The Colesville Center

New Hampshire Avenue & Randolph Road

Montgomery County - Silver Spring, Maryland

Anchored by Giant Food

98,000 sq. ft. retail

316,000 Residents and 6 High Schools in 5 Mile Radius

Convenient Parking - Daily Traffic Count –74,000

CONTACT: **PAULA MCDERMOTT**
Kramer Enterprises
704 Cloverly Street
Silver Spring, MD 20905
301-236-9411
Paula@KramerEnterprises.net

The Colesville Center

Join…
Giant Food

Colesville Barber Shop	Parcel Plus
Colesville Beer & Wine	Pho 99 Cafe
Colesville Floral Designs	Polka Deli
Crab Shack	Pollo-Mex Restaurant
Devine Designs by Abby	Rebellion Marshal Arts
Dollar Plus Shop	Sherwin-Williams Paint
Dunkin Donuts	Star Nails
GNC	Subway
Greek Village Restaurant	Tobacco Zone
Hair Pair 2	Tora Beauty Supply
Ledo Pizza	Urgent Care Health Services
Metro PCS	Wing Wah Chinese Carryout
Ninja Sushi	

- **Colesville Center is located in Montgomery County, Maryland**

- **Located at the busy intersection of Route 650 (New Hampshire Avenue) & Randolph Road – 74,000 cars per day**

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The Colesville Center

31 Randolph Road, Silver Spring, MD 20904

|	
Square Footage:	1,073 / Square Feet
Rent:	$25 / square foot $26,825 / year $2,235 / month
Current Shared Expenses: (maintenance, insurance, real estate tax)	$5.90 / square foot $6,331 / year $528 / month
Total monthly rent / CAM:	$2,763 / monthly total
Term:	5 years with 5 year option

Features: Individual HVAC systems, separately metered electric and water, plenty of convenient free parking, huge traffic counts.

