

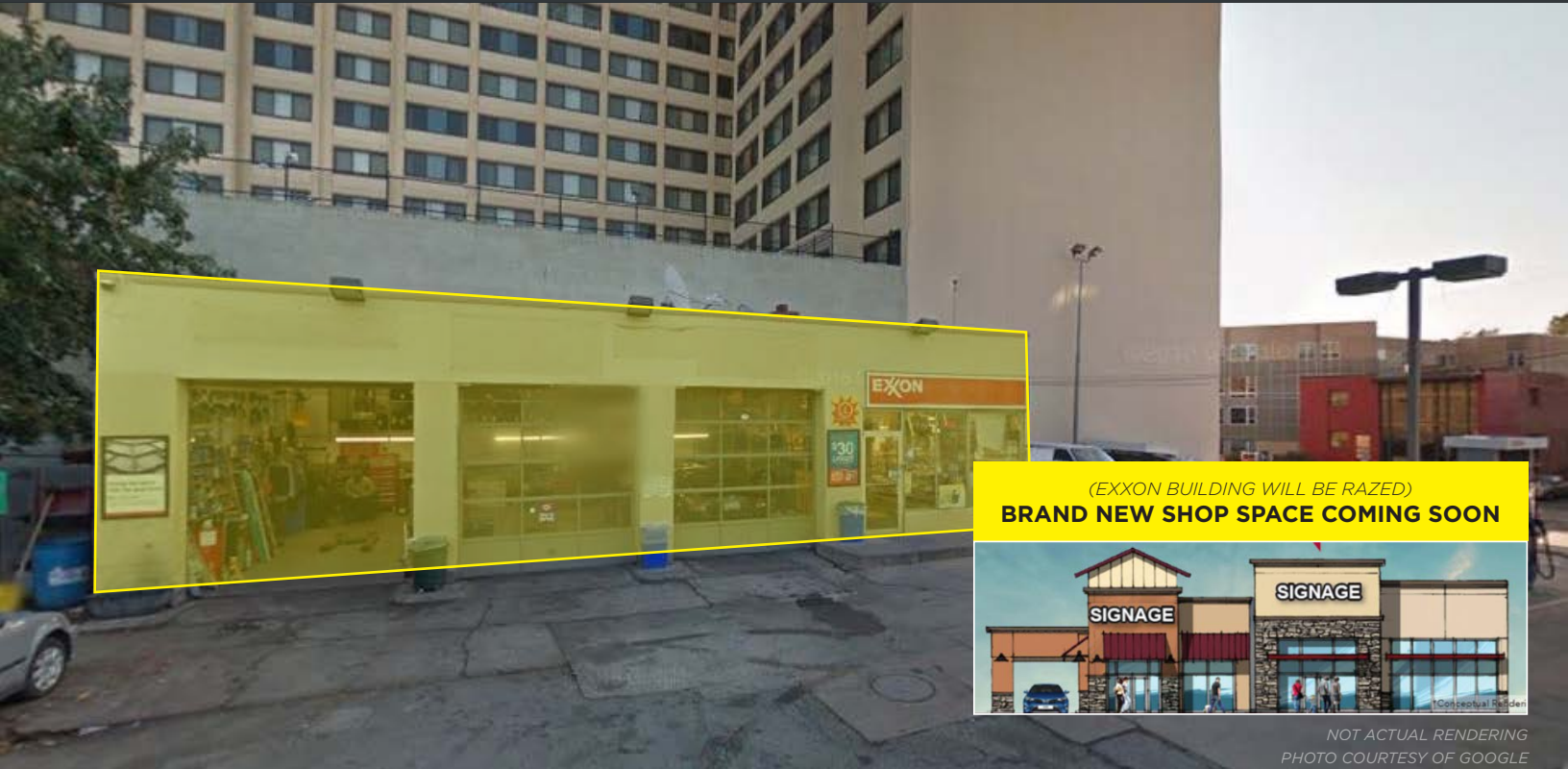
8301 FENTON STREET

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SILVER SPRING, MD 20910

 SILVER SPRING

 2,000-6,000 TOTAL SF

DOWNTOWN SILVER SPRING - NEW CONSTRUCTION - DRIVE THRU AND SHOP SPACE



DEMOGRAPHIC SNAPSHOT



POPULATION

1 mi — 38,107
3 mi — 240,309
5 mi — 625,302



MEDIAN HHI

1 mi — \$77,211
3 mi — \$78,983
5 mi — \$85,173



EDUCATION

(Bachelor's Degree+)
1 mi — 67.4%
3 mi — 48.7%
5 mi — 55.7%



MEDIAN AGE

1 mi — 37.3
3 mi — 37.3
5 mi — 36.3



EMPLOYEES

1 mi — 42,858
3 mi — 191,935
5 mi — 615,591

DELIVERY: TBD

SPACE AVAILABLE

2,000 - 6,000 SF

DETAILS

- New Shop Space or Drive Thru Pad site
- 2,000 sf - 6,000 sf
- Road front to Fenton Street
- Two Blocks from Downtown Silver Spring Retail, Library, and Purple Line Metro Station
- Free surface parking
- Strong area residential and business population

