

# INTRODUCING CENTRAL

8455 FENTON ST — SILVER SPRING

NOW OPEN

EL SAPO  
*Cuban Social Club*

pure barre®

Orangetheory  
FITNESS

JUST SIGNED

& pizza®

Lifestyle Nail Bar

BEETS BURGER

Wellness & Spa

reenganic

CENTRAL

HR  
RETAIL

CHAIN LINKS  
RETAIL ACQUISITION



GROSVENOR



## CENTRAL SILVER SPRING, MARYLAND

Grosvenor Americas in conjunction with H&R Retail are proud to present Central.

### PROJECT HIGHLIGHTS

- **Central** is a 231,000 SF mixed-use development site that will offer 248 residential rental units above 15,080 SF of retail space.
- Adjacent to busiest bus depot in the DC area, over **60,000 riders** per day
- **FOOT TRAFFIC** more than **8.3 million** pedestrians a year at Central and an additional 1 million pedestrians for special events

### TIMING

- **AVAILABLE IMMEDIATELY**

### MONTGOMERY COUNTY HIGHLIGHTS

- Silver Spring is the “downtown” of Montgomery County and is home to many corporate headquarters including Discovery Communications, American Nurses Association, National Oceanic and Atmospheric Administration, United Therapeutics and Radio One

### DOWNTOWN SILVER SPRING HIGHLIGHTS

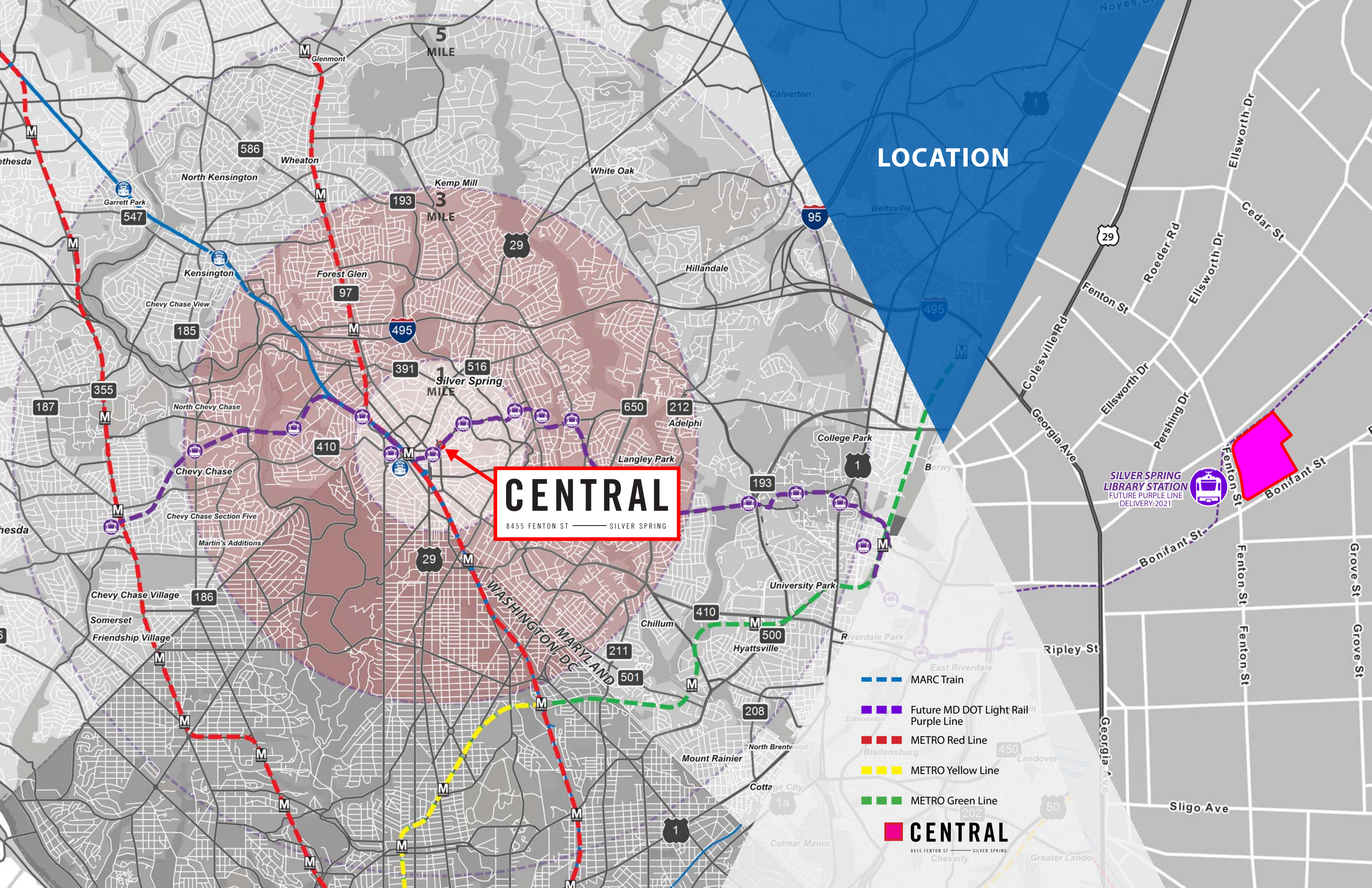
- **OFFICE** nearly **8 million** square feet of office space in Central Business District
- **RESIDENTIAL 11,114 units existing** and **7,837 planned** residential units
- **TRANSPORTATION** Red line, the oldest and busiest line in WMATA’s system connects Silver Spring to Washington, DC
  - **11,682 Riders** (Weekday)
  - **13,621 Riders** (Weekend)
 Purple line – planned light rail that will run from Bethesda, MD to New Carrollton – scheduled to open in 2021
- **ACCOMODATIONS** 8 Hotels with 1,156 rooms

