

# HILLANDALE GATEWAY

10100 NEW HAMPSHIRE AVE,  
SILVER SPRING, MD 20903

**DELIVERING SUMMER 2027**  
**GROUND LEVEL RETAIL**  
4,590 SF of available retail

**NOW PRE-LEASING!**  
**PAD 2 - EAST BUILDING**  
2,800 SF of available retail

**NOW PRE-LEASING!**  
**PAD 1 - WEST BUILDING**  
2,000 SF of available retail

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# OVERVIEW

# HILLANDALE GATEWAY

10100 NEW HAMPSHIRE AVE, SILVER SPRING, MD 20903, MONTGOMERY COUNTY

## RETAIL AVAILABLE FOR LEASE:

- Montgomery County's newest, mixed-use redevelopment at the intersection of New Hampshire Ave (44,057 ADT) and Powder Mill Rd (9,513 ADT) with a new transit station and dedicated retail parking. Immediately accessible to I-495.
- Retail opportunities coming available:
  - West, Freestanding Retail Building: 2,000 SF adjacent to the community green space.
  - East, Freestanding Retail Building: 2,800 SF adjacent to community green space and frontage along the project's festival street. Can be subdivided to support 2 tenants.
  - 4,590 SF, ground-level retail of residential units at the entrance into the project.
- Mixed-Income community delivering over 450 residential units in already established, dense trade area with population over 178,000 in 10-minute drive.

## OVERALL DEVELOPMENT PLAN:

Hillandale Gateway is an all-electric, mixed use, mixed income community that is targeting the most rigorous sustainable certifications in the building industry. Hillandale Gateway's focus on building science and innovative use of readily available building technologies will allow it to use 40% less energy than a code-compliant building of the same size. Providing a new transit center at the intersection of I-495 & New Hampshire Ave, Hillandale Gateway will be easily accessible and attractive to the 4,700 people in the surrounding City of Hillandale, MD.



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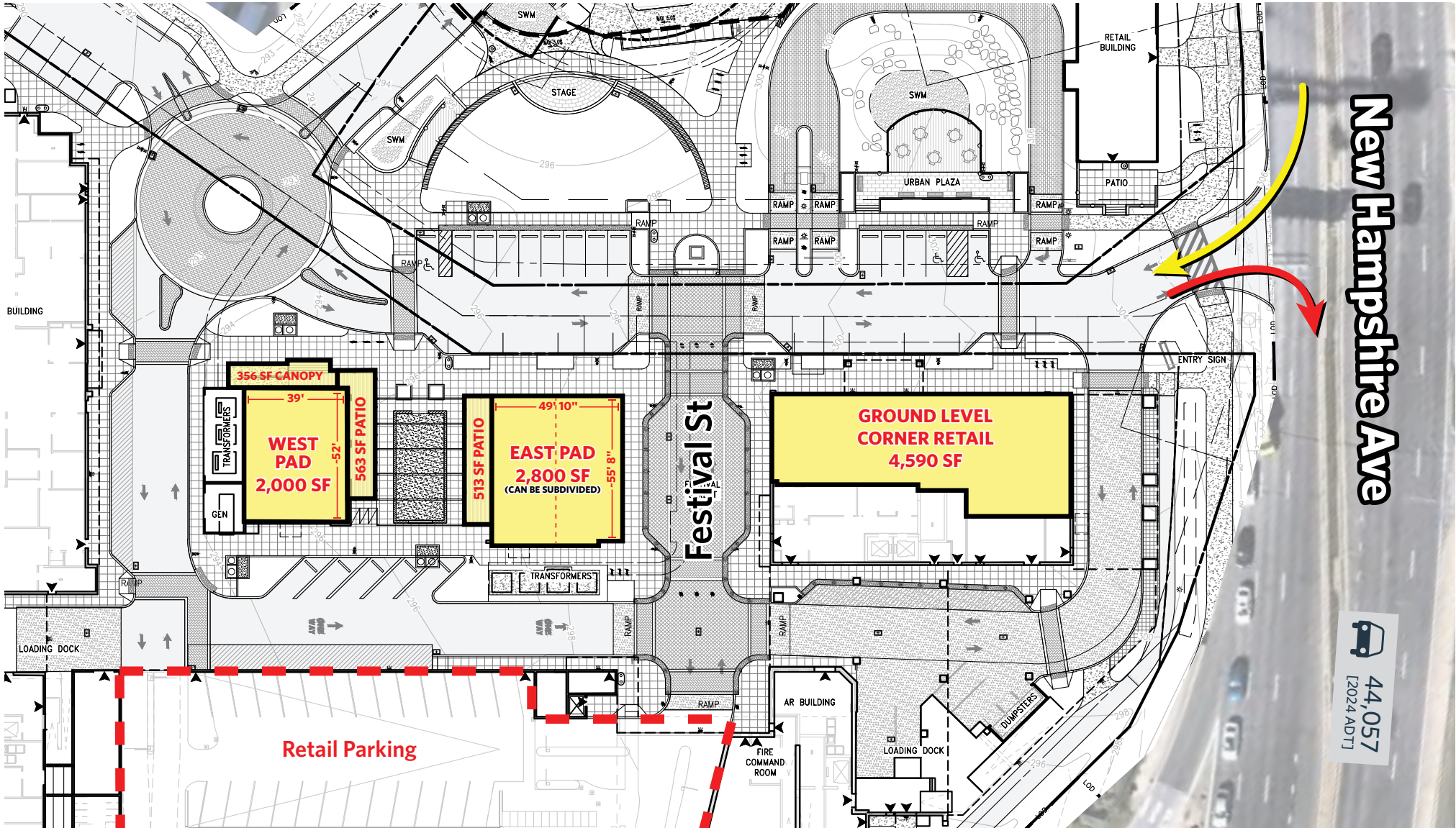
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# AVAILABILITY

