

TECH CENTER

29

12200 TECH ROAD
SILVER SPRING, MD 20904

JOIN NEARBY RETAILERS

FIRST WATCH



OAK BARREL & VINE



CLUB PILATES



EUROPEAN WAX CENTER



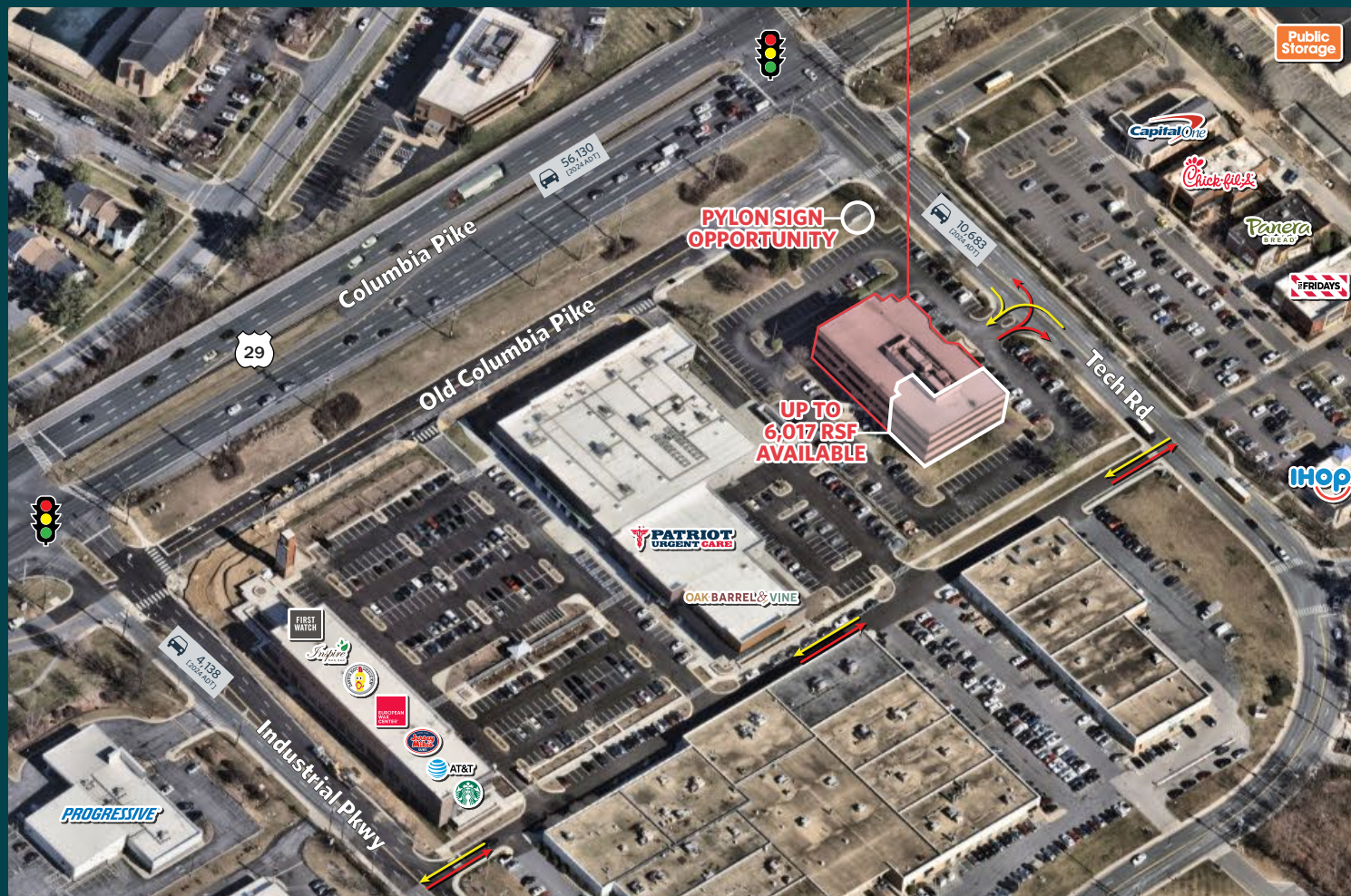
FOR LEASING



JOIN



UP TO 6,017 RSF AVAILABLE FOR LEASE!