esri

Traffic Count Map

49 Randolph Rd, Silver Spring, Maryland, 20904
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.07519
Longitude: -77.00461
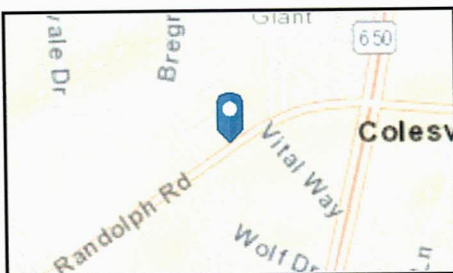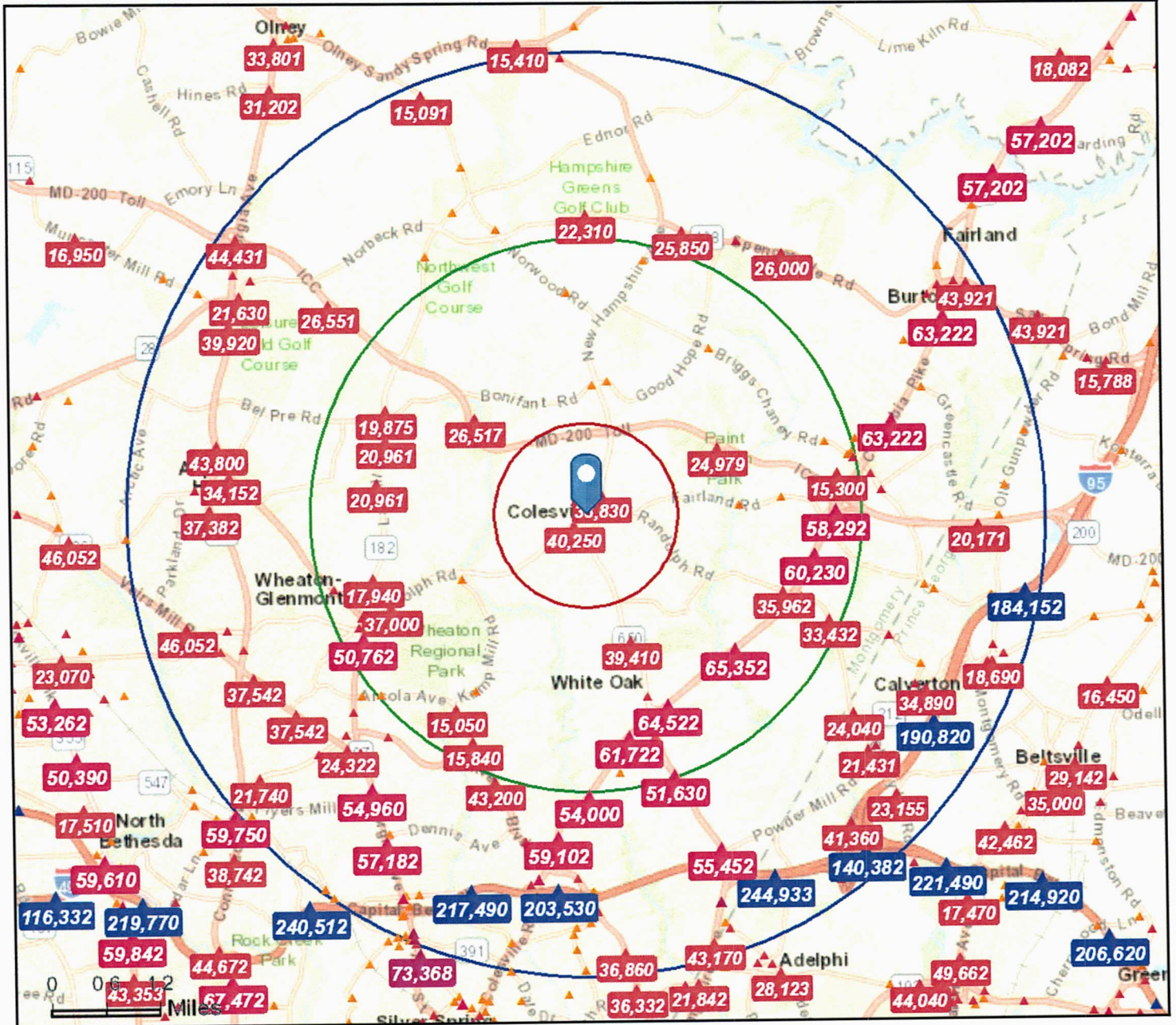
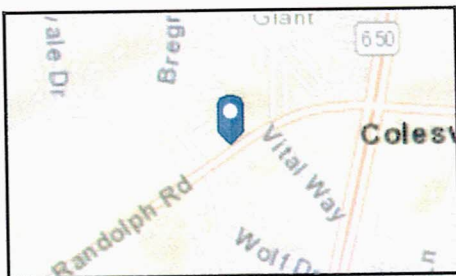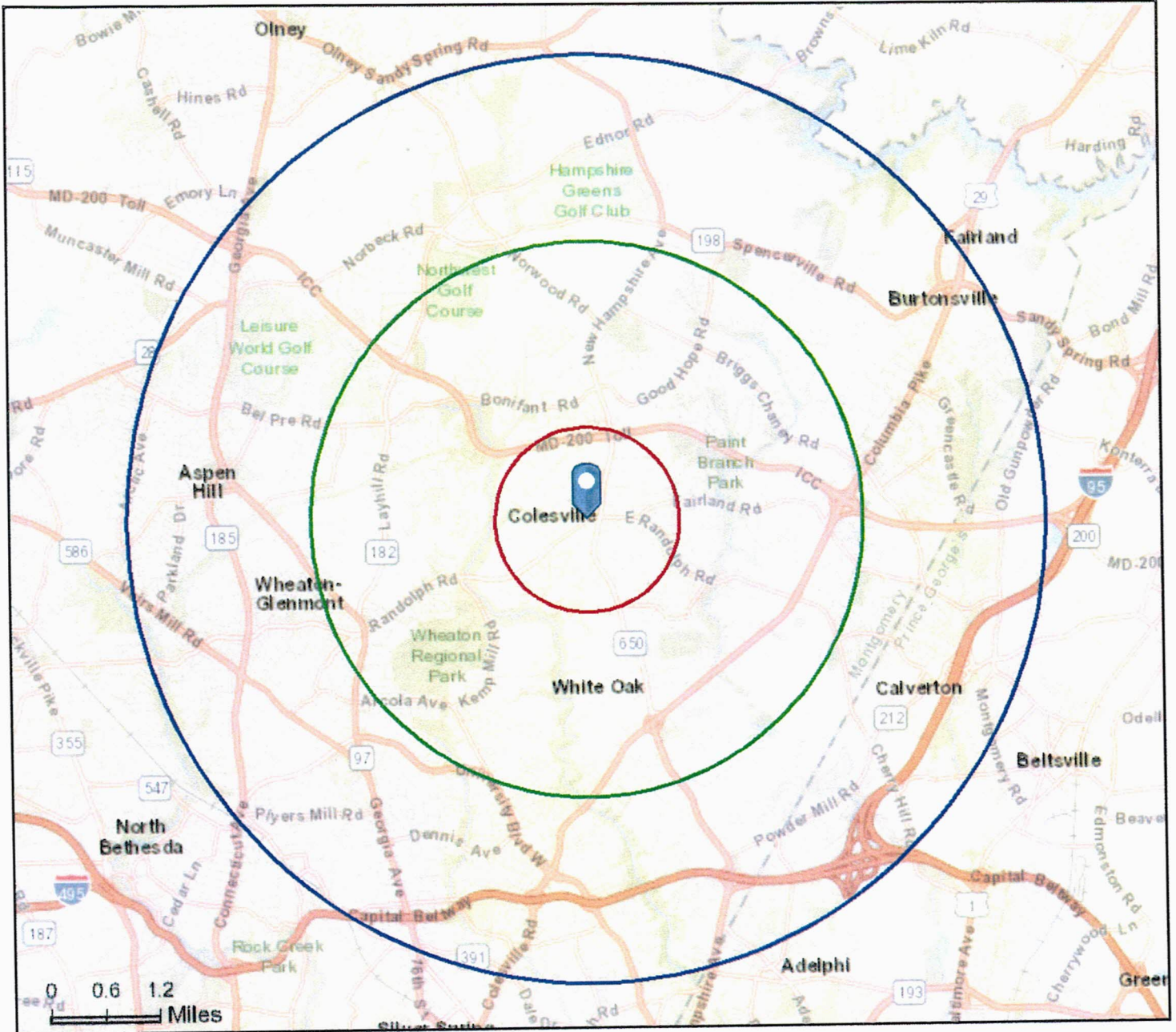**Average Daily Traffic Volume**
- Up to 6,000 vehicles per day
- 6,001 - 15,000
- 15,001 - 30,000
- 30,001 - 50,000
- 50,001 - 100,000
- More than 100,000 per day

