



1,851 SF



2,512 SF VENTED CORNER



GEORGIA AVE - 25,100 VPD

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STONEBRIDGE CARRAS



MAP

# Demographics



	.5 MILE	1 MILE	3 MILE	10 MIN DRIVE
Population	14,868	38,493	227,225	122,244
Daytime Population	21,749	42,196	192,337	108,383
Avg HH Income	\$127,612	\$142,770	\$170,164	\$164,719
Bachelor's Degree or Higher	77.8%	74.4%	56.8%	61.4%
Median Age	34.2	35.7	38.0	38.2

**ATWELL**  
ON SPRING

10 MIN DRIVE

3 MI

1 MI

0.5 MI



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



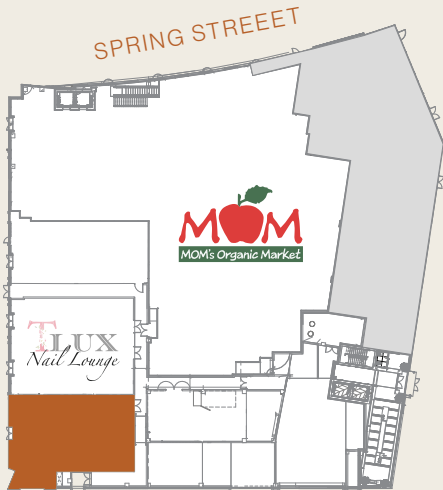
**GEORGIA AVE** 25,100 ADT  
**COLESVILLE RD** 26,990 ADT  
**WAYNE AVE** 14,345 ADT  
**FENTON ST** 7,280 ADT



