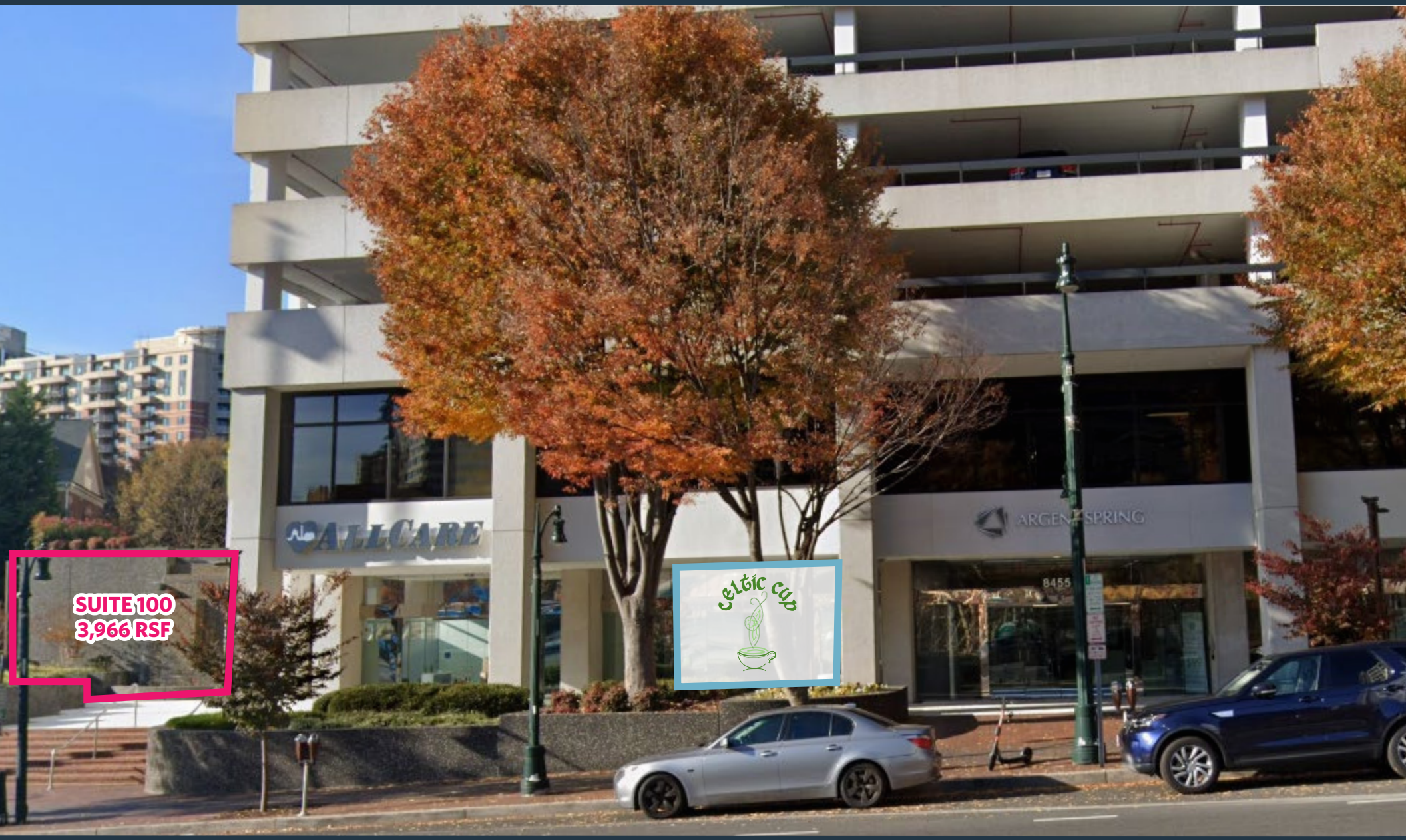
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8455 COLESVILLE ROAD