Source: © 2017 Kalibrate Technologies

November 22, 2017

Site Map

49 Randolph Rd, Silver Spring, Maryland, 20904
Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 39.07519
Longitude: -77.00461

November 22, 2017

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Market Profile

49 Randolph Rd, Silver Spring, Maryland, 20904
Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 39.07819
Longitude: -77.00461

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	8,455	86,762	272,925
2010 Total Population	8,404	90,219	295,944
2017 Total Population	8,655	95,749	316,424
2017 Group Quarters	45	931	2,747
2022 Total Population	8,906	99,931	330,370
2017-2022 Annual Rate	0.57%	0.86%	0.87%
2017 Total Daytime Population	6,481	66,607	225,003
Workers	2,331	21,372	72,449
Residents	4,150	45,235	152,554
Household Summary			
2000 Households	2,892	30,306	99,295
2000 Average Household Size	2.91	2.84	2.73
2010 Households	2,905	30,896	103,914
2010 Average Household Size	2.88	2.89	2.82
2017 Households	2,978	32,489	109,599
2017 Average Household Size	2.89	2.92	2.86
2022 Households	3,055	33,736	113,749
2022 Average Household Size	2.90	2.93	2.88
2017-2022 Annual Rate	0.51%	0.76%	0.75%
2010 Families	2,283	22,931	71,489
2010 Average Family Size	3.24	3.32	3.34
2017 Families	2,327	23,975	74,770
2017 Average Family Size	3.27	3.35	3.39
2022 Families	2,382	24,840	77,328
2022 Average Family Size	3.28	3.37	3.42
2017-2022 Annual Rate	0.47%	0.71%	0.68%
Housing Unit Summary			
2000 Housing Units	2,951	31,029	102,163
Owner Occupied Housing Units	88.1%	67.2%	66.1%
Renter Occupied Housing Units	9.9%	30.5%	31.1%
Vacant Housing Units	2.0%	2.3%	2.8%
2010 Housing Units	3,010	32,169	109,343
Owner Occupied Housing Units	85.0%	65.6%	63.1%
Renter Occupied Housing Units	11.5%	30.5%	31.9%
Vacant Housing Units	3.5%	4.0%	5.0%
2017 Housing Units	3,105	33,776	114,644
Owner Occupied Housing Units	83.0%	65.1%	61.7%
Renter Occupied Housing Units	12.9%	31.1%	33.9%
Vacant Housing Units	4.1%	3.8%	4.4%
2022 Housing Units	3,203	35,209	119,244
Owner Occupied Housing Units	83.0%	65.4%	61.7%
Renter Occupied Housing Units	12.4%	30.4%	33.7%
Vacant Housing Units	4.6%	4.2%	4.6%
Median Household Income			
2017	$109,999	$92,827	$83,114
2022	$117,616	$101,753	$91,812
Median Home Value			
2017	$471,262	$439,481	$393,753
2022	$478,251	$451,362	$411,406
Per Capita Income			
2017	$45,742	$40,526	$37,751
2022	$50,397	$45,102	$42,321
Median Age			
2010	46.0	39.1	37.9
2017	47.7	40.5	39.2
2022	48.1	41.5	40.0

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

Market Profile

49 Randolph Rd, Silver Spring, Maryland, 20904
Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 39.07619
Longitude: -77.00461

