

**FOR  
LEASE****GOLD'S GYM****LAYHILL SHOPPING CENTER****Lease Rate:  
\$28.00 - 32.00/SF****PROPERTY OVERVIEW**

Gold's Gym, 7-Eleven, BB&T Bank, Weight Watchers & Subway anchor this well positioned and highly visible center at Bel Pre and Layhill Roads in Silver Spring, MD.

Shadow anchored by Aldi's and adjacent to the ICC Interchange.

Layhill Shopping Center benefits from strong traffic counts, dense population & average household incomes of \$85,819 within a 3 mile radius.

**DEMOGRAPHICS**

|                       | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|-----------------------|---------------|----------------|----------------|
| <b>Households:</b>    | 4,621         | 38,122         | 106,224        |
| <b>Population:</b>    | 13,135        | 110,142        | 298,799        |
| <b>Avg HH Income:</b> | \$95,747      | \$85,819       | \$93,453       |

**PROPERTY HIGHLIGHTS**

- Gold's Gym, 7-Eleven, BB&T Bank, Weight Watchers & Subway anchor this well positioned and highly visible center at Bel Pre and Layhill Roads in Silver Spring, MD.
- Shadow anchored by Aldi's and adjacent to the ICC Interchange.
- Layhill Shopping Center benefits from strong traffic counts, dense population & average household incomes of \$85,819 within a 3 mile radius.

