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TAKOMA JUNCTION

TAKOMA PARK, MARYLAND

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 **DIVARIS**
REAL ESTATE, INC.

A young woman with long, dark, wavy hair is smiling broadly while looking at her smartphone. She is wearing a white top and has a light blue jacket draped over her shoulder. The background is a blurred outdoor setting with a street lamp and buildings.

A MIXED-USE
DEVELOPMENT
IN THE HEART OF
TAKOMA PARK.

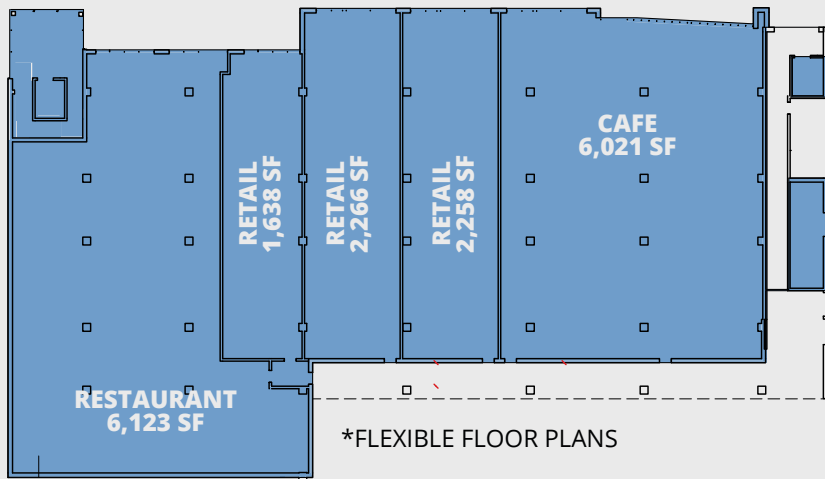
PROPERTY OVERVIEW

Takoma Junction

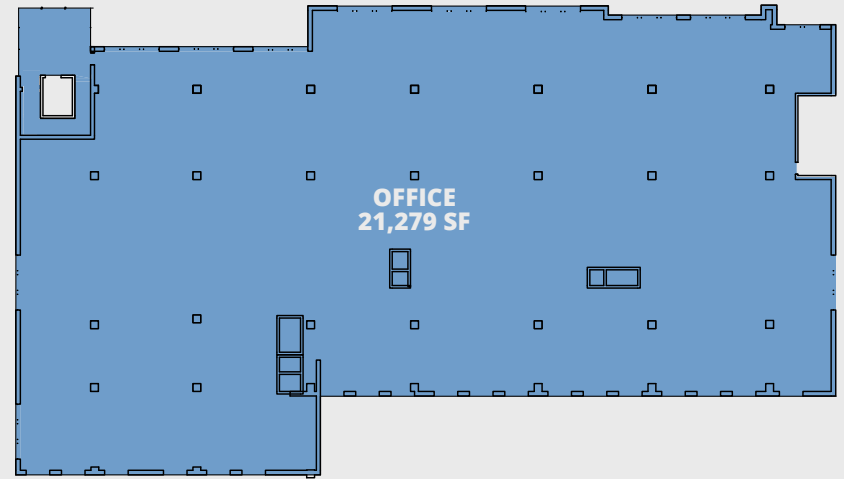
Takoma Junction, a mixed-use building delivering approximately 40,000 SF of retail and office space (delivering Q4 2020/ Q1 2021) is conveniently located at the signalized intersection of Carroll Avenue and Ethan Allen Avenue in Takoma Park, Maryland. Takoma Junction will feature a total of 18,306 SF of retail opportunities ranging from 1,096 SF – 6,123 SF.

Property Highlights

- Direct frontage to 14,000 VPD along Carroll Avenue
- Density of 29,724 people within a one mile radius
- Convenient 15-minute walk to the Takoma Station Metro