	1 mile	3 miles	5 miles
2017 Households by Income			
Household Income Base	2,978	32,489	109,599
<$15,000	4.1%	5.3%	5.8%
$15,000 - $24,999	3.2%	4.7%	5.4%
$25,000 - $34,999	4.2%	5.0%	6.2%
$35,000 - $49,999	5.6%	9.2%	10.6%
$50,000 - $74,999	14.0%	15.5%	16.8%
$75,000 - $99,999	13.0%	13.3%	13.6%
$100,000 - $149,999	21.6%	20.0%	19.4%
$150,000 - $199,999	17.8%	13.4%	11.1%
$200,000+	16.7%	13.5%	11.2%
Average Household Income	$135,194	$117,784	$108,216
2022 Households by Income			
Household Income Base	3,055	33,736	113,749
<$15,000	4.0%	5.1%	5.6%
$15,000 - $24,999	2.9%	4.2%	4.9%
$25,000 - $34,999	3.6%	4.4%	5.4%
$35,000 - $49,999	4.8%	8.0%	9.1%
$50,000 - $74,999	12.7%	14.3%	15.4%
$75,000 - $99,999	12.1%	12.9%	13.2%
$100,000 - $149,999	21.6%	20.6%	20.5%
$150,000 - $199,999	19.7%	15.0%	12.8%
$200,000+	18.5%	15.5%	13.1%
Average Household Income	$149,564	$131,911	$122,188
2017 Owner Occupied Housing Units by Value			
Total	2,576	21,971	70,745
<$50,000	0.1%	0.7%	0.8%
$50,000 - $99,999	0.2%	0.7%	1.3%
$100,000 - $149,999	0.3%	1.7%	2.7%
$150,000 - $199,999	0.2%	2.6%	4.1%
$200,000 - $249,999	2.6%	3.7%	6.2%
$250,000 - $299,999	2.4%	5.4%	9.0%
$300,000 - $399,999	21.5%	23.5%	27.7%
$400,000 - $499,999	31.7%	29.4%	24.3%
$500,000 - $749,999	37.0%	26.9%	18.2%
$750,000 - $999,999	3.3%	4.2%	4.5%
$1,000,000 +	0.6%	1.1%	1.3%
Average Home Value	$498,884	$464,331	$425,779
2022 Owner Occupied Housing Units by Value			
Total	2,659	23,015	73,550
<$50,000	0.0%	0.2%	0.3%
$50,000 - $99,999	0.1%	0.4%	0.8%
$100,000 - $149,999	0.2%	1.3%	2.2%
$150,000 - $199,999	0.1%	2.0%	3.2%
$200,000 - $249,999	1.6%	2.6%	4.7%
$250,000 - $299,999	1.7%	4.3%	7.6%
$300,000 - $399,999	20.0%	22.9%	28.2%
$400,000 - $499,999	33.5%	31.9%	27.1%
$500,000 - $749,999	38.7%	28.9%	19.8%
$750,000 - $999,999	3.5%	4.4%	4.8%
$1,000,000 +	0.6%	1.2%	1.4%
Average Home Value	$509,060	$480,874	$444,347

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

![esri]

Market Profile

49 Randolph Rd, Silver Spring, Maryland, 20904

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 39.07519

Longitude: -77.00401

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	8,404	90,220	295,945
0 - 4	4.5%	6.4%	7.0%
5 - 9	5.7%	6.3%	6.4%
10 - 14	6.6%	6.7%	6.2%
15 - 24	11.7%	12.7%	12.2%
25 - 34	9.2%	12.8%	14.2%
35 - 44	11.0%	13.0%	14.0%
45 - 54	16.4%	15.3%	14.5%
55 - 64	16.8%	13.6%	11.7%
65 - 74	9.8%	7.4%	6.5%
75 - 84	6.3%	4.3%	4.7%
85 +	2.1%	1.6%	2.7%
18 +	78.8%	76.3%	76.5%
2017 Population by Age			
Total	8,656	95,749	316,426
0 - 4	4.1%	5.7%	6.2%
5 - 9	4.8%	6.1%	6.6%
10 - 14	5.9%	6.5%	6.5%
15 - 24	10.5%	11.6%	11.4%
25 - 34	10.9%	13.0%	13.6%
35 - 44	10.6%	12.5%	13.4%
45 - 54	13.1%	13.2%	13.1%
55 - 64	17.1%	14.5%	12.8%
65 - 74	13.2%	10.0%	8.7%
75 - 84	6.7%	4.8%	4.8%
85 +	3.1%	2.1%	3.1%
18 +	81.3%	77.9%	77.2%
2022 Population by Age			
Total	8,904	99,929	330,370
0 - 4	4.2%	5.6%	6.2%
5 - 9	4.6%	5.6%	6.0%
10 - 14	5.3%	6.2%	6.4%
15 - 24	9.4%	11.0%	11.0%
25 - 34	10.2%	12.5%	13.3%
35 - 44	12.9%	13.7%	13.9%
45 - 54	11.9%	12.4%	12.4%
55 - 64	15.9%	13.7%	12.4%
65 - 74	14.4%	11.3%	9.8%
75 - 84	7.9%	5.8%	5.6%
85 +	3.3%	2.2%	3.0%
18 +	82.4%	78.9%	77.9%
2010 Population by Sex			
Males	4,009	43,062	140,982
Females	4,395	47,157	154,962
2017 Population by Sex			
Males	4,124	45,829	151,578
Females	4,531	49,920	164,846
2022 Population by Sex			
Males	4,263	48,071	159,036
Females	4,643	51,860	171,334

Market Profile

49 Randolph Rd, Silver Spring, Maryland, 20904
Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 39.07519
Longitude: -77.00481

