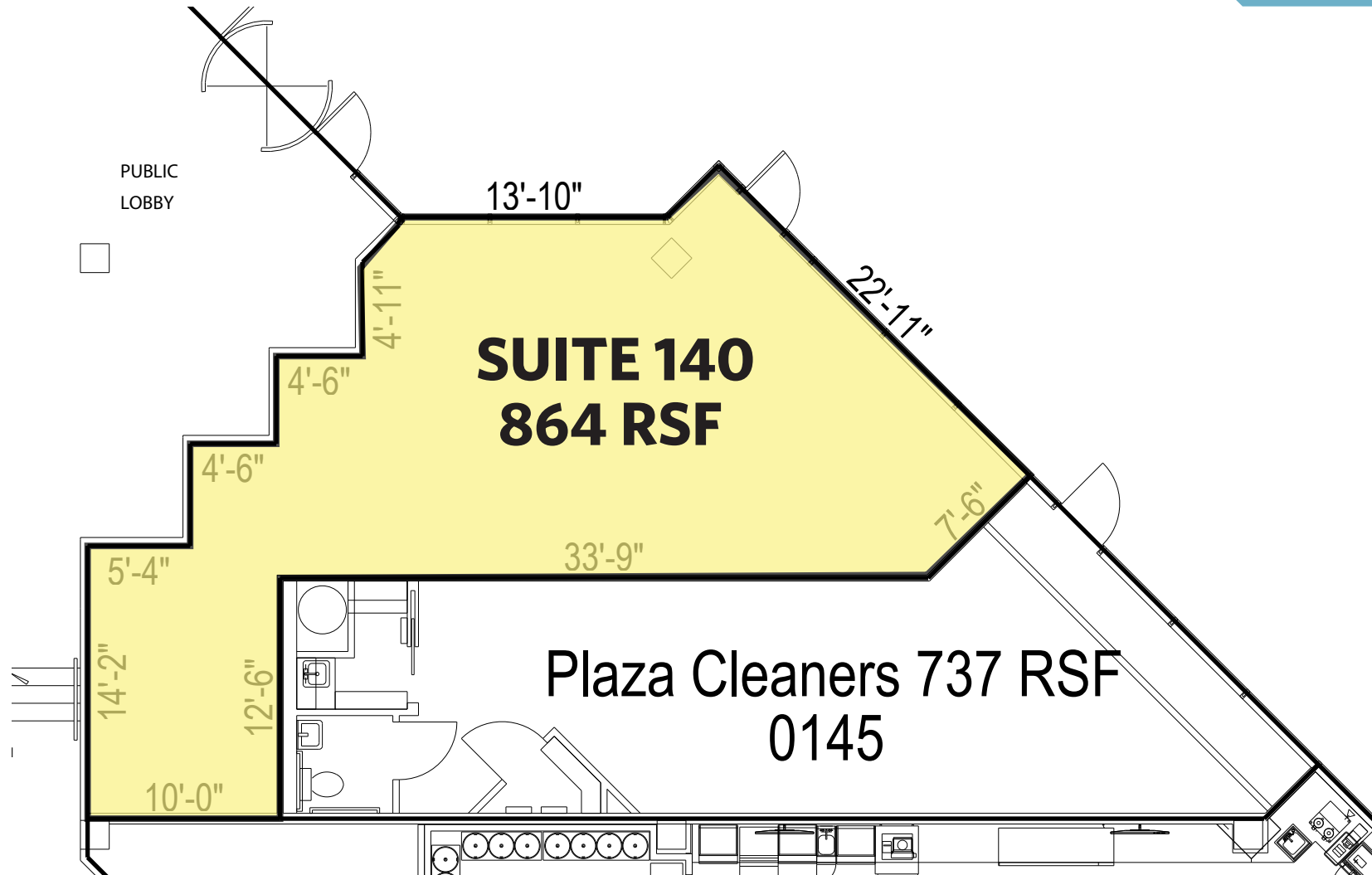
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FOR MORE INFORMATION, PLEASE CONTACT:

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