

# WHITE OAK

TOWN CENTER

12345 COLUMBIA PIKE  
SILVER SPRING, MD 20904

JOIN

amazonfresh

FIRST WATCH  
THE DAYTIME CAFE



PATRIOT  
URGENT CARE

OAK BARREL & VINE

EUROPEAN  
WAX CENTER

Inspire  
NAIL BAR

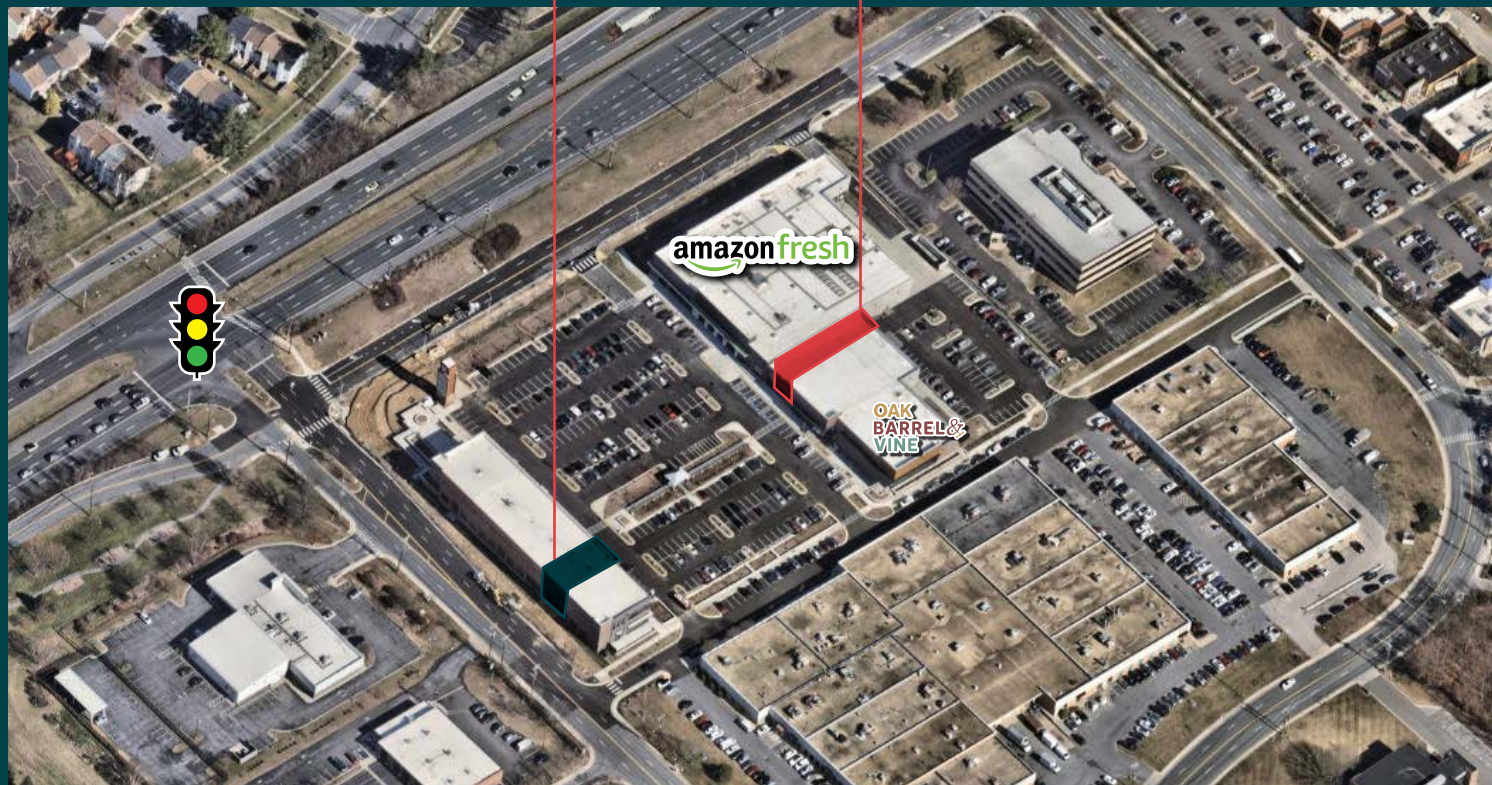


Advance  
Auto Parts

FOR  
LEASING







klnb

# LAST SPACES REMAINING!





# 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**



**OAK BARREL & VINE**



## DEMOGRAPHICS



POPULATION



AVERAGE HH  
INCOME



DAYTIME  
POPULATION

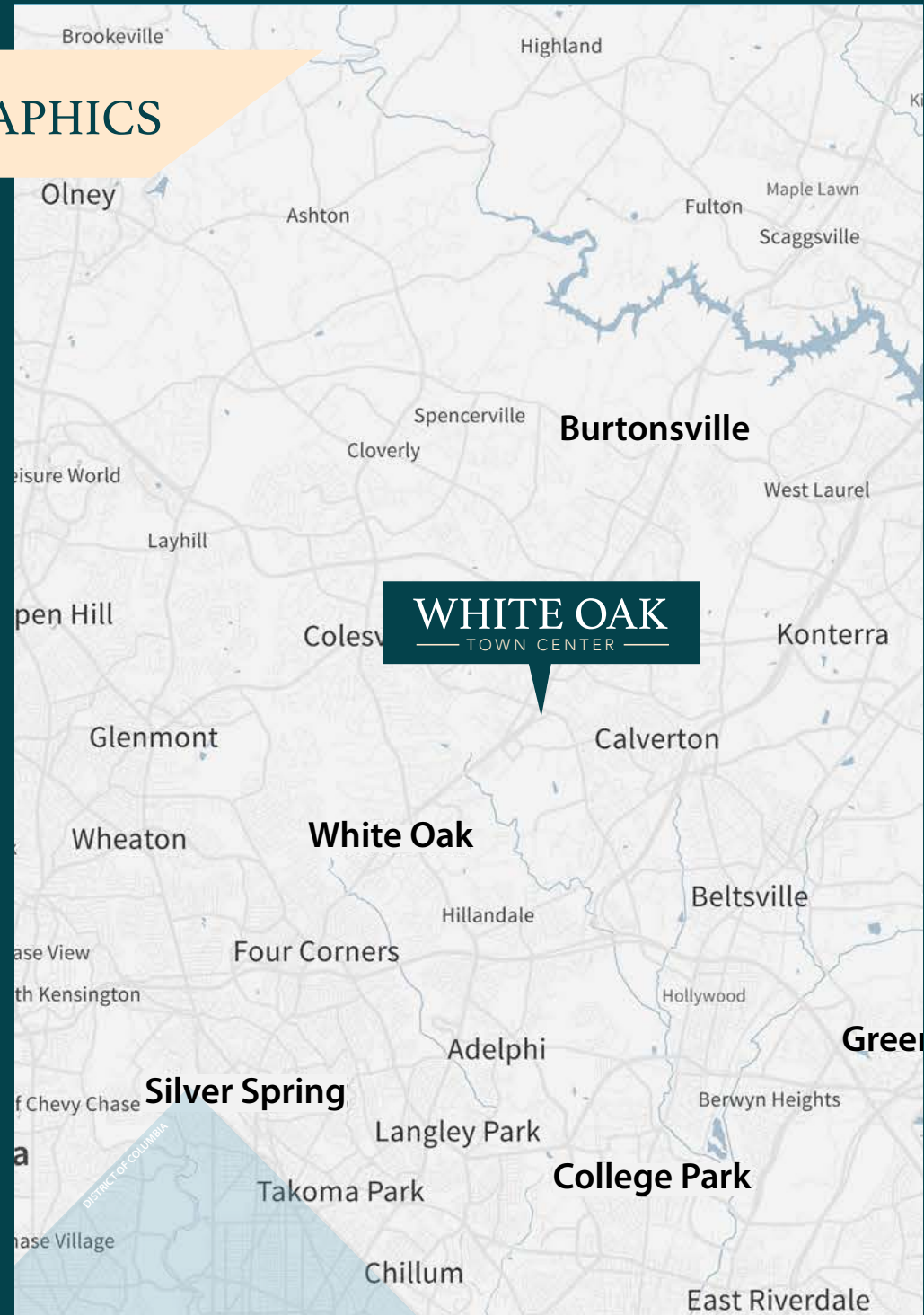


NUMBER OF  
HOUSEHOLDS

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





**COLUMBIA PIKE - 54,932 VPD**

**OLD COLUMBIA PIKE**

**TECH ROAD - 11,193 VPD**

**INDUSTRIAL PARKWAY**

**SPINE ROAD**

**AVAILABLE** (Red)  
**IN NEGOTIATION** (Green)

**amazon fresh**  
JR. ANCHOR  
FUTURE TENANT  
FUTURE TENANT  
FUTURE TENANT  
FUTURE TENANT  
FUTURE TENANT

**amazon fresh**  
5,854 SF DIVISIBLE  
**Advance! Auto Parts**  
**PATRIOT**  
OAK BARREL & VINE

**55K SF Office Building**

**135K Office Flex Building**

**35K Office Flex Building**

**20,000 SF**

**1,000 SF**

**ACCESS TO 2ND FLOOR**

**SURFACE PARKING 370 SPACES**

**FIRST WATCH**  
**Inspire**  
**AT&T**  
**Starbucks**

**Capital One**  
**Chick-fil-A**  
**Panera BREAD**  
**FRIDAYS**  
**FedEx Office**  
**POTBELLY SANDWICH SHOP**  
**FIVE GUYS BURGERS and FRIES**  
**tropical CAFE SMOOTHIE**  
**7 ELEVEN**  
**Hilton Garden Inn 107 ROOMS**

