

SHEPHERD PARK

7820 GEORGIA AVENUE NW
WASHINGTON, DC



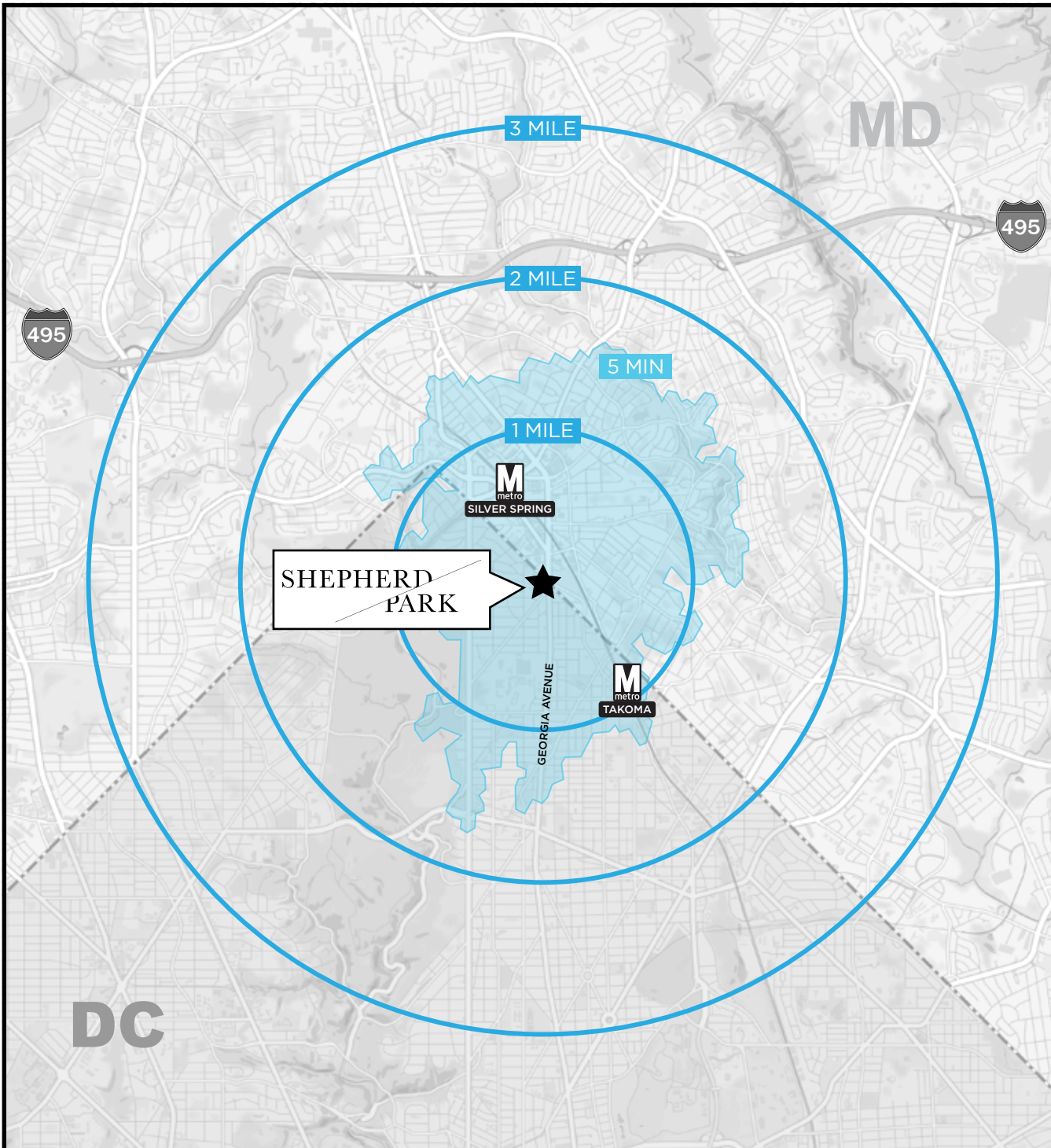
**2,229 SF
PRIME CORNER AVAILABLE
AT LIGHTED INTERSECTION**

**SHEPHERD
PARK**
CHILDREN'S ACADEMY
NOW OPEN!



NOW OPEN!

