



NEARBY ATTRACTIONS



FORMER WALGREENS FOR LEASE

- 9,516 SF corner space available with prime signage opportunities on Georgia Avenue (33,351 VPD) and Cameron St (2,700 VPD).
- Located in the heart of Silver Spring steps from the new Mom's Organic Market, LA Fitness, 1,344 space Spring Cameron Public Parking Garage and Doubletree by Hilton.

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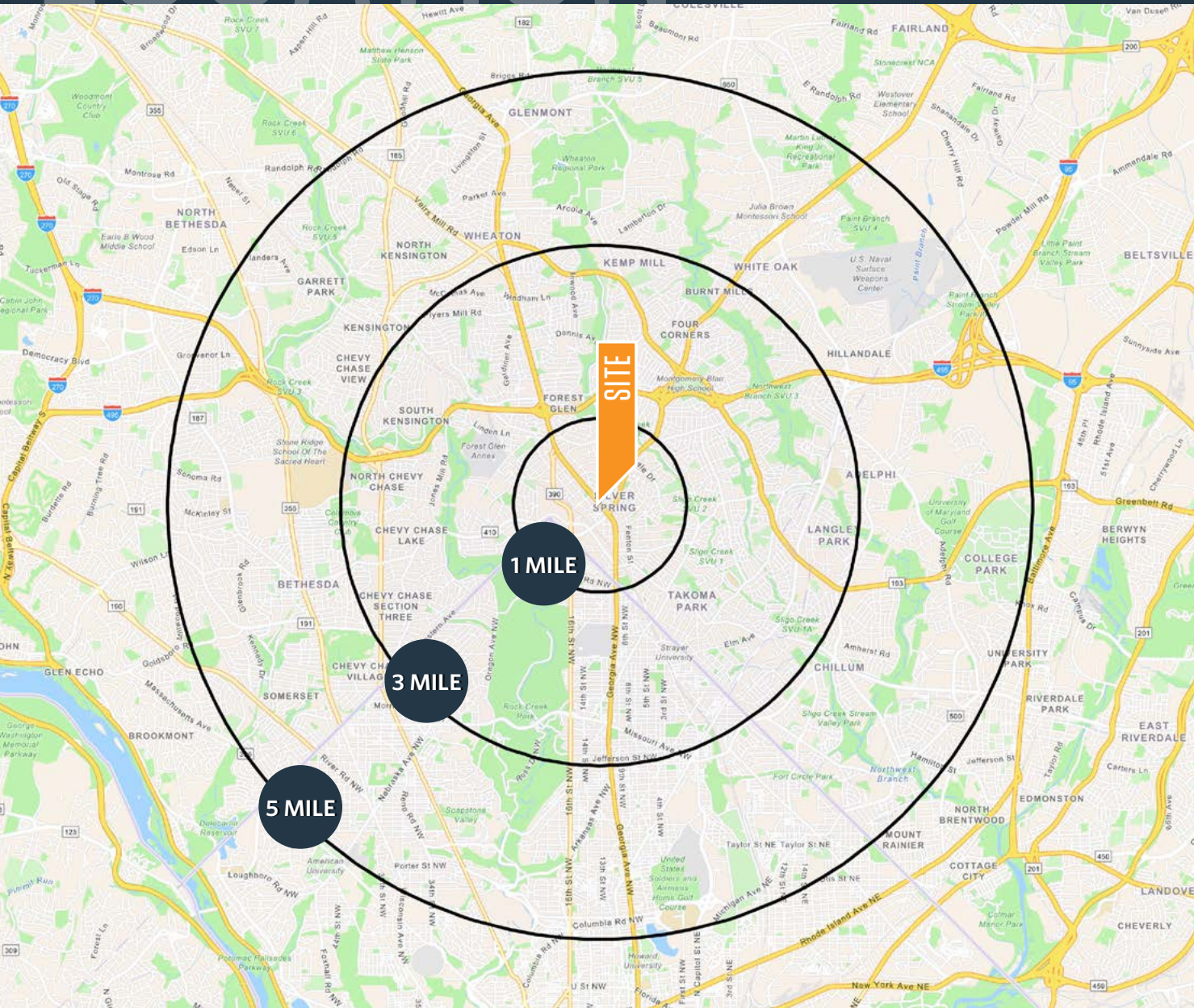
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LOCATION