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	8,404	90,218	295,944
White Alone	44.5%	40.6%	43.9%
Black Alone	27.2%	32.4%	27.7%
American Indian Alone	0.3%	0.4%	0.5%
Asian Alone	18.3%	13.8%	12.0%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	5.8%	8.6%	11.4%
Two or More Races	3.9%	4.2%	4.4%
Hispanic Origin	13.3%	17.9%	23.9%
Diversity Index	76.5	79.6	81.9
2017 Population by Race/Ethnicity			
Total	8,655	95,750	316,423
White Alone	38.9%	36.1%	39.7%
Black Alone	29.8%	34.2%	28.8%
American Indian Alone	0.3%	0.4%	0.6%
Asian Alone	19.7%	14.8%	12.7%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	6.9%	9.8%	13.3%
Two or More Races	4.3%	4.6%	4.9%
Hispanic Origin	15.8%	20.5%	27.6%
Diversity Index	79.5	81.9	84.6
2022 Population by Race/Ethnicity			
Total	8,906	99,932	330,370
White Alone	35.3%	33.3%	37.1%
Black Alone	31.3%	35.2%	29.3%
American Indian Alone	0.3%	0.5%	0.6%
Asian Alone	20.6%	15.4%	13.1%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	7.9%	10.8%	14.7%
Two or More Races	4.6%	4.9%	5.2%
Hispanic Origin	17.8%	22.7%	30.4%
Diversity Index	81.3	83.3	86.1
2010 Population by Relationship and Household Type			
Total	8,404	90,219	295,944
In Households	99.5%	99.0%	99.1%
In Family Households	90.3%	87.4%	84.9%
Householder	26.6%	25.5%	24.1%
Spouse	22.0%	18.8%	17.4%
Child	31.9%	32.6%	31.1%
Other relative	7.6%	7.3%	8.0%
Nonrelative	2.2%	3.1%	4.3%
In Nonfamily Households	9.1%	11.6%	14.2%
In Group Quarters	0.5%	1.0%	0.9%
Institutionalized Population	0.1%	0.6%	0.6%
Noninstitutionalized Population	0.4%	0.4%	0.3%

	1 mile	3 miles	5 miles
2017 Population 25+ by Educational Attainment			
Total	6,462	67,141	219,473
Less than 9th Grade	7.3%	6.4%	8.6%
9th - 12th Grade, No Diploma	2.7%	4.3%	5.2%
High School Graduate	15.8%	16.7%	16.6%
GED/Alternative Credential	1.1%	1.1%	1.6%
Some College, No Degree	17.5%	16.0%	15.8%
Associate Degree	5.3%	5.4%	5.6%
Bachelor's Degree	23.8%	24.9%	23.8%
Graduate/Professional Degree	26.6%	25.2%	22.8%
2017 Population 15+ by Marital Status			
Total	7,373	78,272	255,474
Never Married	26.0%	34.0%	34.9%
Married	57.6%	51.9%	50.5%
Widowed	9.0%	5.3%	5.9%
Divorced	7.3%	8.9%	8.7%
2017 Civilian Population 16+ in Labor Force			
Civilian Employed	96.6%	94.8%	94.4%
Civilian Unemployed (Unemployment Rate)	3.3%	5.2%	5.6%
2017 Employed Population 16+ by Industry			
Total	4,598	51,604	167,064
Agriculture/Mining	0.4%	0.2%	0.2%
Construction	3.0%	5.7%	7.7%
Manufacturing	2.2%	2.4%	2.2%
Wholesale Trade	1.3%	1.3%	1.1%
Retail Trade	10.0%	7.4%	7.9%
Transportation/Utilities	4.2%	3.8%	3.4%
Information	3.3%	2.2%	2.0%
Finance/Insurance/Real Estate	5.5%	5.2%	5.5%
Services	58.2%	62.0%	61.2%
Public Administration	11.8%	9.8%	8.8%
2017 Employed Population 16+ by Occupation			
Total	4,598	51,603	167,063
White Collar	71.7%	67.4%	63.3%
Management/Business/Financial	26.1%	17.9%	16.2%
Professional	26.9%	30.9%	28.6%
Sales	10.1%	7.4%	7.7%
Administrative Support	8.5%	11.2%	10.7%
Services	16.1%	19.4%	22.1%
Blue Collar	12.2%	13.2%	14.7%
Farming/Forestry/Fishing	0.2%	0.0%	0.1%
Construction/Extraction	2.3%	5.0%	6.1%
Installation/Maintenance/Repair	2.3%	2.4%	2.4%
Production	2.2%	1.9%	2.0%
Transportation/Material Moving	5.3%	3.8%	4.1%
2010 Population By Urban/ Rural Status			
Total Population	8,404	90,219	295,944
Population Inside Urbanized Area	100.0%	100.0%	99.4%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.6%

Market Profile

49 Randolph Rd, Silver Spring, Maryland, 20904
Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 39.07519
Longitude: -77.00461

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	2,906	30,896	103,915
Households with 1 Person	18.3%	20.8%	25.2%
Households with 2+ People	81.7%	79.2%	74.8%
Family Households	78.6%	74.2%	68.8%
Husband-wife Families	64.9%	54.7%	49.5%
With Related Children	26.0%	25.1%	24.1%
Other Family (No Spouse Present)	13.7%	19.5%	19.3%
Other Family with Male Householder	2.8%	4.4%	4.8%
With Related Children	1.2%	2.2%	2.5%
Other Family with Female Householder	11.0%	15.2%	14.4%
With Related Children	5.3%	9.0%	8.6%
Nonfamily Households	3.2%	5.0%	6.0%
All Households with Children	32.7%	36.7%	35.7%
Multigenerational Households	6.6%	5.9%	5.7%
Unmarried Partner Households	2.7%	4.1%	4.9%
Male-female	2.1%	3.3%	4.0%
Same-sex	0.6%	0.9%	0.9%
2010 Households by Size			
Total	2,904	30,897	103,913
1 Person Household	18.3%	20.8%	25.2%
2 Person Household	32.2%	30.4%	28.8%
3 Person Household	18.4%	18.3%	16.5%
4 Person Household	15.3%	15.1%	14.1%
5 Person Household	8.6%	8.4%	7.7%
6 Person Household	3.7%	3.8%	3.8%
7 + Person Household	3.6%	3.2%	4.0%
2010 Households by Tenure and Mortgage Status			
Total	2,905	30,896	103,914
Owner Occupied	88.1%	68.3%	66.4%
Owned with a Mortgage/Loan	66.9%	54.2%	51.7%
Owned Free and Clear	21.2%	14.1%	14.8%
Renter Occupied	11.9%	31.7%	33.6%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	3,010	32,169	109,343
Housing Units Inside Urbanized Area	100.0%	100.0%	99.4%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.6%