**GEORGIA AVENUE
33,220 ADT**



DEMOGRAPHICS



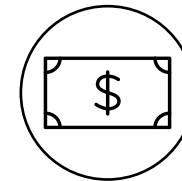
Population

DRIVE TIMES

5 MIN	10 MIN	15 MIN
52,842	203,851	566,181

MILE RADIUS

1 MILE	3 MILE	5 MILE
35,947	258,988	708,564



Avg. HH Income

DRIVE TIMES

5 MIN	10 MIN	15 MIN
\$131,794	\$160,915	\$161,632

MILE RADIUS

1 MILE	3 MILE	5 MILE
\$139,072	\$154,955	\$110,662



Daytime Population

DRIVE TIMES

5 MIN	10 MIN	15 MIN
56,821	179,312	562,820

MILE RADIUS

1 MILE	3 MILE	5 MILE
42,603	214,199	719,227



SILVER SPRING METRO

2,168 ADR

TAKOMA METRO

4,242 ADR

MARYLAND

EASTERN AVENUE

Holiday Inn

CULTURAL ARTS CENTER OF
MONTGOMERY COLLEGE
Theatre 1 - 500 seats
Theatre 2 - 116 seats
Dance Studio
Art Gallery



CAFRITZ FOUNDATION
ARTS CENTER



HOLY CROSS
HEALTH CENTER
Clients Served - 240,000+
Employees - 4,200
Licensed Hospital Beds - 570



MONTGOMERY COLLEGE
TAKOMA/SILVER SPRING CAMPUS
7,563 Students
1,685 Faculty

KALMIA STREET NW

SHEPHERD
PARK
TARGET NOW OPEN!

BLAIR ROAD

11,360
[2021 ADT]

8,458
[2021 ADT]

ALASKA AVENUE NW

4,840
[2021 ADT]

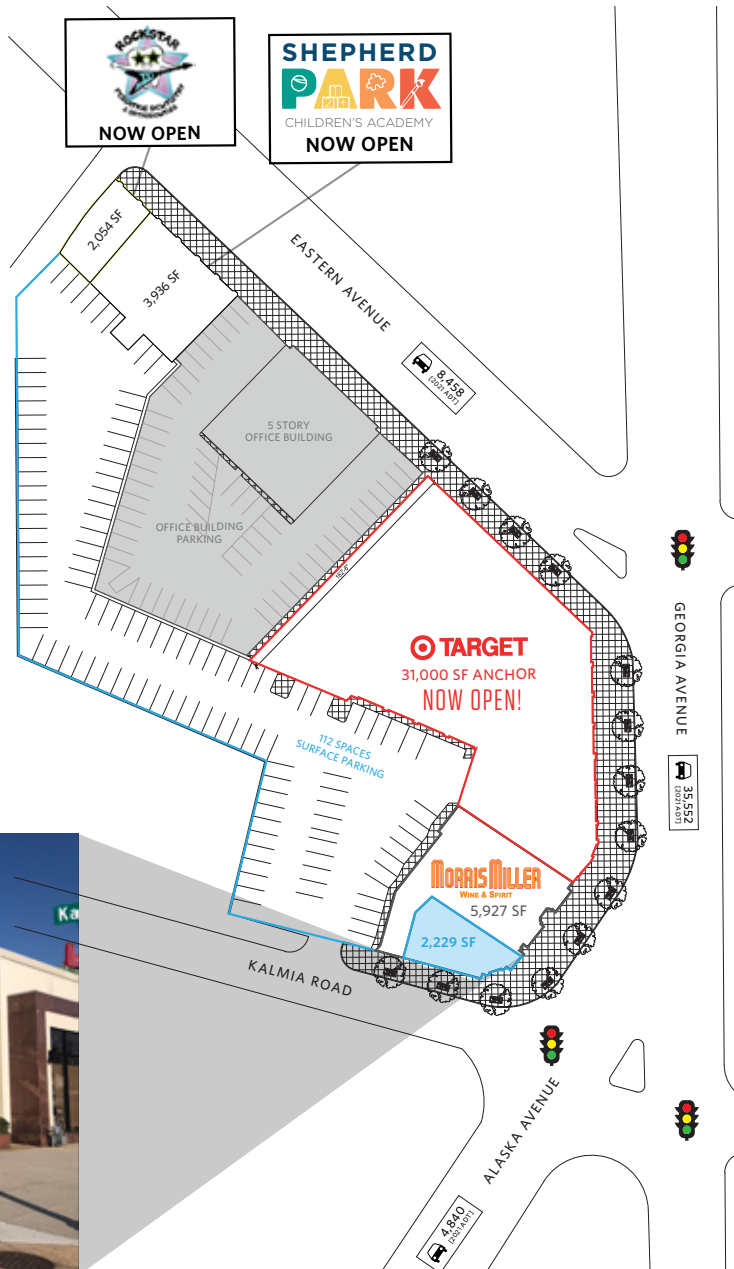
GEORGIA AVENUE

35,552
[2021 ADT]

DC

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SITE PLAN - SHEPHERD PARK





OVERVIEW

- Prime 2,229 SF endcap space available fronting Georgia Ave with surface parking
- Located at nexus of several major thoroughfares between Silver Spring, MD and Northwest, DC
- Close proximity to Downtown Silver Spring and 66 acre Walter Reed Re-development
- Affluent under-served market



SHEPHERD PARK

7820 GEORGIA AVENUE NW
WASHINGTON, DC

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**Douglas
Development**
CORPORATION