WHITE OAK

TOWN CENTER

12345 COLUMBIA PIKE
SILVER SPRING, MD 20904

JOIN

LIDL COMING SOON
FIRST WATCH THE DAYTIME CAFE
DAVE'S HOT CHICKEN
PATRIOT URGENT CARE
OAK BARREL & VINE
EUROPEAN WAX CENTER
Inspire NAIL BAR
Jersey Mike's SUBS
AT&T
Advance Auto Parts

FOR LEASING
klnb







SITE OVERVIEW AND AREA DEMOGRAPHICS

- Grocery anchored development in Montgomery County, Maryland with **at grade parking**
- 103,000 square feet of retail
- **JOIN:** LIDL COMING SOON, AT&T, FIRST WATCH THE DAYTIME CAFE, EUROPEAN WAX CENTER, Jersey Mike's Subs, OAK BARREL & VINE, Inspire Nail Bar, Advance Auto Parts
- Prime corner location with access via two traffic signals on Columbia Pike (29) **54,932 ADT**
- Excellent demographics with strong **residential and office populations**

DEMOGRAPHICS

	POPULATION	AVERAGE HH INCOME	DAYTIME POPULATION	NUMBER OF HOUSEHOLDS
1 mile	12,041	$137,425	16,734	4,017
2 miles	59,603	$136,189	59,010	20,750
3 miles	112,715	$149,894	98,346	38,411

DRIVE TIME DEMOGRAPHICS

5 minute	7,423	$135,915	9,384	2,522
10 minute	91,885	$147,969	76,201	31,921
15 minute	302,515	$155,236	259,222	105,694