8701 GEORGIA AVENUE

SILVER SPRING, MD 20910



PROPERTY HIGHLIGHTS:

9,516 SF Former Walgreens Available

DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
38,808	234,579	619,764
Daytime Population		
44,221	193,879	617,194
Households		
19,494	87,819	238,081
Average HH Income		
\$148,376	\$164,977	\$168,821

TRAFFIC COUNTS | 2023:

Georgia Ave	33,351 VPD
Colesville Rd	28,001 VPD
Cameron St	2,700 VPD
Purple Line	Coming Soon

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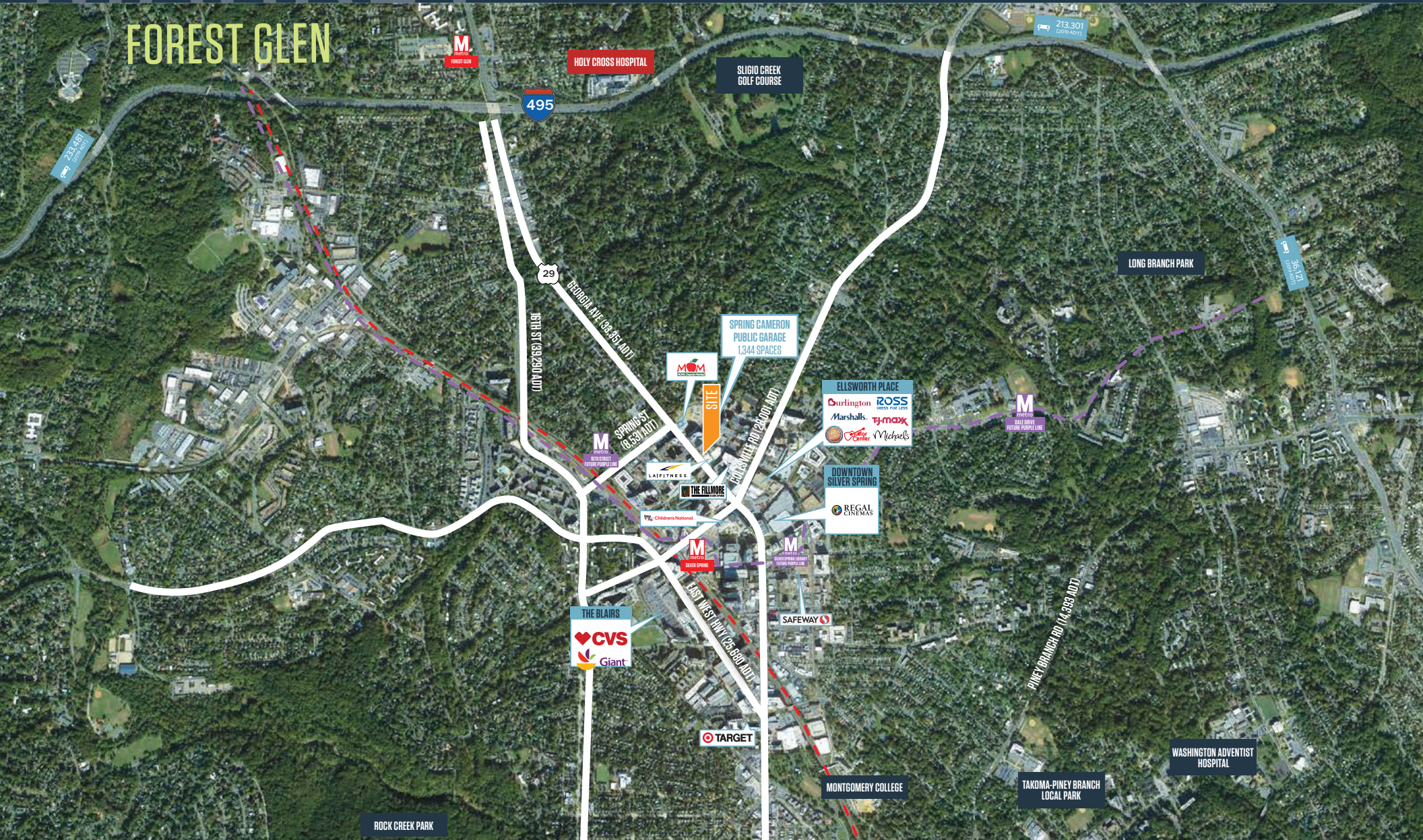
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MARKET