# HILLANDALE GATEWAY

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**New Hampshire Ave**

  
**44,057**  
[2024 ADT]

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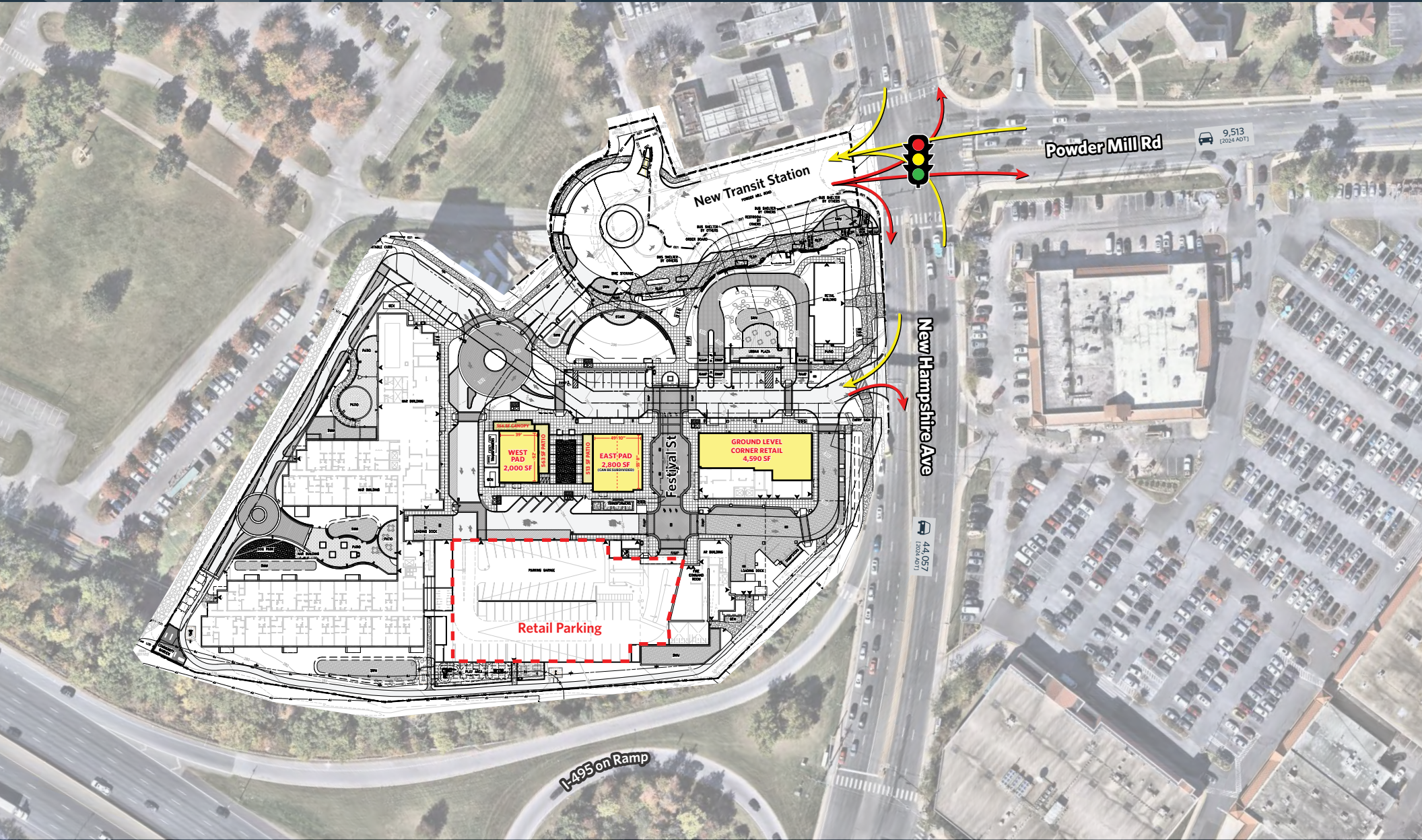
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# SITE PLAN

