

# DOWN TOWN SILVER SPRING



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the market

a dynamic trade area

LIVE MUSIC AND CULTURAL DESTINATION



THRIVING RESIDENTIAL BASE

6.6 MILLION SF OF OFFICE

80,000 SF of office under construction

15,495 RESIDENTIAL UNITS

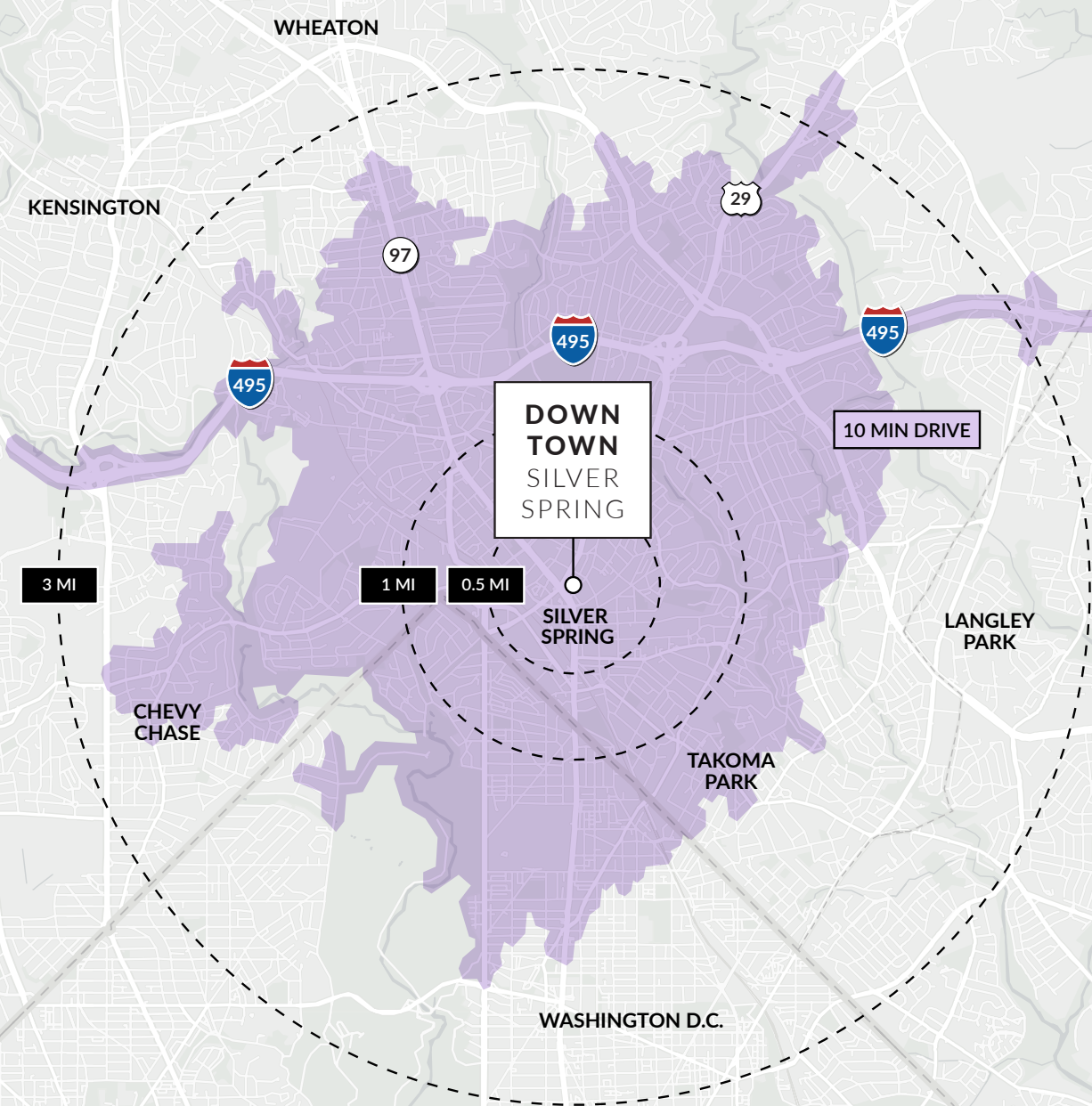
1,750 units planned/under construction

CORPORATE HEADQUARTERS



kInb

# silver spring maryland



	.5 MILE	1 MILE	3 MILE	10 MIN DRIVE
Population	10,061	41,825	251,309	126,427
Daytime Population	14,268	45,196	201,385	111,443
Avg HH Income	\$142,161	\$134,650	\$159,168	\$150,440
Bachelor's Degree or Higher	73.7%	70.9%	53.7%	61.2%
Median Age	37.1	36.8	37.5	37.8