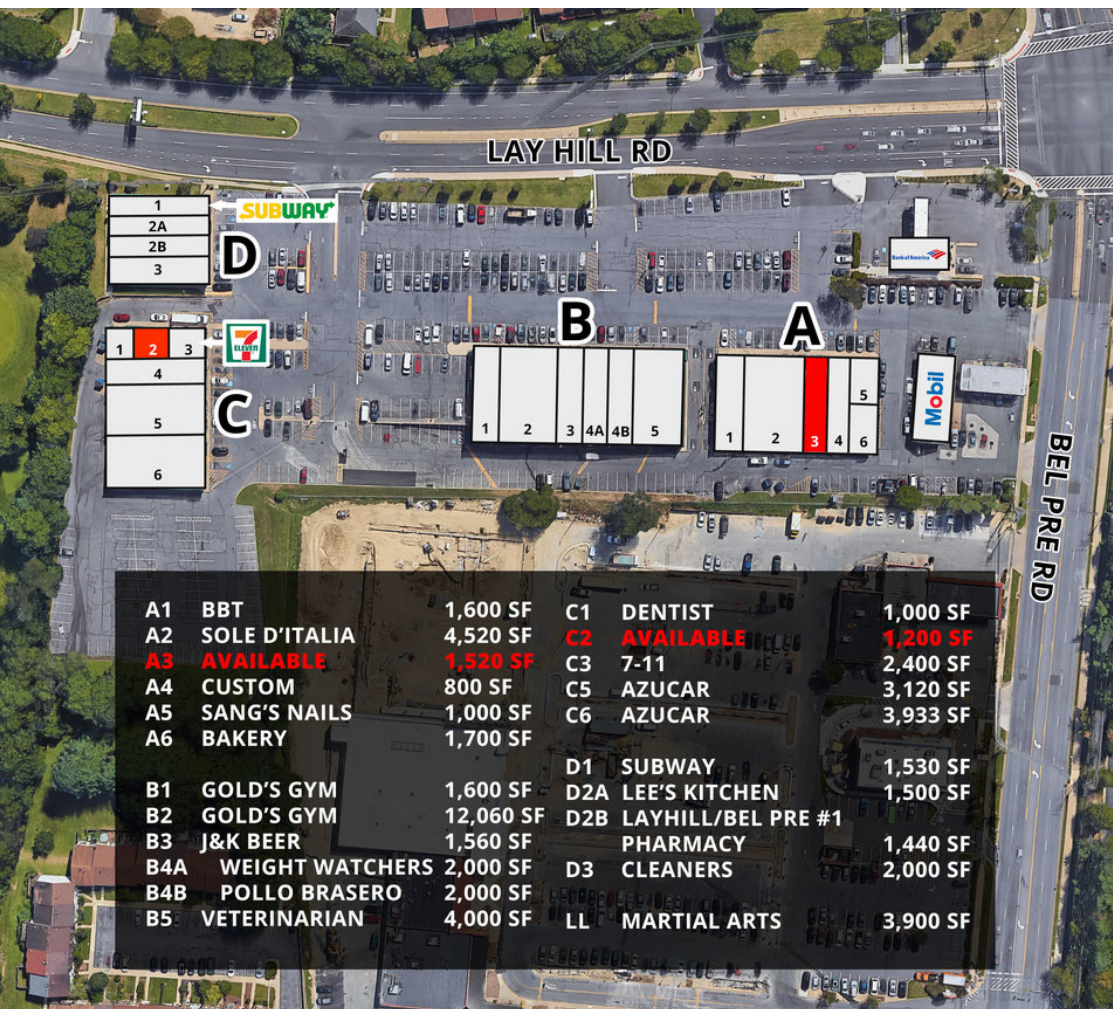
**AVAILABLE SPACES**

|                |          |
|----------------|----------|
| <b>Unit A3</b> | 1,520 SF |
| <b>C2</b>      | 1,200 SF |

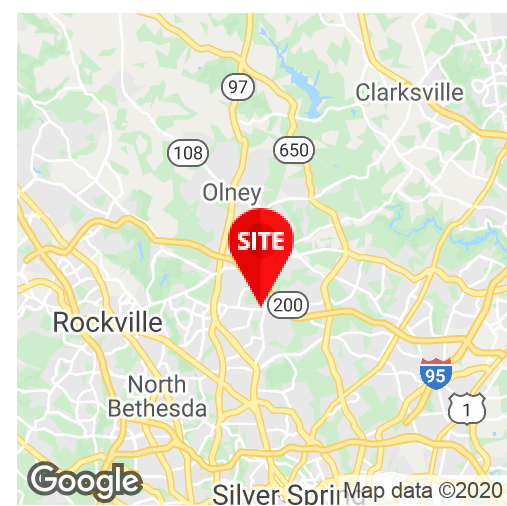
**FOR FURTHER INFORMATION, PLEASE CONTACT:**  
**SUSAN MCGEE** • smcgee@divaris.com • 571.620.5146



**FOR  
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|     |                  |                 |     |                    |                 |
|-----|------------------|-----------------|-----|--------------------|-----------------|
| A1  | BBT              | 1,600 SF        | C1  | DENTIST            | 1,000 SF        |
| A2  | SOLE D'ITALIA    | 4,520 SF        | C2  | <b>AVAILABLE</b>   | <b>1,200 SF</b> |
| A3  | <b>AVAILABLE</b> | <b>1,520 SF</b> | C3  | 7-11               | 2,400 SF        |
| A4  | CUSTOM           | 800 SF          | C5  | AZUCAR             | 3,120 SF        |
| A5  | SANG'S NAILS     | 1,000 SF        | C6  | AZUCAR             | 3,933 SF        |
| A6  | BAKERY           | 1,700 SF        |     |                    |                 |
| B1  | GOLD'S GYM       | 1,600 SF        | D1  | SUBWAY             | 1,530 SF        |
| B2  | GOLD'S GYM       | 12,060 SF       | D2A | LEE'S KITCHEN      | 1,500 SF        |
| B3  | J&K BEER         | 1,560 SF        | D2B | LAYHILL/BEL PRE #1 |                 |
| B4A | WEIGHT WATCHERS  | 2,000 SF        |     | PHARMACY           | 1,440 SF        |
| B4B | POLLO BRASERO    | 2,000 SF        | D3  | CLEANERS           | 2,000 SF        |
| B5  | VETERINARIAN     | 4,000 SF        | LL  | MARTIAL ARTS       | 3,900 SF        |



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