SITE OVERVIEW AND AREA DEMOGRAPHICS

PROPERTY HIGHLIGHTS

- Ground Floor Space Available
- Pylon Signage Available
- Approximately 160 Surface Parking Spaces

DEMOGRAPHICS



POPULATION



AVERAGE HH
INCOME



DAYTIME
POPULATION

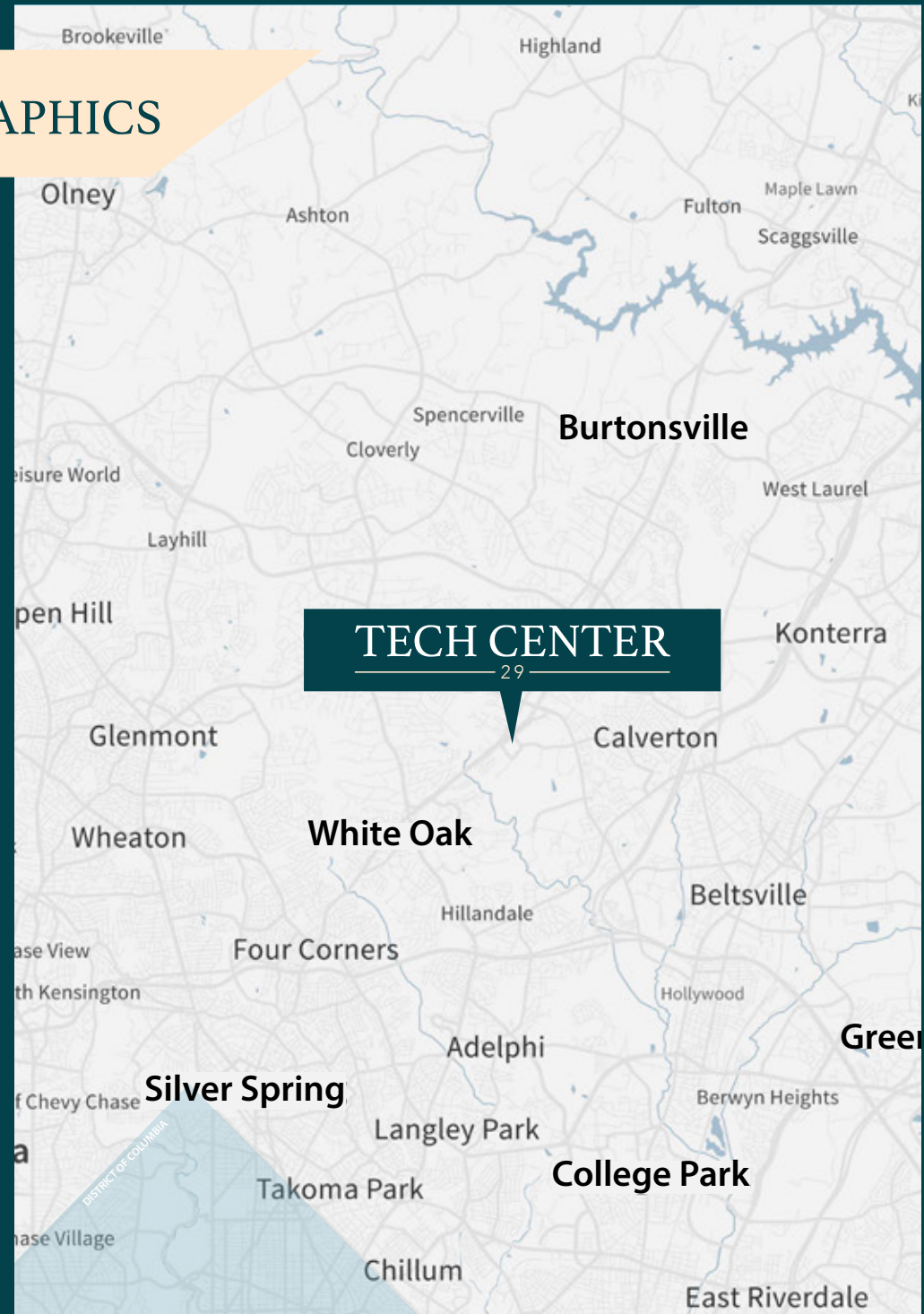


NUMBER OF
HOUSEHOLDS

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



MARKET AERIAL



200



212,934 VPD

63,619 VPD



Adventist HealthCare
White Oak Medical Center

- Opened in 2020
- Campus of 270 Inpatient Beds including an acute care Rehabilitation Hospital
- Over 1500 employees

ORCHARD SHOPPING CENTER

KOHL'S

Giant target

PET SMART

CHERRY HILL RD - 24,512 VPD

390 MF Units Planned

CHERRY HILL RD

TOYOTA

LEXUS

THE HOME DEPOT

TESLA

Hilton Garden Inn

165K Office/Flex

29

Public Storage

TECH ROAD

Capital One

Chick-fil-A

Panera

FRIDAYS

IHOP

TECH CENTER

Met Bank

CLUB PILATES

WHITE OAK TOWN CENTER

OAK BARREL & VINE

Starbucks

FIRST WATCH

Advance! Auto Parts

INDUSTRIAL PARKWAY

MVA

PROGRESSIVE

TECH ROAD

VIVA WHITE OAK

- \$3 billion 300-acre development project
- 7 million SF of commercial development and 5,000 residential units
- World-class life sciences center