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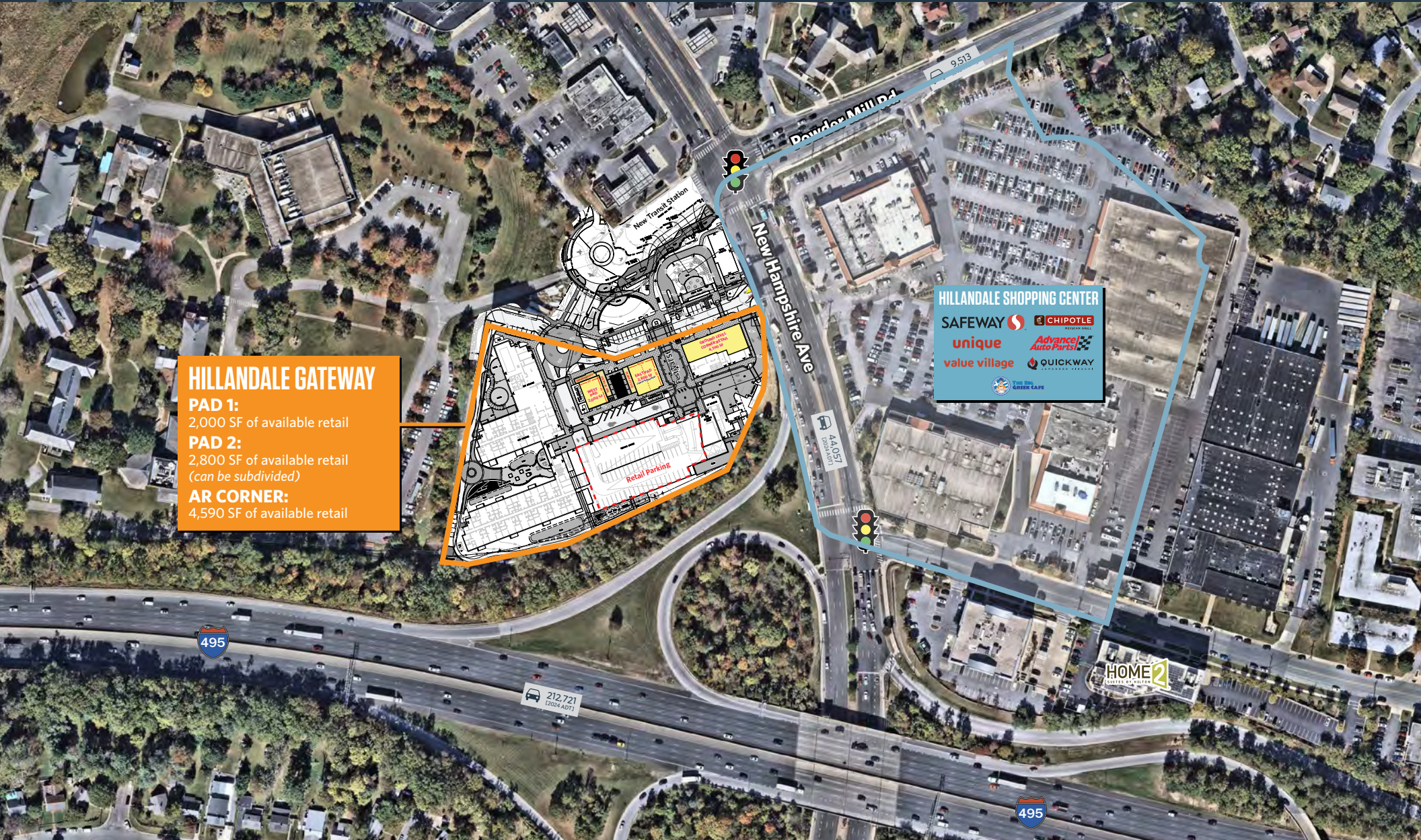
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**HILLDALE GATEWAY**  
**PAD 1:**  
2,000 SF of available retail  
**PAD 2:**  
2,800 SF of available retail  
(can be subdivided)  
**AR CORNER:**  
4,590 SF of available retail

**HILLDALE SHOPPING CENTER**  
SAFeway | CHIPOTLE  
unique | Advance Auto Parts  
value village | QUICKWAY  
THE BIG GREEN CAFE

Hillandale  
Prince Georges/Montgomery County | Maryland

## klnb

Google Earth Pro Aerial Photograph  
While we have no reason to doubt the accuracy of any of the information supplied, we cannot and do not guarantee its accuracy.