**SILVER SPRING METRO STATION**  
7,203 Average Daily Riders

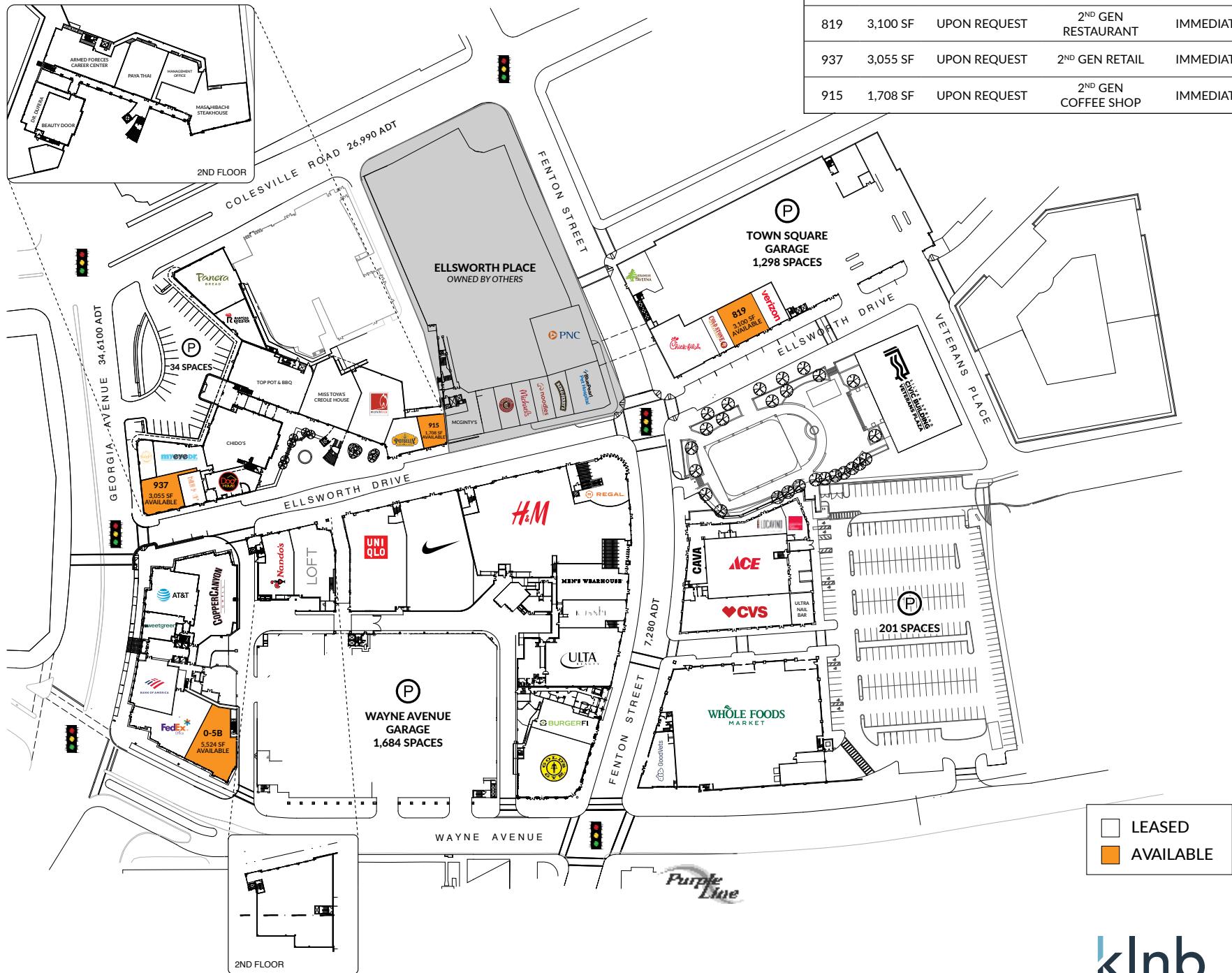


**GEORGIA AVE** 34,610 ADT  
**COLESVILLE RD** 26,990 ADT  
**WAYNE AVE** 14,345 ADT  
**FENTON ST** 7,280 ADT



# site plan

AVAILABLE SPACE				
SUITE	SIZE	RENT	CONDITION	TIMING
0-5B	5,524 SF	UPON REQUEST	2 <sup>ND</sup> GEN SPA	IMMEDIATE
819	3,100 SF	UPON REQUEST	2 <sup>ND</sup> GEN RESTAURANT	IMMEDIATE
937	3,055 SF	UPON REQUEST	2 <sup>ND</sup> GEN RETAIL	IMMEDIATE
915	1,708 SF	UPON REQUEST	2 <sup>ND</sup> GEN COFFEE SHOP	IMMEDIATE



LEASED  
 AVAILABLE

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**view** [property website](#)

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