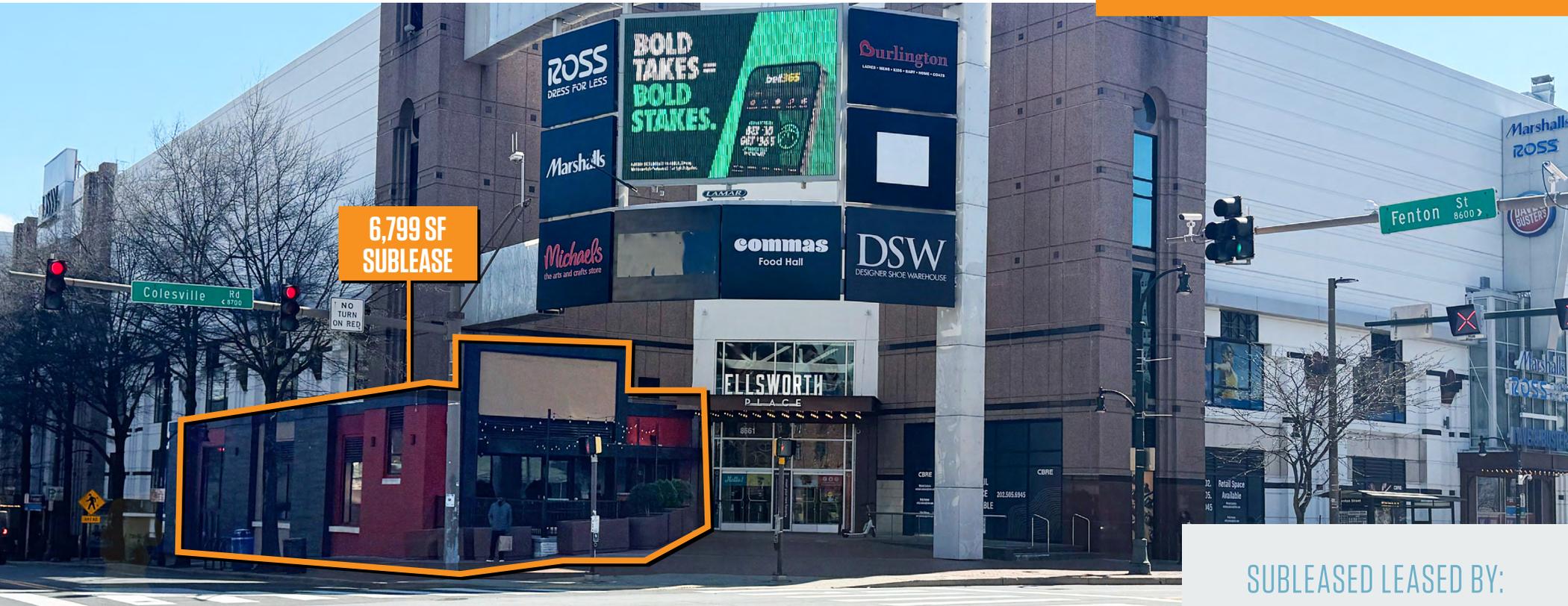


8551 FENTON ST

8551 Fenton St, Silver Spring, MD 20910
Montgomery County

2ND GENERATION RESTAURANT



6,799 SF
SUBLEASE

SUBLEASED LEASED BY:

kln**b**

JOIN

Michael's **Marshalls**®

ROSS
DRESS FOR LESS

Burlington

DSW
DESIGNER SHOE WAREHOUSE®



GNC
LIVE WELL

RETAIL FOR SUBLEASE

- 6,799 SF second general restaurant available for sublease
- Term Expires: June 30, 2033
- Located in Ellsworth Place (at the main and main of Downtown Silver Spring)
- Ample garage parking and accessible to the red and purple line