November 22, 2017

Market Profile

49 Randolph Rd, Silver Spring, Maryland, 20904
Rings: 1, 3, 5 mile radii

Prepared by Esri

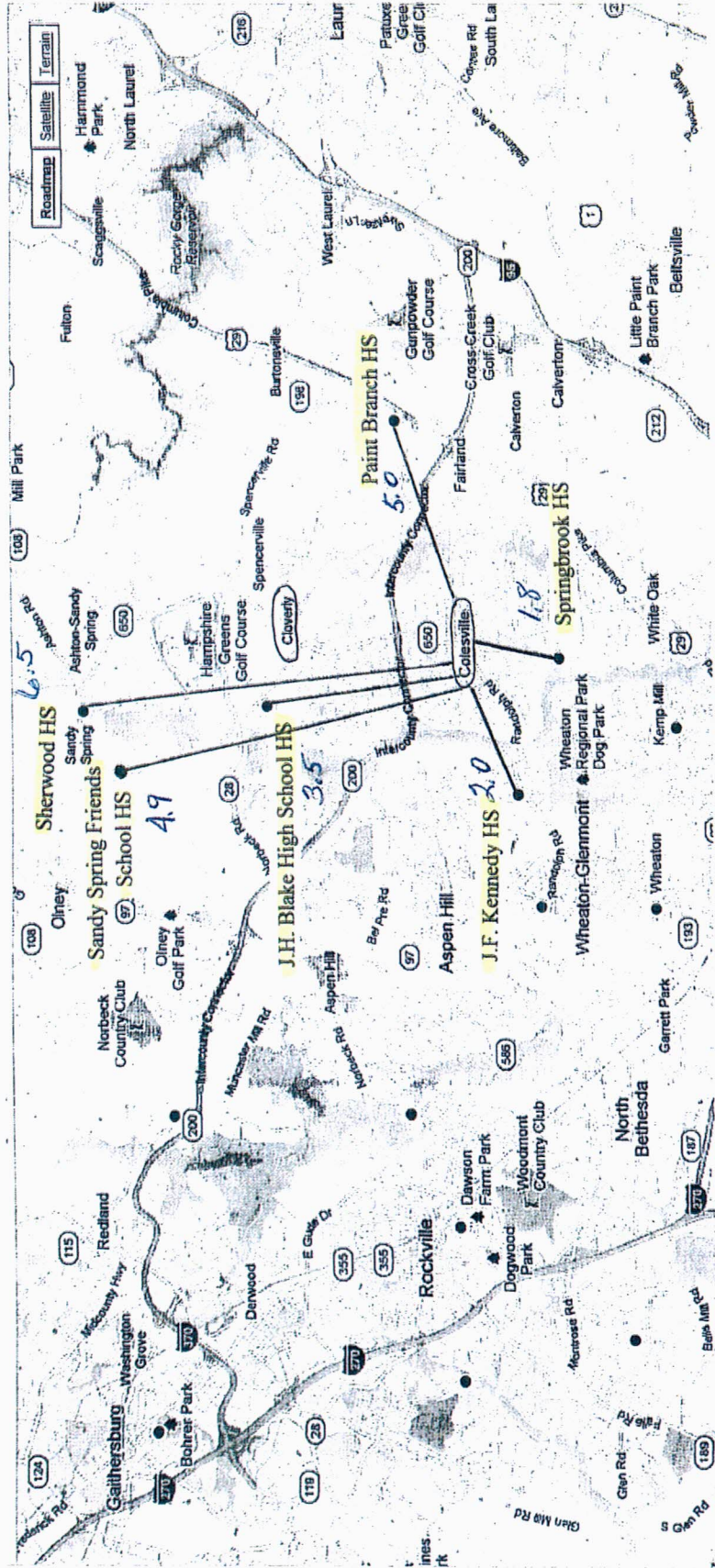Latitude: 34.07519
Longitude: -77.00461

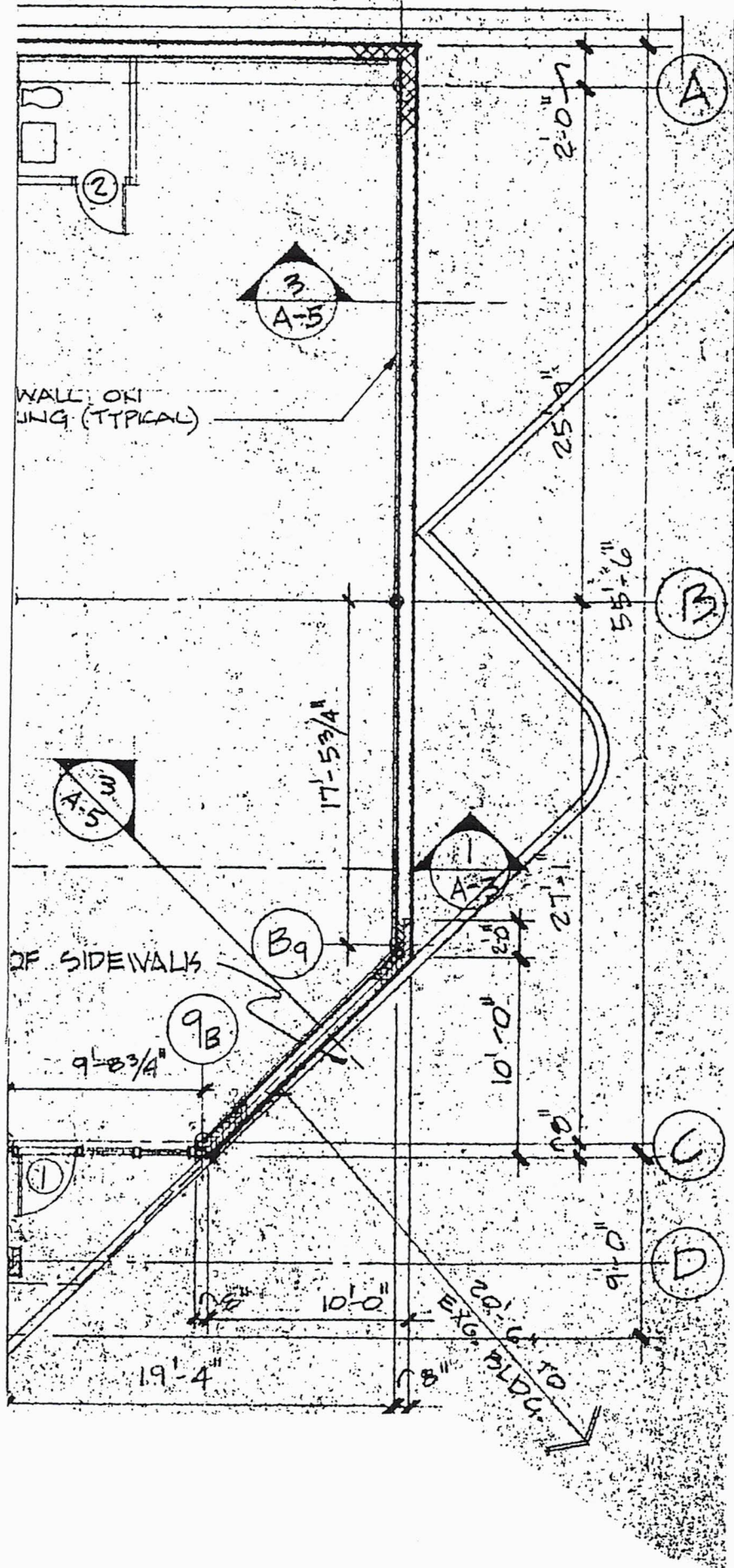|	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Exurbanites (1E)	Pleasantville (2B)	Pleasantville (2B)
2.	Pleasantville (2B)	Savvy Suburbanites (1D)	Savvy Suburbanites (1D)
3.	Savvy Suburbanites (1D)	Exurbanites (1E)	Enterprising Professionals
2017 Consumer Spending			
Apparel & Services: Total $	$10,378,068	$101,807,189	$317,497,319
Average Spent	$3,484.91	$3,133.59	$2,896.90
Spending Potential Index	161	145	134
Education: Total $	$8,037,969	$78,730,558	$236,010,949
Average Spent	$2,699.12	$2,423.30	$2,153.40
Spending Potential Index	185	166	148
Entertainment/Recreation: Total $	$15,206,682	$143,818,991	$447,685,611
Average Spent	$5,106.34	$4,426.70	$4,084.76
Spending Potential Index	164	142	131
Food at Home: Total $	$22,417,757	$224,678,464	$706,308,937
Average Spent	$7,527.79	$6,915.52	$6,444.48
Spending Potential Index	149	137	128
Food Away from Home: Total $	$15,417,467	$151,315,063	$477,547,241