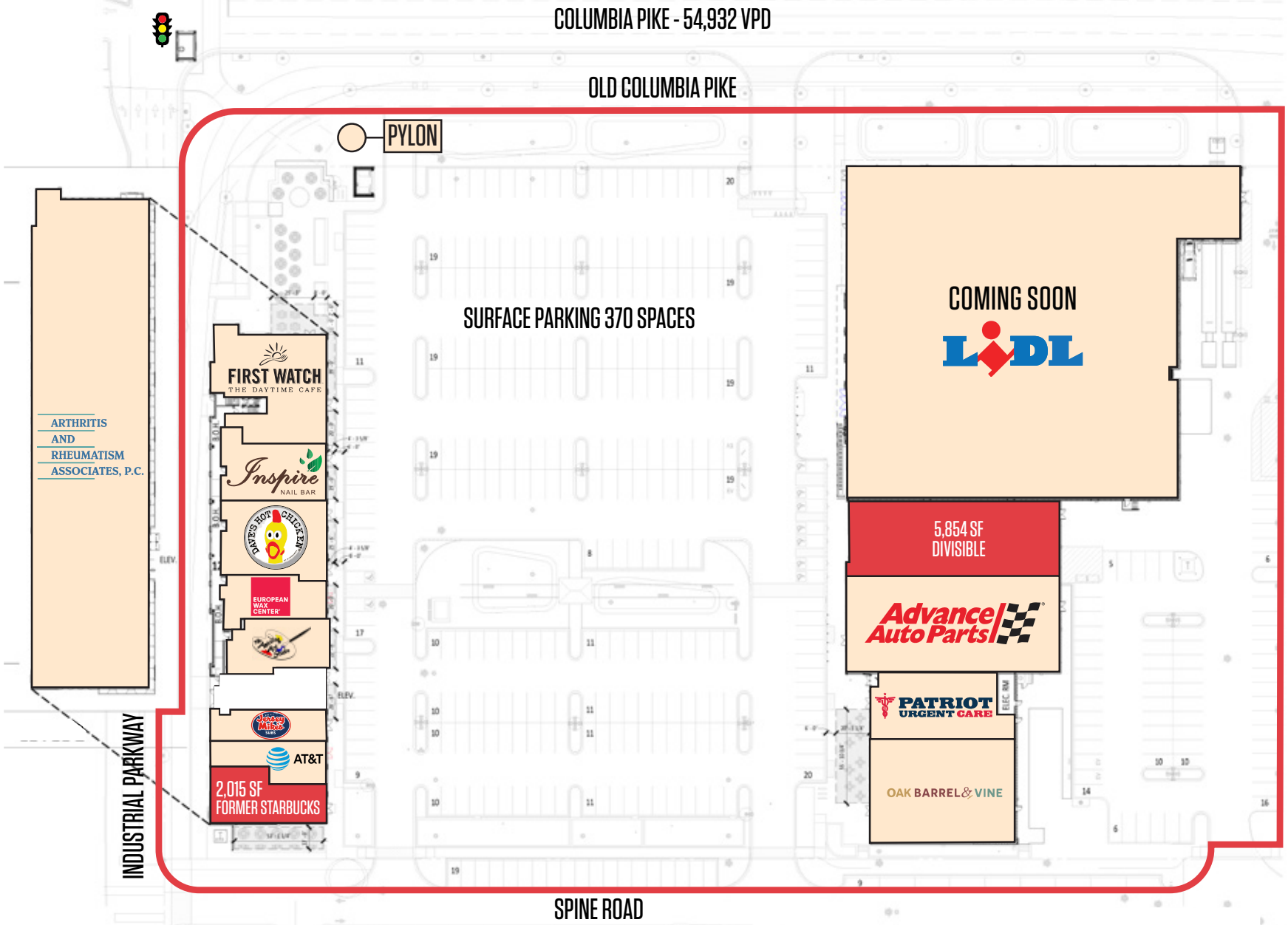
NEW GROCERY ANCHORED DEVELOPMENT



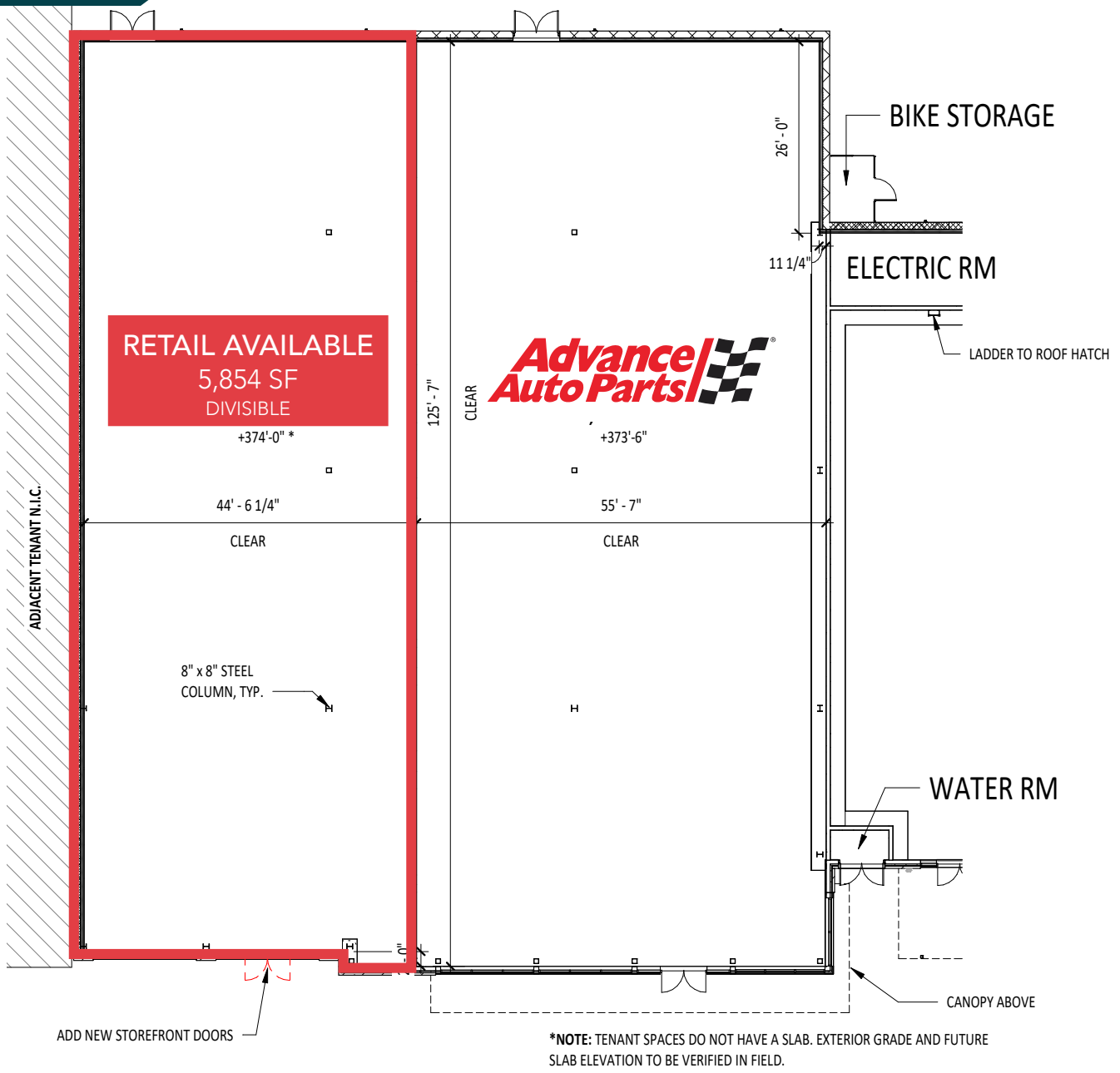
NEW GROCERY ANCHORED DEVELOPMENT



SITE PLAN

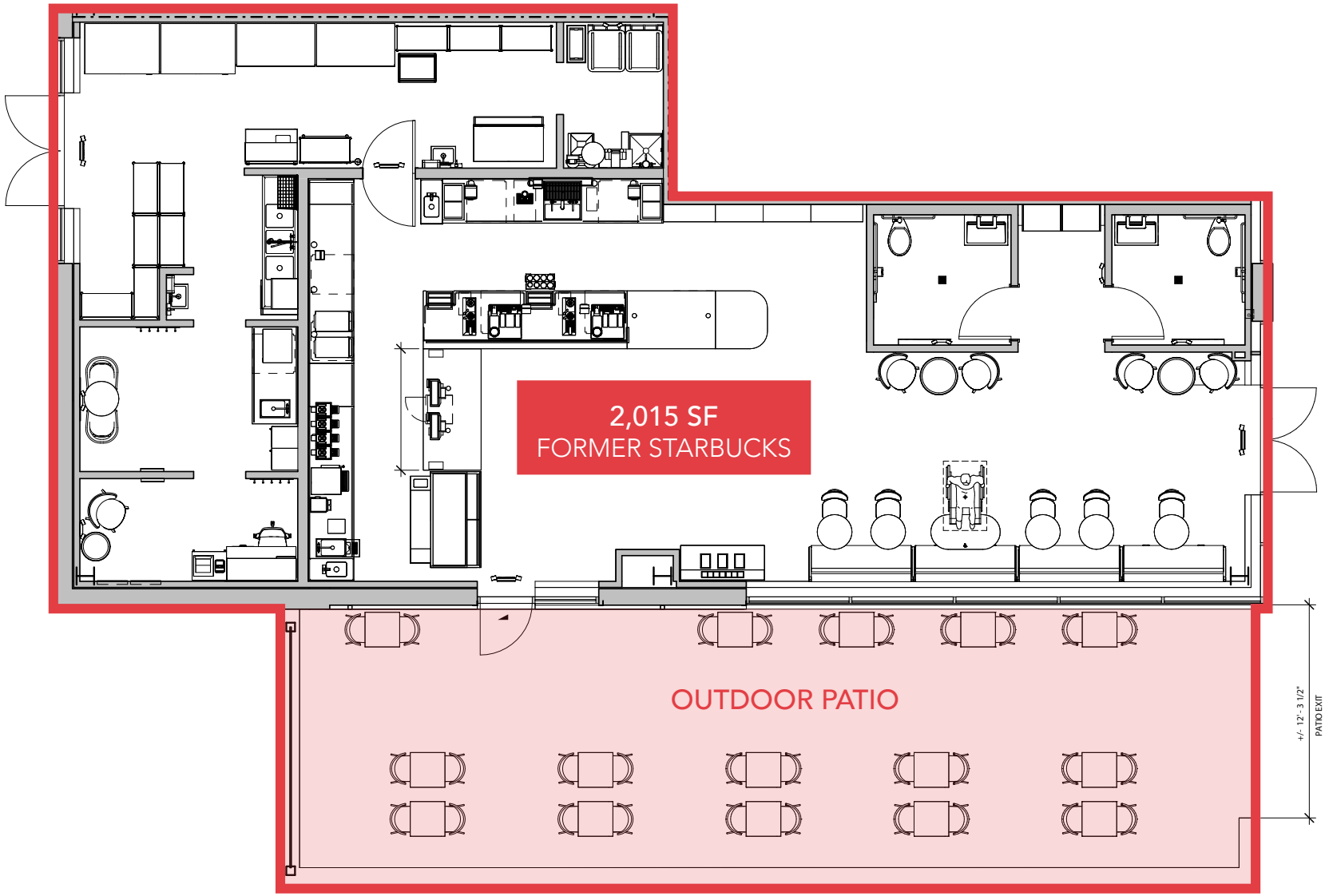

COLUMBIA PIKE - 54,932 VPD
OLD COLUMBIA PIKE
PYLON
SURFACE PARKING 370 SPACES
ARTHRITIS AND RHEUMATISM ASSOCIATES, P.C.
FIRST WATCH
THE DAYTIME CAFE
Inspire
NAIL BAR
DAVE'S HOT CHICKEN
EUROPEAN WAX CENTER
AT&T
2,015 SF
FORMER STARBUCKS
INDUSTRIAL PARKWAY
COMING SOON
LIDL
5,854 SF
DIVISIBLE
Advance Auto Parts
PATRIOT
URGENT CARE
OAK BARREL & VINE
SPINE ROAD

LOD - 5,854 SF



***NOTE:** TENANT SPACES DO NOT HAVE A SLAB. EXTERIOR GRADE AND FUTURE SLAB ELEVATION TO BE VERIFIED IN FIELD.

LOD - 2,015 SF



WHITE OAK

TOWN CENTER

12345 COLUMBIA PIKE, SILVER SPRING, MD 20904

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klnb

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