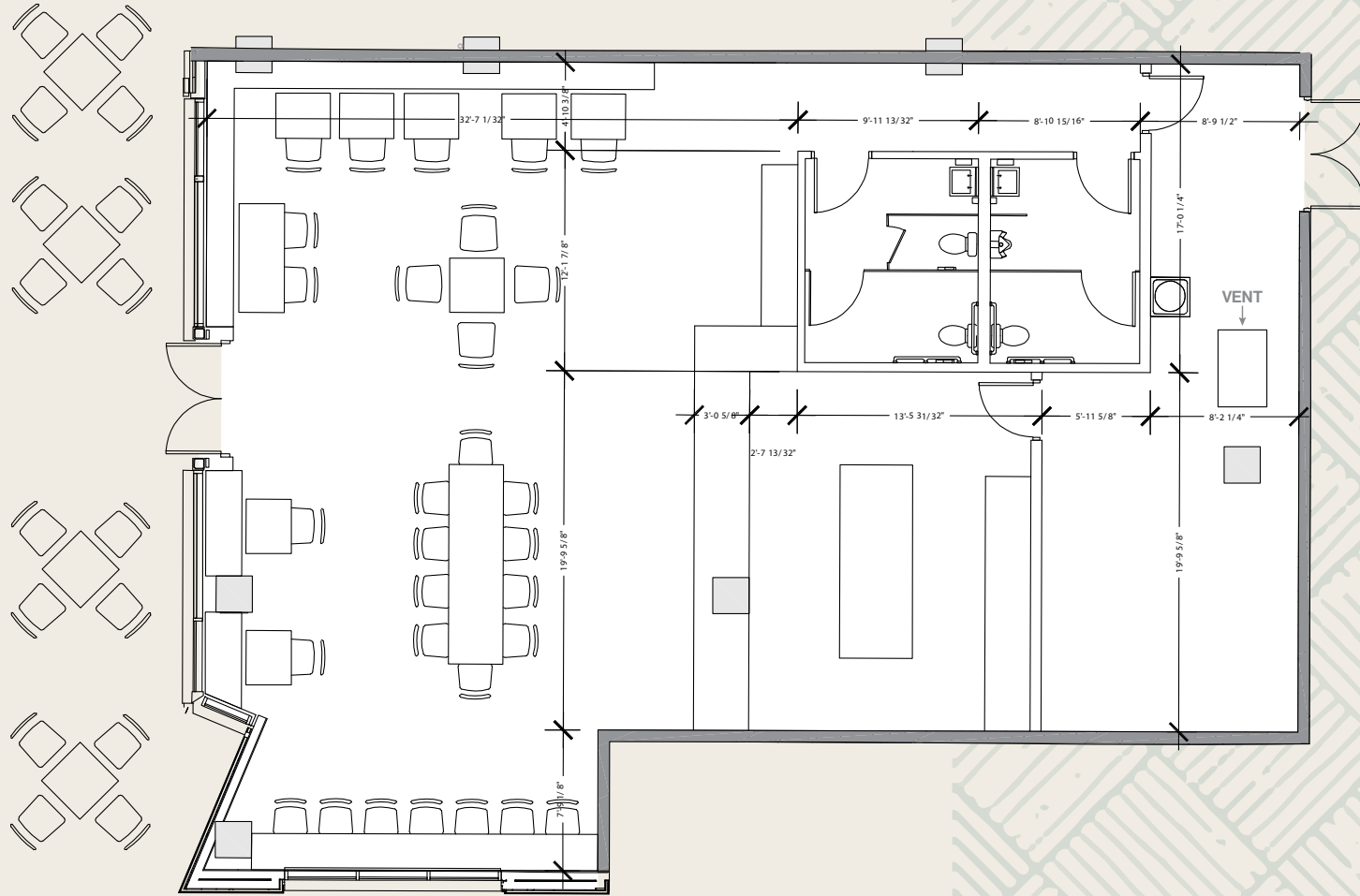
SITE PLAN

2,512 SF  
Vented Corner

GEORGIA AVE - 25,100 VPD

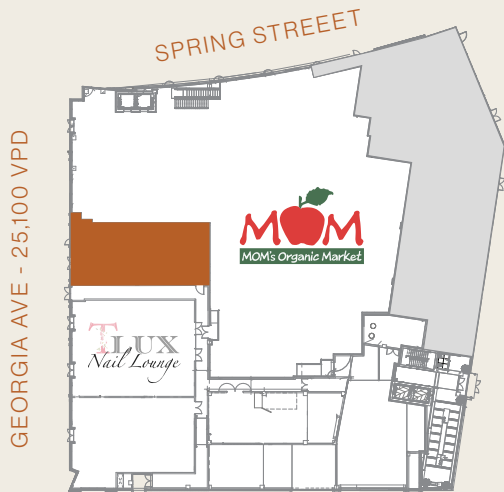


PLANNING PLACE

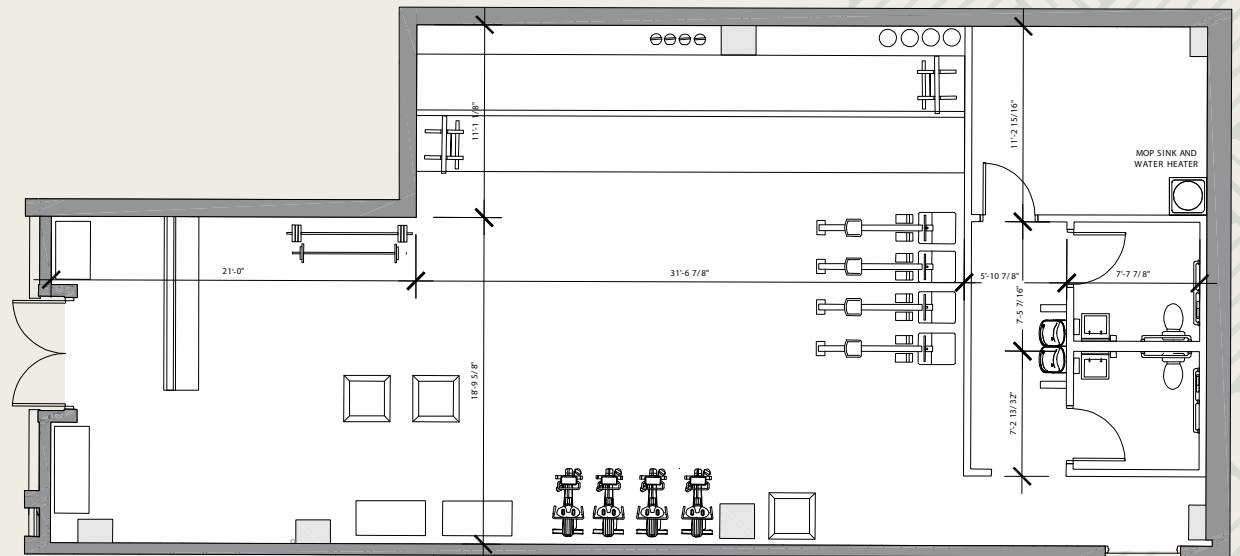


Hypothetical Cafe Layout

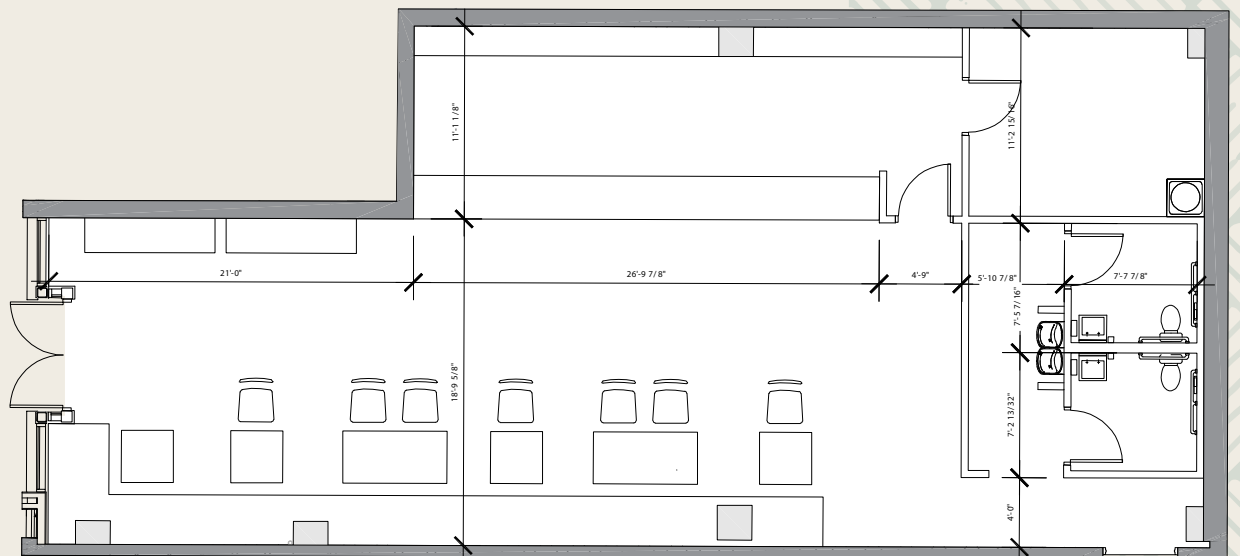
SITE PLAN  
1,851 SF



PLANNING PLACE



Hypothetical Fitness Concept



Hypothetical Cafe Layout

# ATWELL

ON SPRING

1260 Spring Street  
SILVER SPRING, MARYLAND



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