Average Spent	$5,177.12	$4,657.42	$4,357.22
Spending Potential Index	155	140	131
Health Care: Total $	$27,081,020	$249,217,419	$779,859,106
Average Spent	$9,093.69	$7,670.82	$7,115.57
Spending Potential Index	163	137	127
HH Furnishings & Equipment: Total $	$9,423,027	$88,216,503	$276,273,926
Average Spent	$3,164.21	$2,715.27	$2,520.77
Spending Potential Index	163	140	130
Personal Care Products & Services: Total $	$3,912,486	$37,229,150	$116,689,168
Average Spent	$1,313.80	$1,145.90	$1,064.69
Spending Potential Index	165	144	134
Shelter: Total $	$79,684,677	$792,457,657	$2,467,800,257
Average Spent	$26,757.78	$24,391.57	$22,516.63
Spending Potential Index	165	150	139
Support Payments/Cash Contributions/Gifts in Kind: Total $	$12,134,821	$108,498,669	$339,998,341
Average Spent	$4,074.82	$3,339.55	$3,102.20
Spending Potential Index	174	143	132
Travel: Total $	$11,448,274	$103,691,730	$318,785,067
Average Spent	$3,844.28	$3,191.60	$2,908.65
Spending Potential Index	186	154	140
Vehicle Maintenance & Repairs: Total $	$5,056,841	$48,121,160	$150,815,064
Average Spent	$1,698.07	$1,481.15	$1,376.06
Spending Potential Index	158	138	128