### THE MARKET

	1 MILE	3 MILE	5 MILE
<b>\$</b> <b>EXTREMELY HIGH INCOME</b>	<b>\$109,774</b> average household income	<b>\$119,988</b> average household income	<b>\$130,443</b> average household income

	1 MILE	3 MILE	5 MILE
<b>👤👤👤</b> <b>DENSE POPULATION</b>	<b>37,091</b> people	<b>238,973</b> people	<b>616,866</b> people

	1 MILE	3 MILE	5 MILE
<b>👤👤</b> <b>DAYTIME POPULATION</b>	<b>29,248</b> employees	<b>87,422</b> employees	<b>338,082</b> employees



LOCATION

**CENTRAL**  
8455 FENTON ST — SILVER SPRING

SILVER SPRING  
LIBRARY STATION  
FUTURE PURPLE LINE  
DELIVERY 2021

- MARC Train
- Future MD DOT Light Rail Purple Line
- METRO Red Line
- METRO Yellow Line
- METRO Green Line



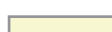


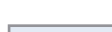


**CENTRAL**  
8455 FENTON ST — SILVER SPRING


# SITE PLAN

## CENTRAL

8455 FENTON ST — SILVER SPRING

### LEGEND:

-  RETAIL
-  ANCHORS
-  RESTAURANTS
-  ENTERTAINMENT
-  PARKING STRUCTURE
-  OFFICE/INSTITUTIONS
-  HOSPITALITY
-  RESIDENTIAL

-  PEDESTRIAN VOLUMES PER YEAR
1. 1,347,000
  2. 922,500
  3. 1,070,000
  4. 1,933,000
  5. 655,000
  6. 1,338,000



# RETAIL FLOOR PLAN



Space #	Street Level Retail			
	Gross Floor Area (SF)	Ceiling Height	Frontage (SF)	Vent
RETAIL 1	<b>El Sapo Cuban Social Club</b>			
RETAIL 2				
RETAIL 3	<b>&amp;pizza</b>			
RETAIL 4	<b>Lifestyle Nail Bar</b>			
RETAIL 5	<b>2,197</b>	<b>14'-1"   20'-3"</b>	<b>34'-7 5/8"</b>	<b>No</b>
RETAIL 6	<b>Pure Barre</b>			
RETAIL 7	<b>Orange Theory Fitness</b>			
<b>TOTAL</b>	<b>15,080</b>			

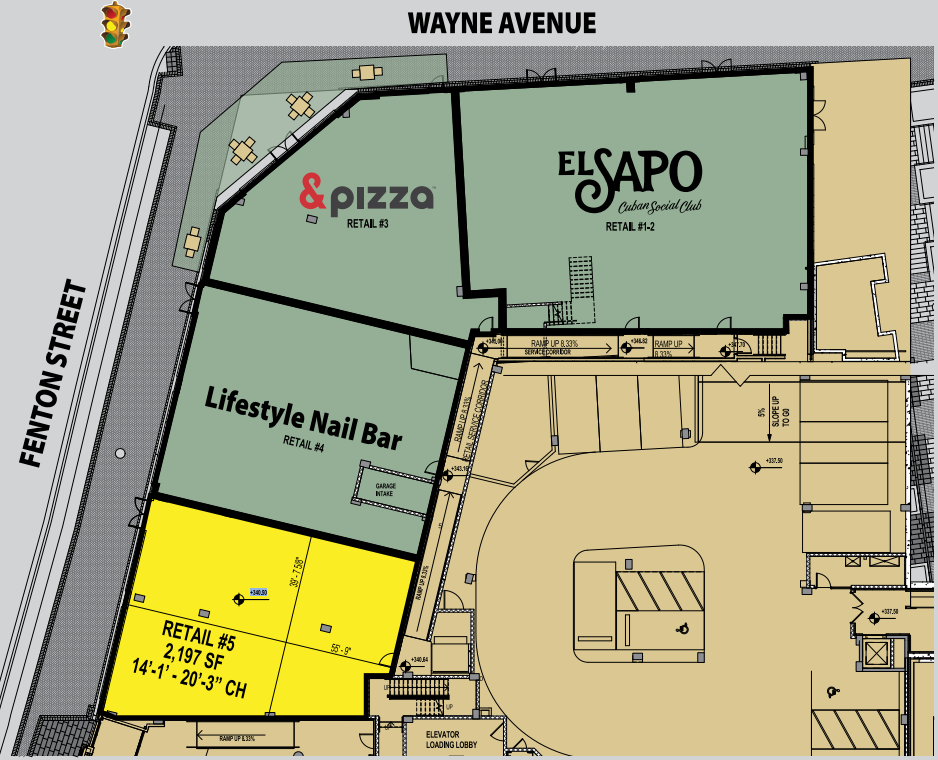
Site Plan Key  
■ AVAILABLE  
■ LEASED



**STOREFRONT  
VIEW FROM  
WAYNE AVE/  
FENTON ST**



**RETAIL #5**



**Site Plan Key**

- AVAILABLE
- LEASED

# CENTRAL

8455 FENTON ST — SILVER SPRING

RETAIL LEASING



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