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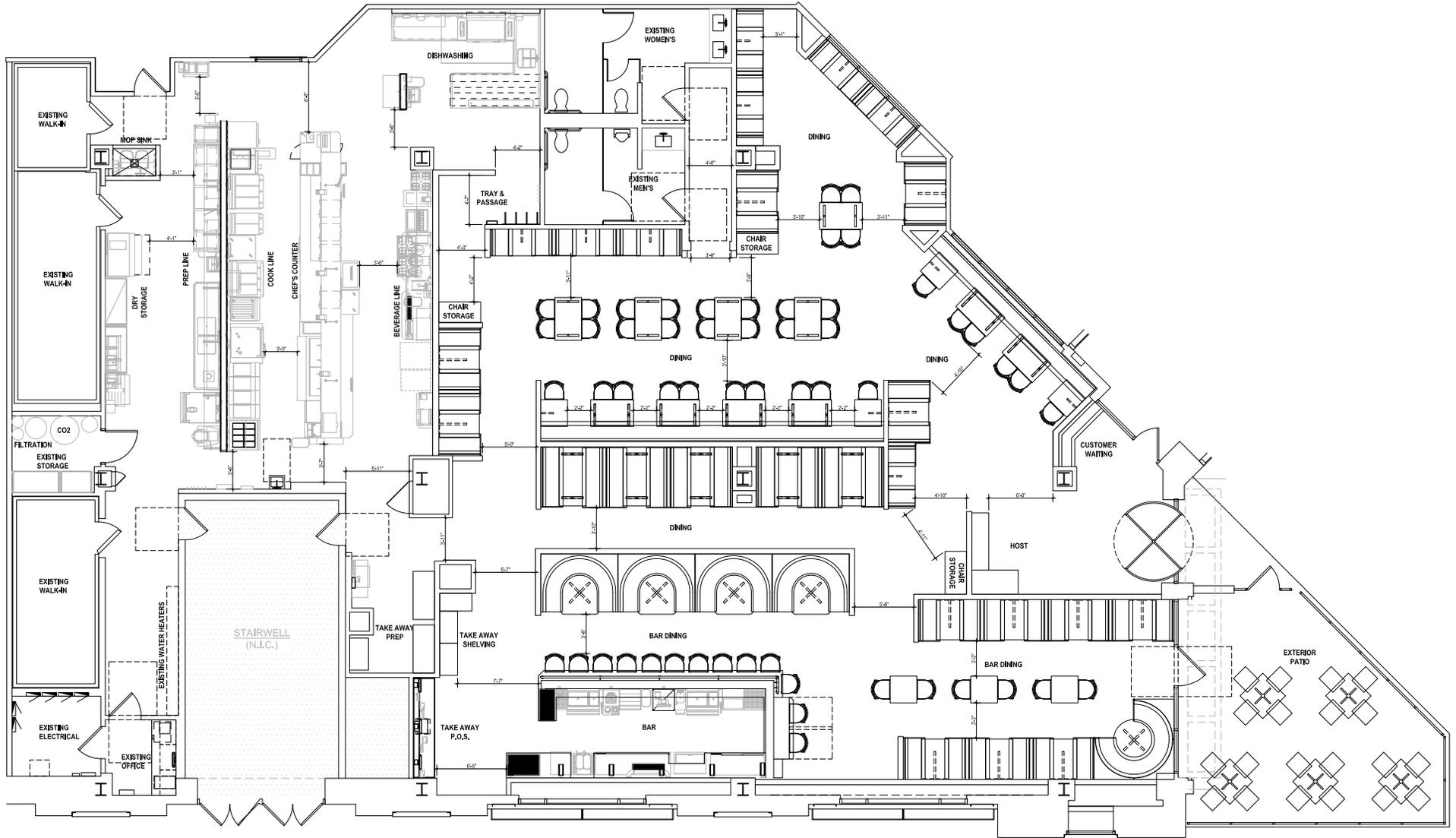
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FLOOR PLAN