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AERIAL

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A DYNAMIC TRADE AREA

LIVE MUSIC AND
CULTURAL DESTINATION



CORPORATE HEADQUARTERS



6.7 MILLION SF OF OFFICE
785,000 SF of office development

11,114 RESIDENTIAL UNITS
4,189 units planned

THE NEIGHBORHOOD

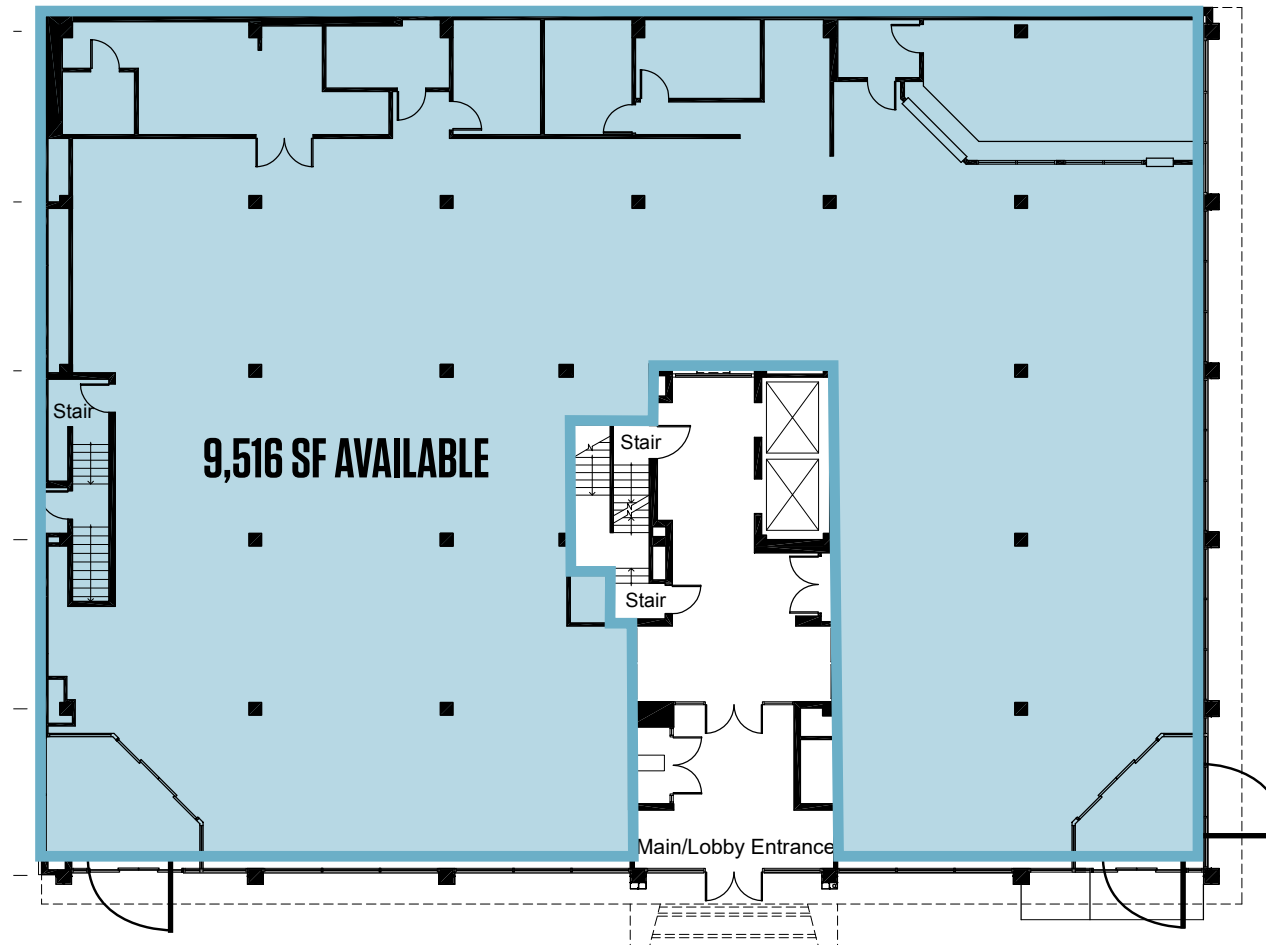
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CAMERON STREET 2,700 VPD