SILVER SPRING, MARYLAND 20910



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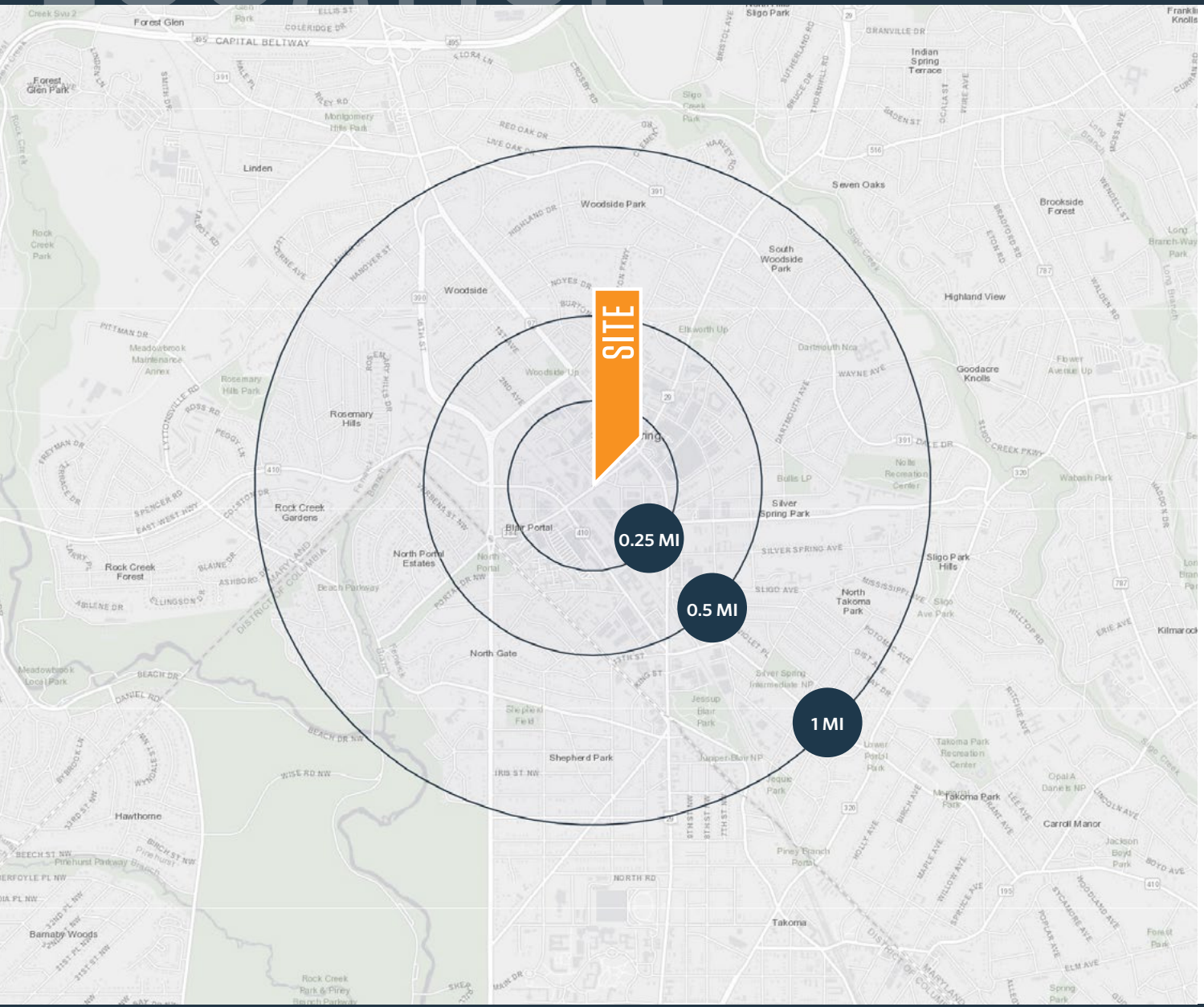
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LOCATION

8455 COLESVILLE ROAD

SILVER SPRING, MARYLAND 20910



AVAILABLE SPACE

- Suite 202: 1,704 RSF
- Suite 100: 3,966 RSF

DEMOGRAPHICS | 2026:

	5 MIN DRIVE	10 MIN DRIVE	0.25-MILE	0.5-MILE	1-MILE
Population	32,503	115,849	6,905	19,333	40,199
Daytime Population	37,667	107,526	13,385	27,490	43,730
Average HH Income	$144,339	$185,417	$114,722	$126,666	$152,574
Median HH Income	$109,868	$131,874	$93,052	$103,159	$114,904

TRAFFIC COUNTS | 2024:

Colesville Road	20,901 ADT
East-West Hwy	22,206 ADT
Georgia Ave	30,237 ADT
	7,350 ADR

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SITE PLAN

8455 COLESVILLE ROAD

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LOBBY/GROUND FLOOR:

Fronting Colesville Road



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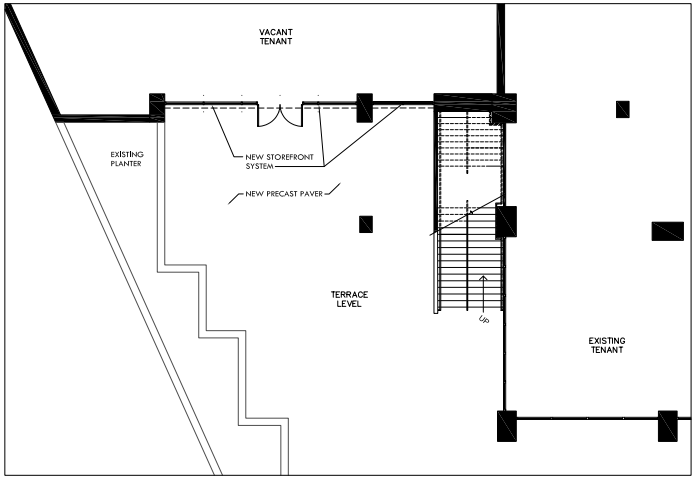
ELEVATIONS

8455 COLESVILLE ROAD

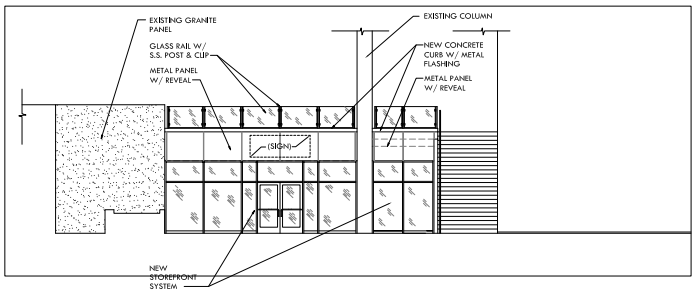
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SUITE 100
POTENTIAL ELEVATIONS