Colesville – Distance To Area High Schools

Colesville Center
31 Randolph Road
Silver Spring, MD 20904

1,073 SF

SCALE 1/8" = 1'0"

45 43 41 39 37 35 33 31

GIANT FOOD
13490

13488

13486

13484

13476

13468

13464

13460

13456

13452

13448

13444

13440

EXXON

13438

13436

13434

13432

13430

13428

13426

13424

Motorcycles

One Way

COLESVILLE CENTER
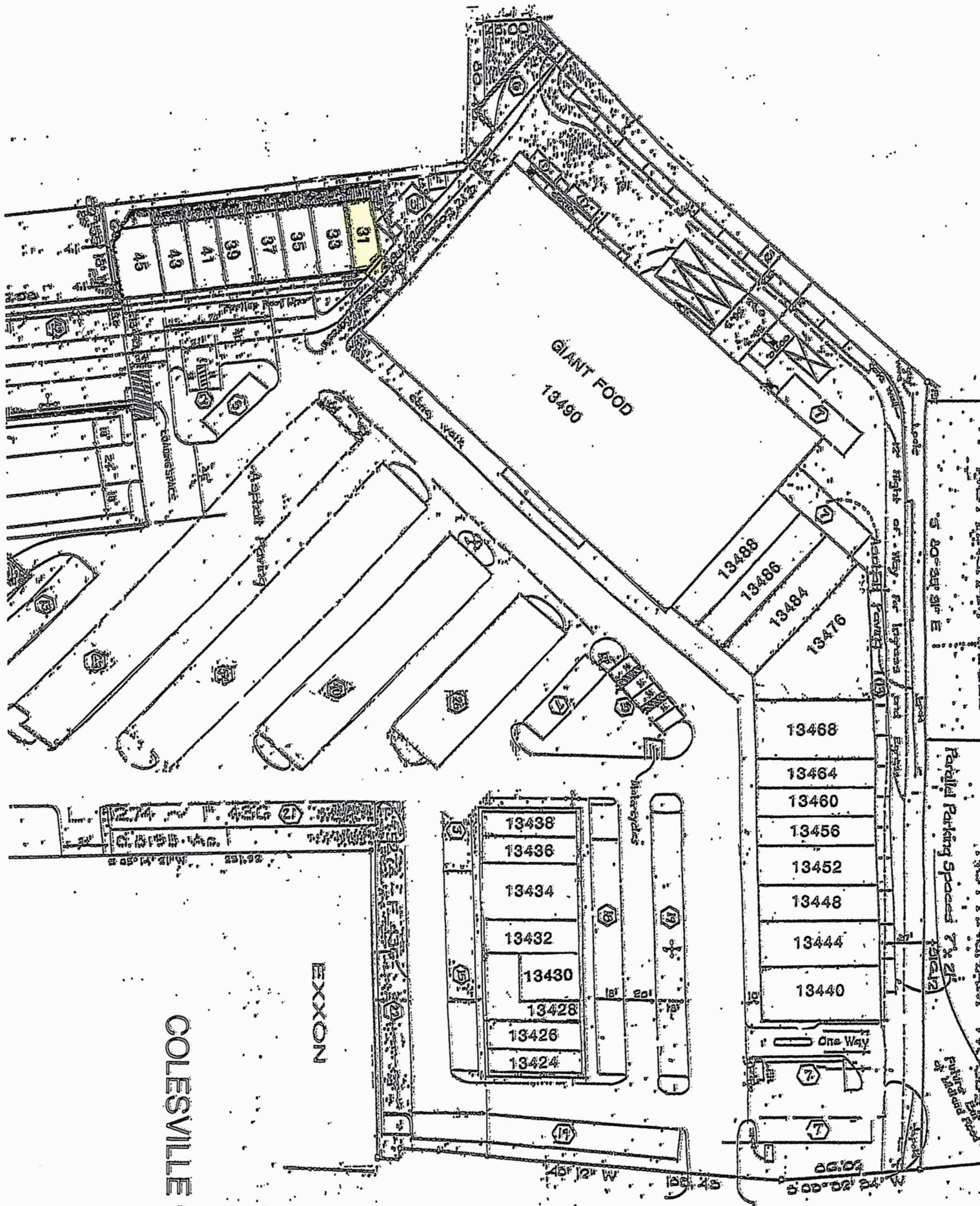
NEW HAMPSHIRE AVENUE
(MD. RTE. 650)