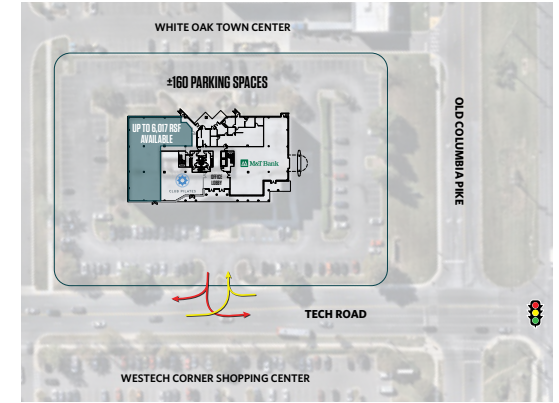
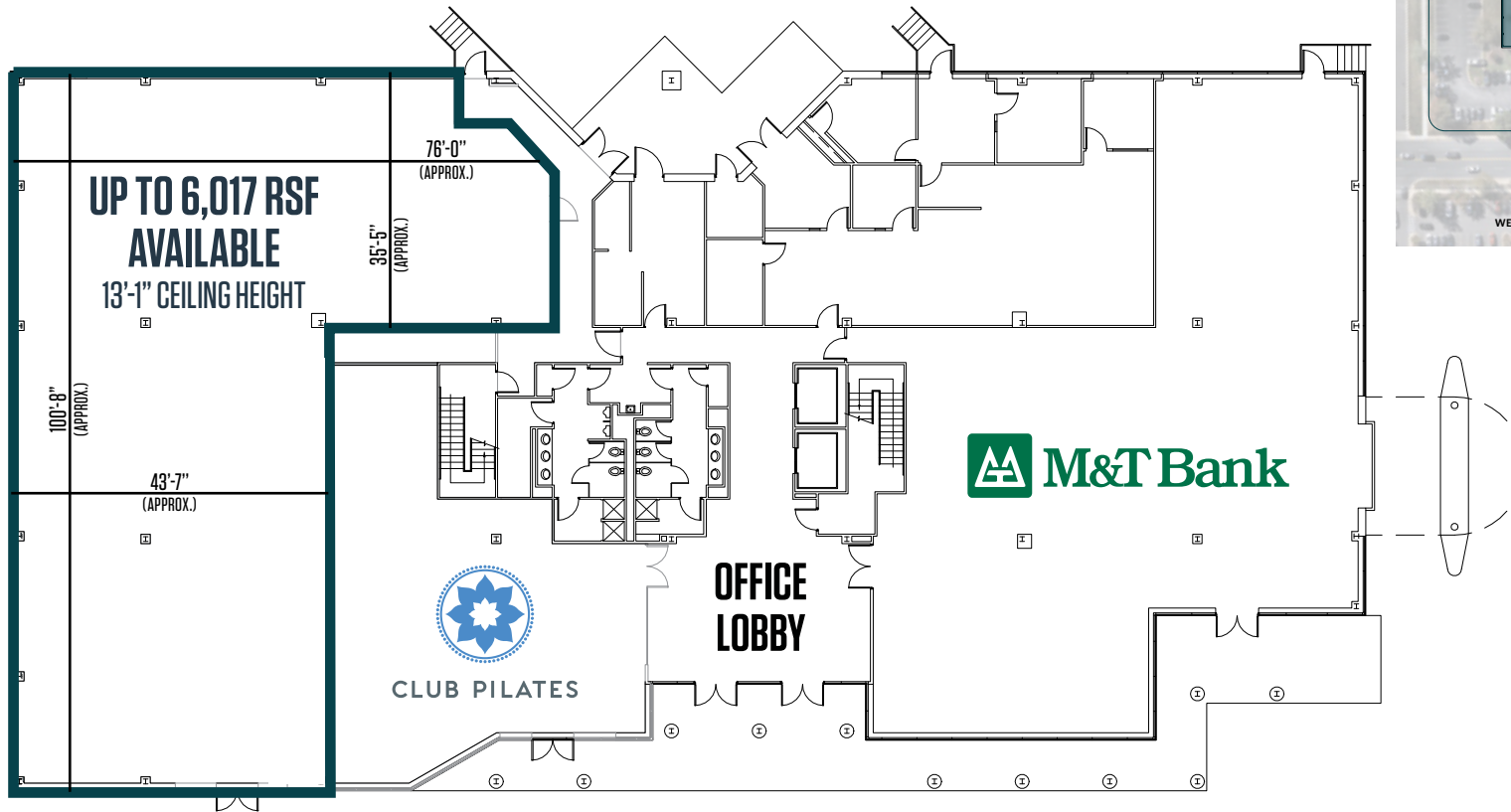
COLUMBIA PIKE - 54,932 VPD

29

JOIN CLUB PILATES AND M&T BANK AT 12200 TECH ROAD WITH SIGNAGE ON ROUTE 29



UP TO 6,017 RSF (DIVISIBLE)



TECH ROAD



TECH CENTER

29

12200 TECH ROAD, SILVER SPRING, MD 20904

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