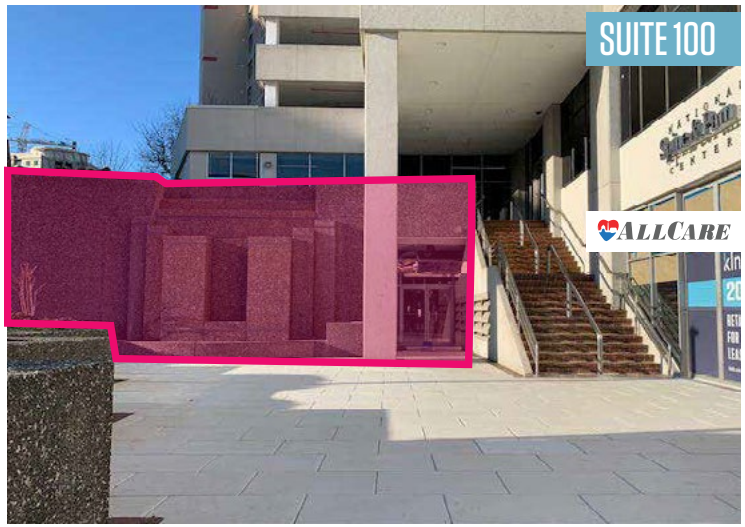
Single Tenant



1 A1.0 SINGLE TENANT PARTIAL PLAN- OPTION 1
SCALE: 1/8"=1'-0"



4 A1.0 SINGLE TENANT PARTIAL ELEVATION- OPTION 1
SCALE: 1/8"=1'-0"





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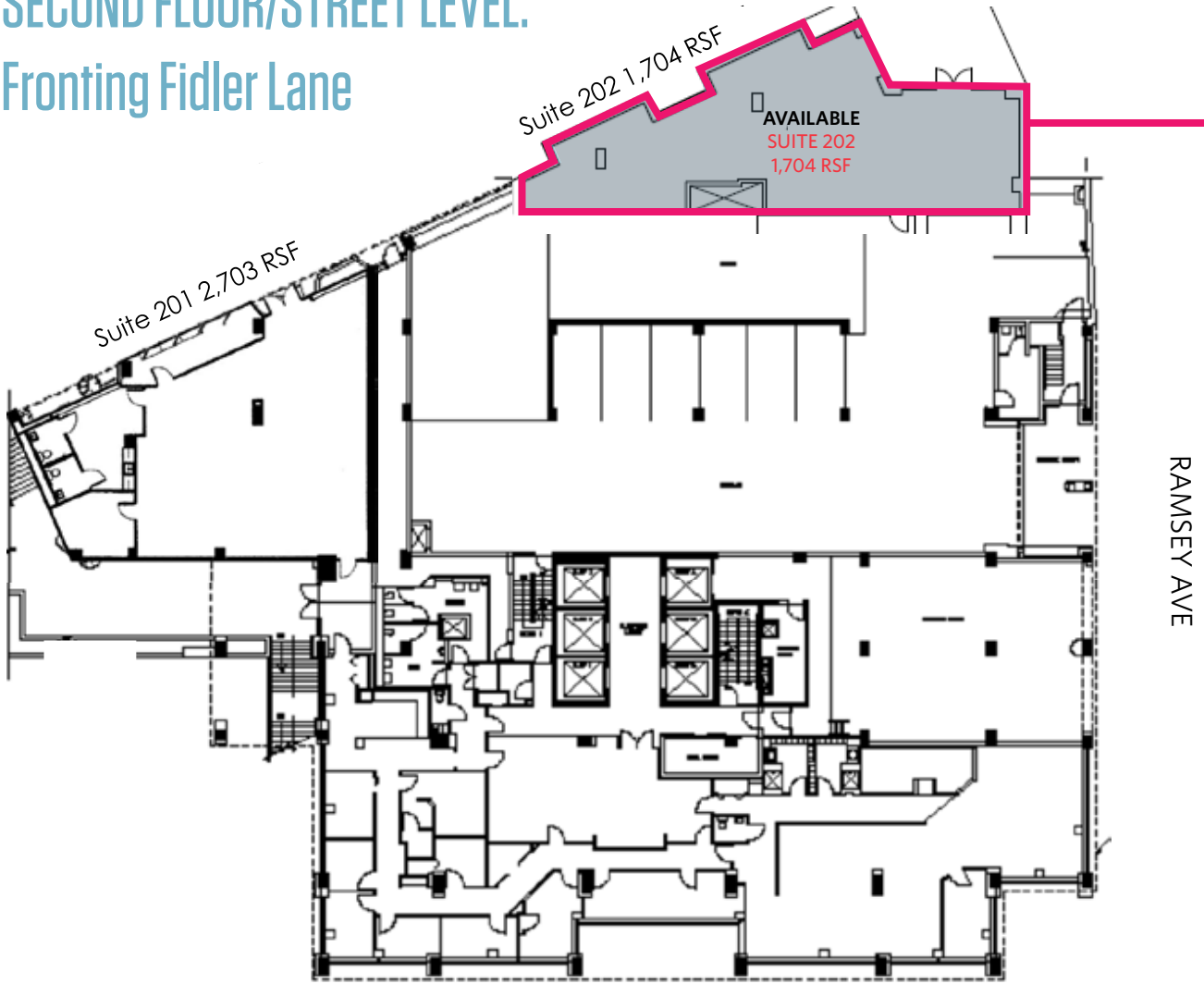
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SITE PLAN

8455 COLESVILLE ROAD

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SECOND FLOOR/STREET LEVEL:
Fronting Fidler Lane







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MARKET

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