CONTACTS

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KEY: RETAIL PARKING

DOWNTOWN SILVER SPRING

THE FILLMORE

M Purple Line Metro
PROJECTED DRIVING 2022
60,000 DAILY RIDERS
ON ALL STOPS

AFI FEST

SILVER SPRING LIBRARY

1,357 SPACES

1,690 SPACES

72 SPACES

M Silver Spring Metro Station

1,696 SPACES

**900 THAYER
124 UNITS UNDER CONSTRUCTION**

MARC

22 SPACES

8301 FENTON STREET

1,170 SPACES

URBAN BUTCHER

**THAYER & SPRING
679 UNITS - PHASE ONE UNDER CONSTRUCTION**

OLAZZO

737 SPACES

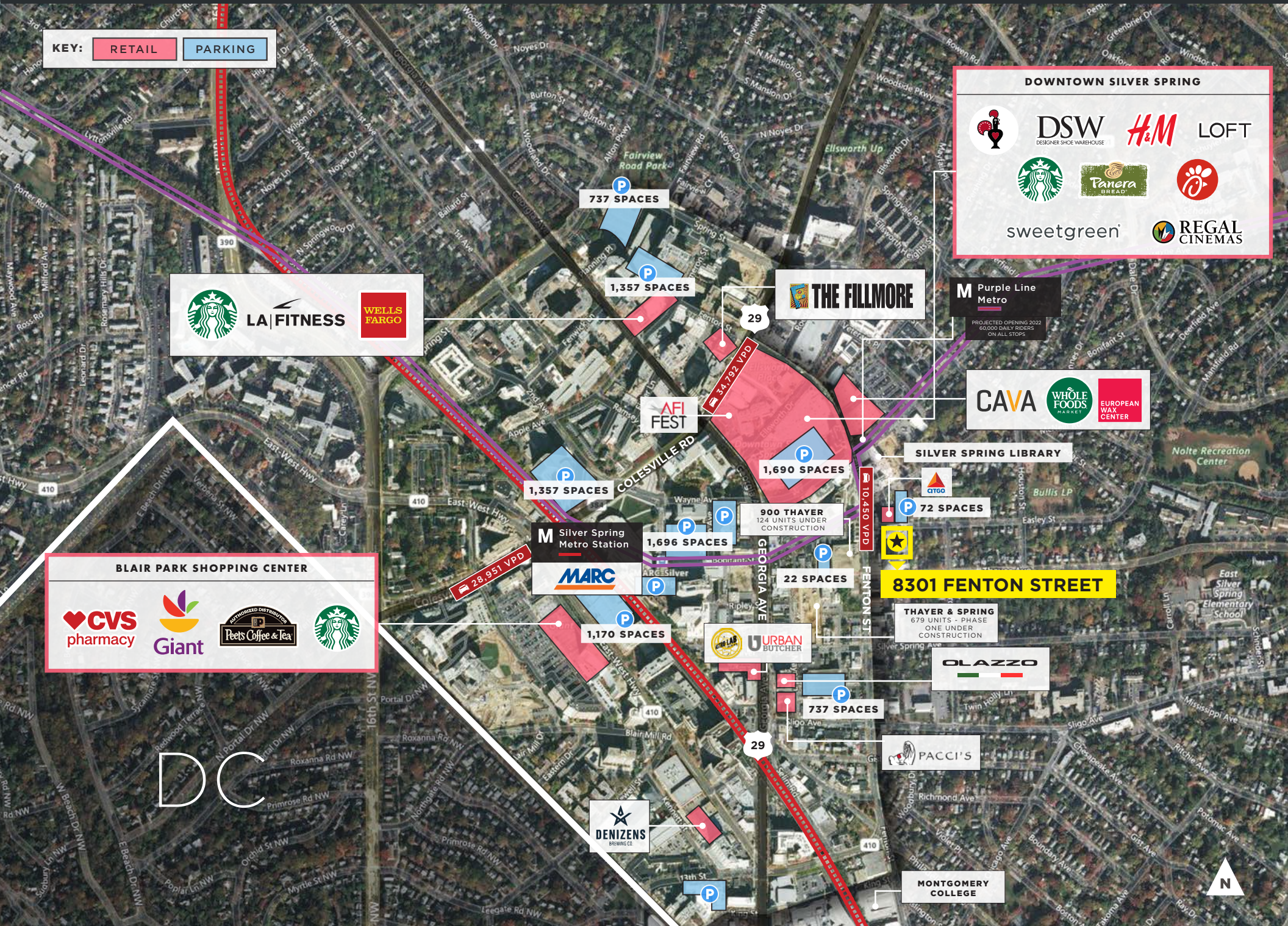
PACCI'S

DENIZENS BREWING CO.

MONTGOMERY COLLEGE

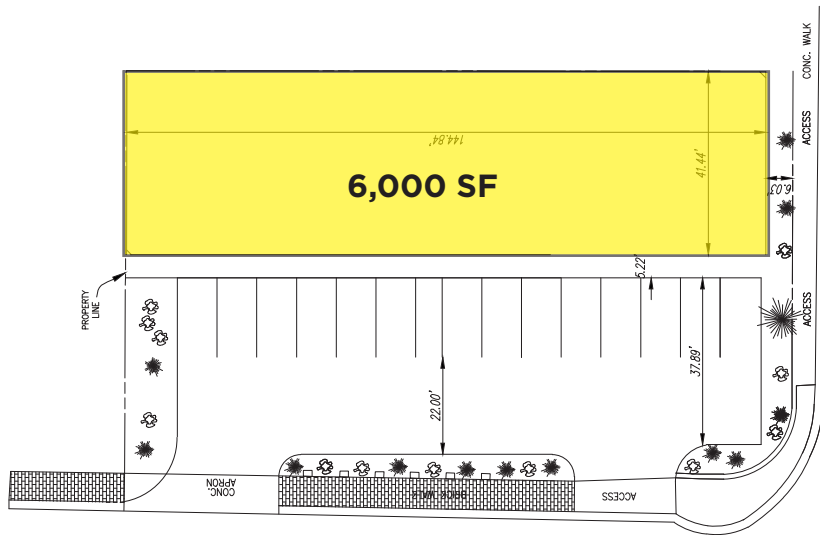
BLAIR PARK SHOPPING CENTER

D C

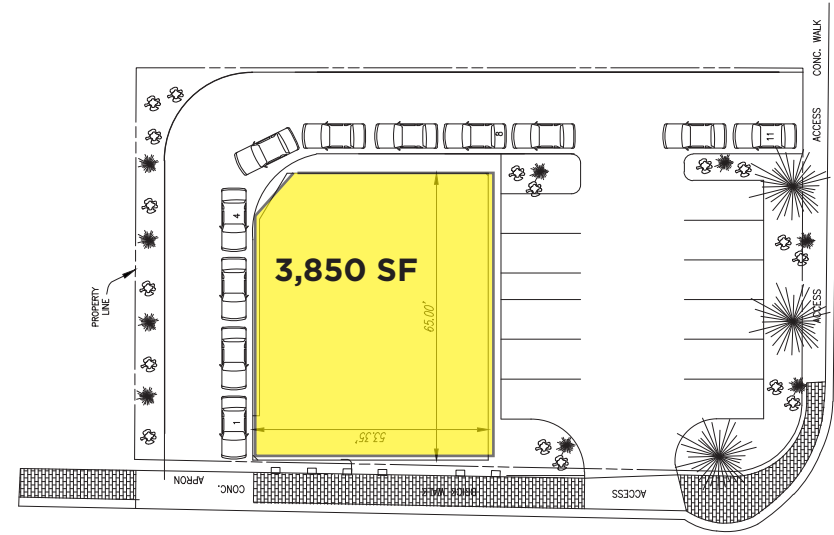


ONE STORY RETAIL - PROPOSED LAYOUT #1

DRIVE THRU PAD - PROPOSED LAYOUT #2



FENTON STREET



FENTON STREET