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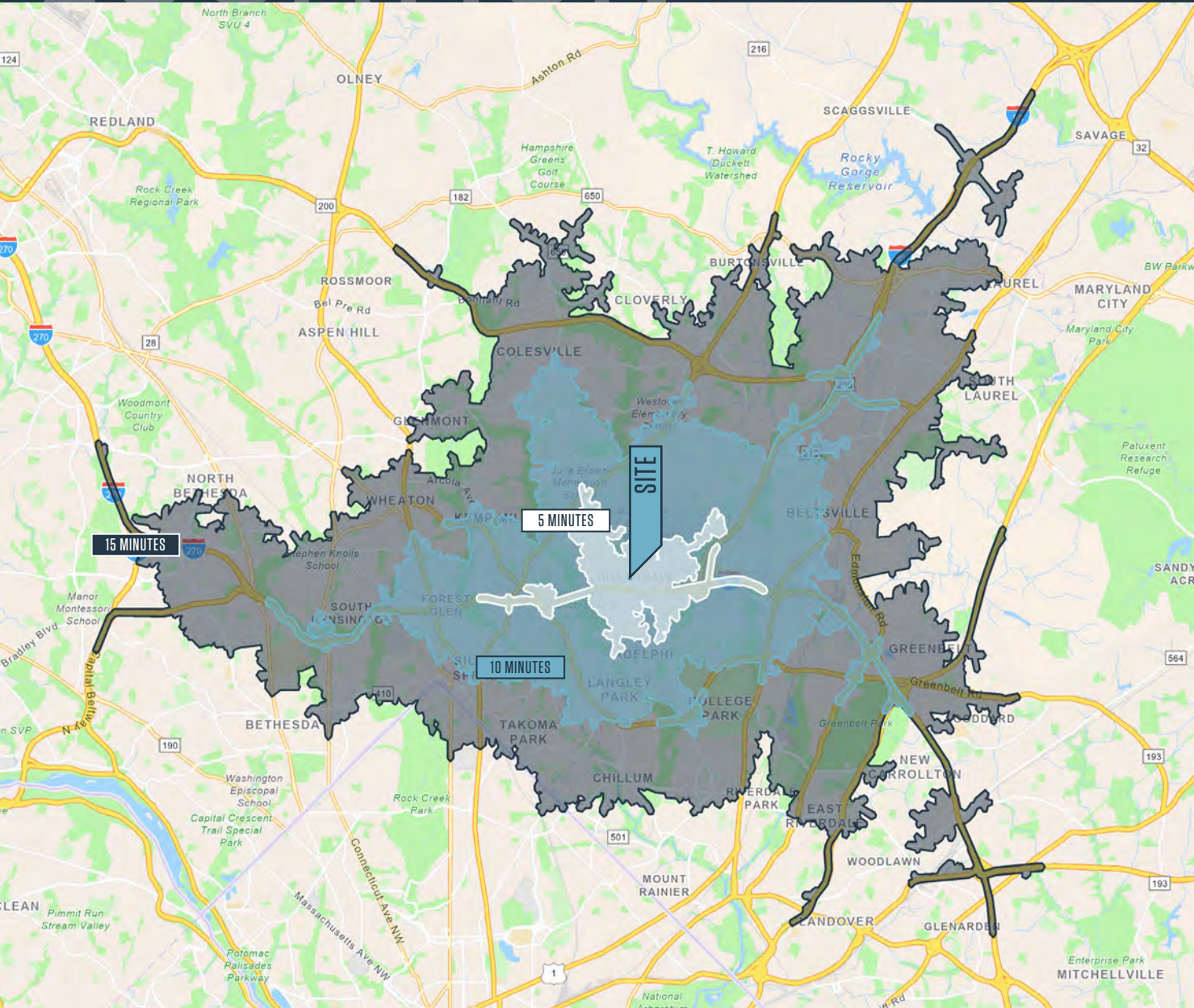
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# LOCATION

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## DEMOGRAPHICS | 2025:

### DRIVE TIME

	5-MIN	10-MIN	15-MIN
Population	17,690	178,525	506,531
Daytime Population	5,813	74,215	274,536
Households	5,104	60,910	181,303
Average HH Income	\$141,935	\$137,137	\$147,593

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2024:

New Hampshire Ave	44,057 ADT
495	212,721 ADT

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## FOR MORE INFORMATION, PLEASE CONTACT:

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