GROUND FLOOR
18,306 SF RETAIL



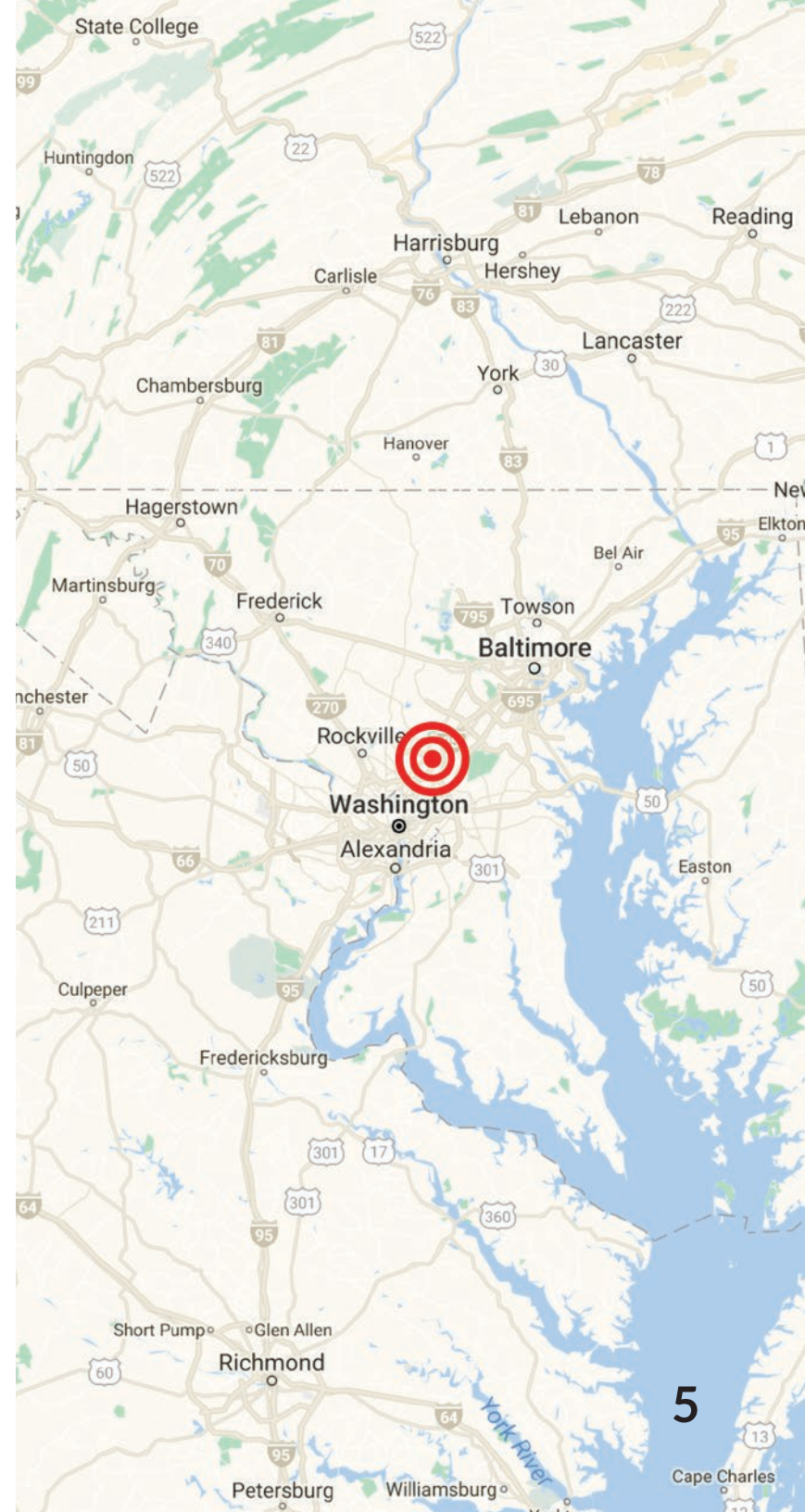
UPPER FLOOR
21,279 SF OFFICE

THE MARKET

A Thriving Market with Continued Growth.

Located in Montgomery County, Maryland, Takoma Park is bounded by Washington, D.C. to the south west; Silver Spring, Maryland to the north, Langley Park, Maryland to the northeast and New Hampshire Avenue to the southeast. Home to just over 17,000 residents, Takoma Park is a densely populated city with a unique variety of service, restaurant, and specialty retail businesses. Annual festivals and a weekly Farmer's Market draw thousands of visitors to Takoma Park each year. Conveniently located on the border of Washington, D.C., locals can conveniently access the vibrant metro area on foot, bike or Metro.

Takoma Junction



An overhead photograph of three people sitting around a light-colored, round table in a modern office or study environment. The person on the left is a man in a maroon long-sleeved shirt, leaning over a laptop and an open book. The person in the middle is a woman with dark hair in a black sleeveless top, also looking at a laptop. The person on the right is a man in a light blue button-down shirt, writing in a notebook. The table is cluttered with several open books, two laptops, a smartphone, and some papers. The background is a plain, light-colored wall.

REGIONAL POPULATION PROFILE

- Population in Takoma Park is increasing. From 2010 to 2015, the population of Takoma Park grew faster than the State of Maryland, but slower than Montgomery County as a whole. The City's population increased from 16,853 in 2010 to 17,478 in 2015, an increase of 3.7%
- Wages in Montgomery County are high. The average weekly wage in Montgomery County is \$1,422, which is much higher than the U.S. average weekly wage of \$865. The average annual wage in Montgomery County is \$71,709.
- The residents of Takoma Park spend a collective \$119,721,000 on retail each year.





DEMOGRAPHIC PROFILE AND STATISTICS

Radius	Population	Growth (2017-2022)	Households	Median Age	Average HH Income
1 Mile	28,431	0.95%	11,164	38.9	\$113,969
3 Miles	267,196	1.01%	99,271	36.1	\$93,277
5 Miles	680,104	1.15%	271,302	35.4	\$117,696





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