**PROGRESSIVE**  
**MVA**  
**ZIPPS DRY CLEANERS**  
**ihop**

**FULL MOVEMENT**

**FULL MOVEMENT**

**pylon**



# SITE PLAN

COLUMBIA PIKE - 54,932 VPD

OLD COLUMBIA PIKE

AVAILABLE  
IN NEGOTIATION

PYLON

SURFACE PARKING 370 SPACES

20,000 SF

FIRST WATCH  
THE DAYTIME CAFE

Inspire  
NAIL BAR

CHICKEN  
POT PIE  
CLOCK

EUROPEAN  
WAX  
CENTER

1,800 SF

ELEC. RM  
LOBBY

AT&T

Starbucks

amazonfresh

5,854 SF  
DIVISIBLE

Advance  
Auto Parts

PATRIOT  
URGENT CARE

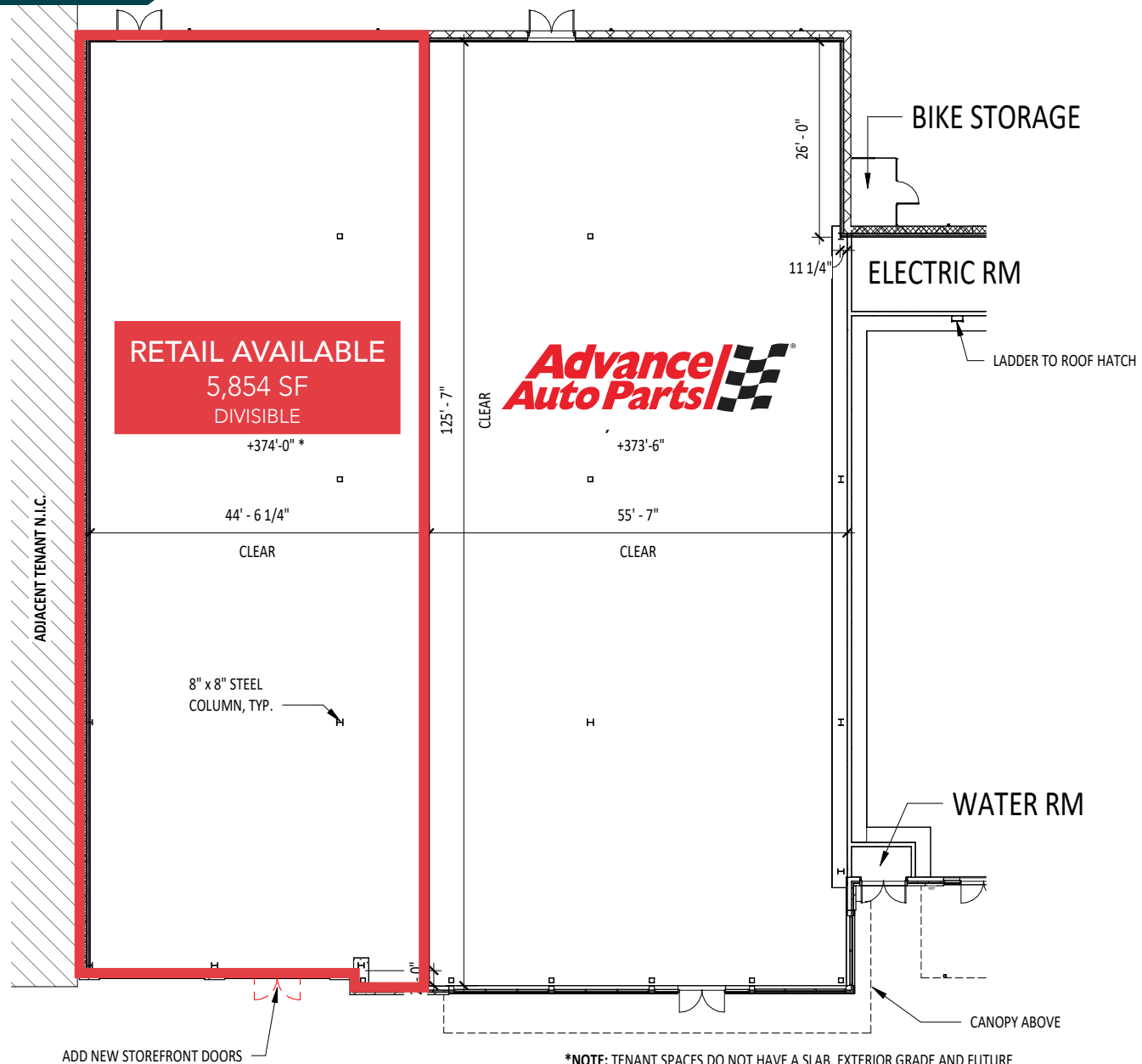
OAK BARREL & VINE

INDUSTRIAL PARKWAY

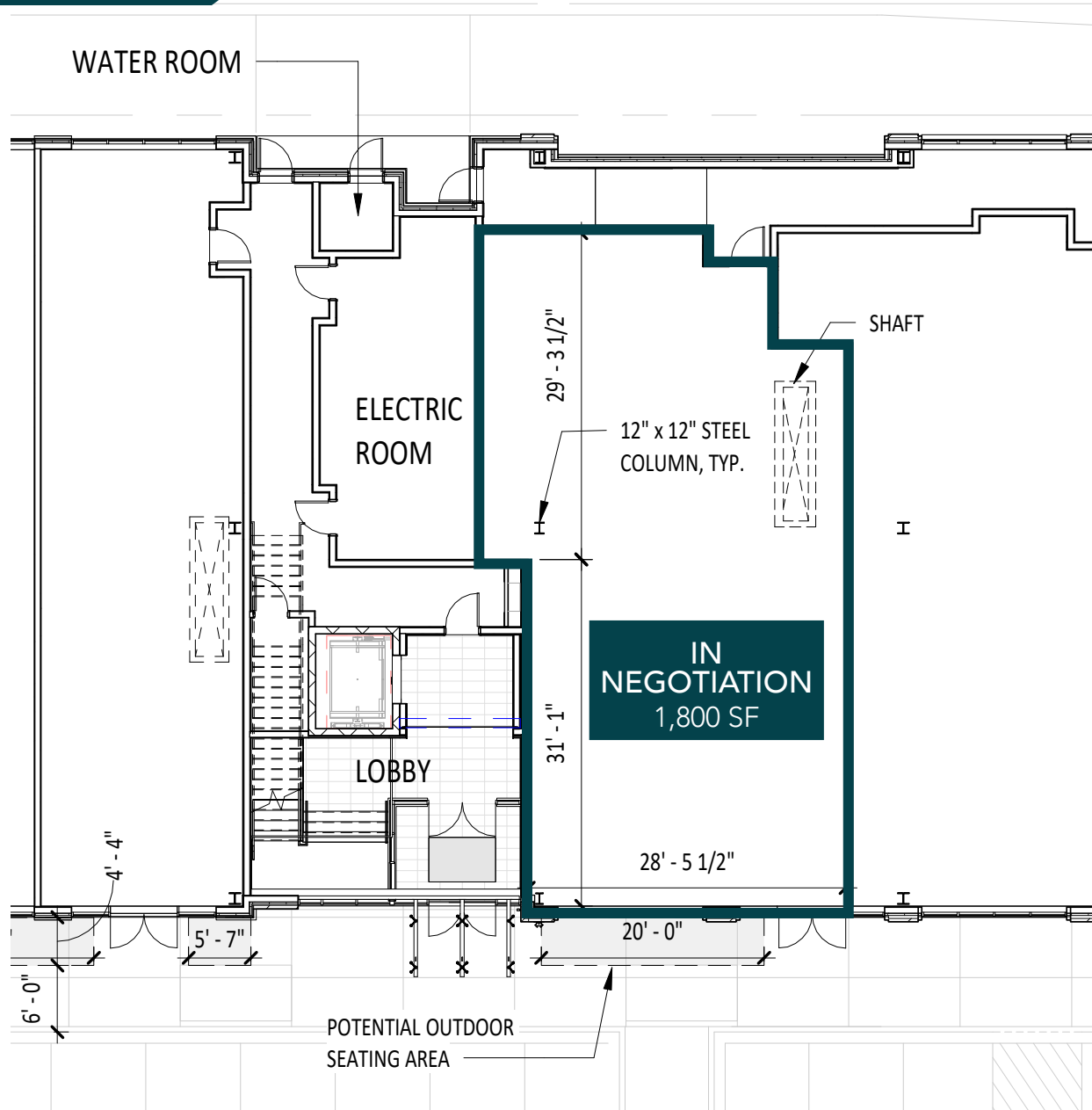
SPINE ROAD

LEGEND

LOD - 5,854 SF



# LOD - 1,800 SF



# PHOTOS





# WHITE OAK

## TOWN CENTER

12345 COLUMBIA PIKE, SILVER SPRING, MD 20904

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