GEORGIA AVENUE - 22,200 VPD

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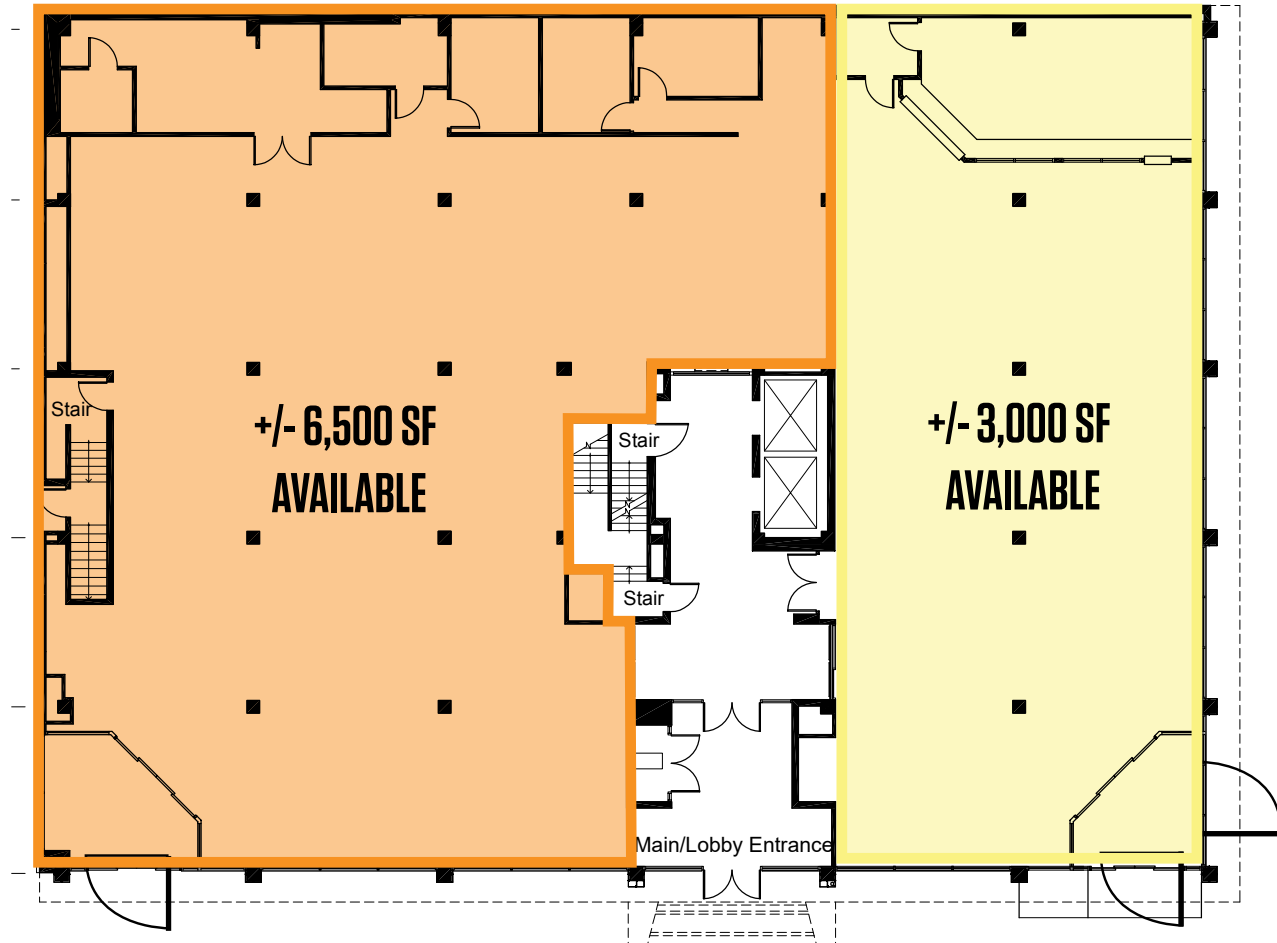
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DEMISING

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CAMERON STREET 2,700 VPD

GEORGIA AVENUE - 22,200 VPD



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