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MARKET AERIAL



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SITE PLAN



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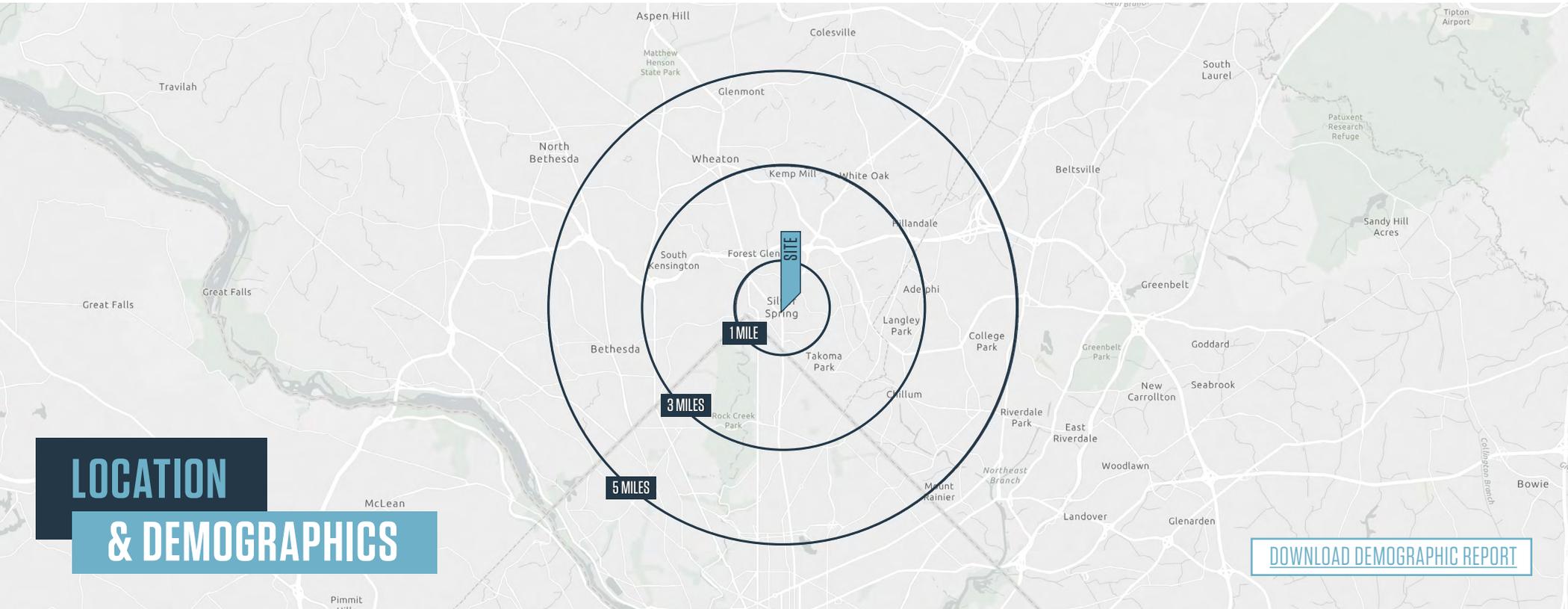
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LOCATION & DEMOGRAPHICS

[DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024

Colesville Rd [US 29]	27,756 ADT
Fenton St	7,339 ADT

	1-MILE	3-MILES	5-MILES			
	Population				Households	
	40,826	239,849	619,630		20,450	89,463
						239,167
	Daytime Population				Average Household Income	
	29,738	89,687	360,777		\$143,008	\$164,579
						\$176,565

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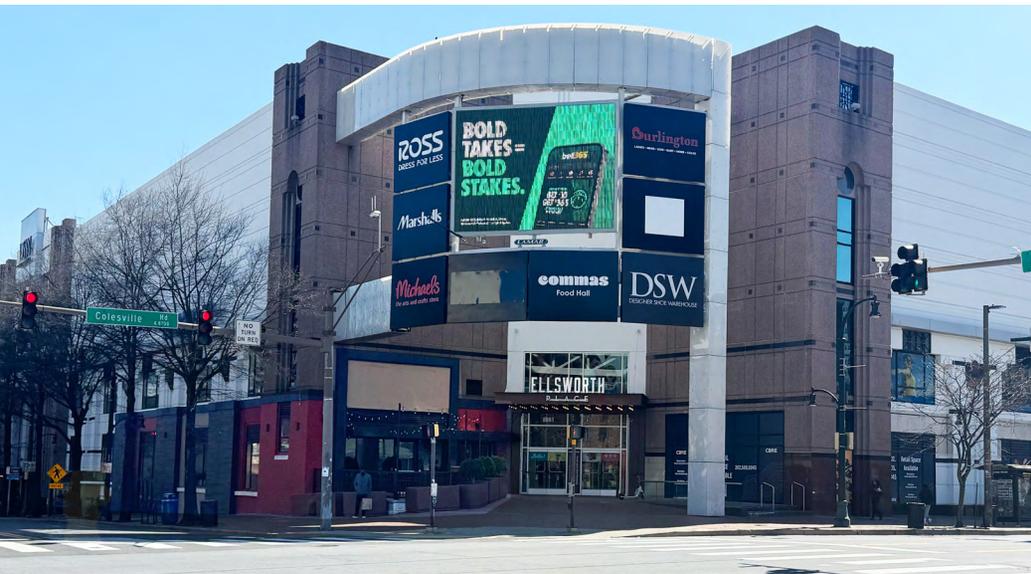
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PHOTOS



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For More Information, Please Contact:

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