

The Cloverly Center

**15527 New Hampshire Avenue
Silver Spring, MD 20905**

Excellent Visibility From New Hampshire Avenue



Join our current community:

**Beauty Supply
Beer & Wine
Indus International Market
Kabob N Karahi Restaurant
NAPA Auto Parts
Fusion Bar & Grill**

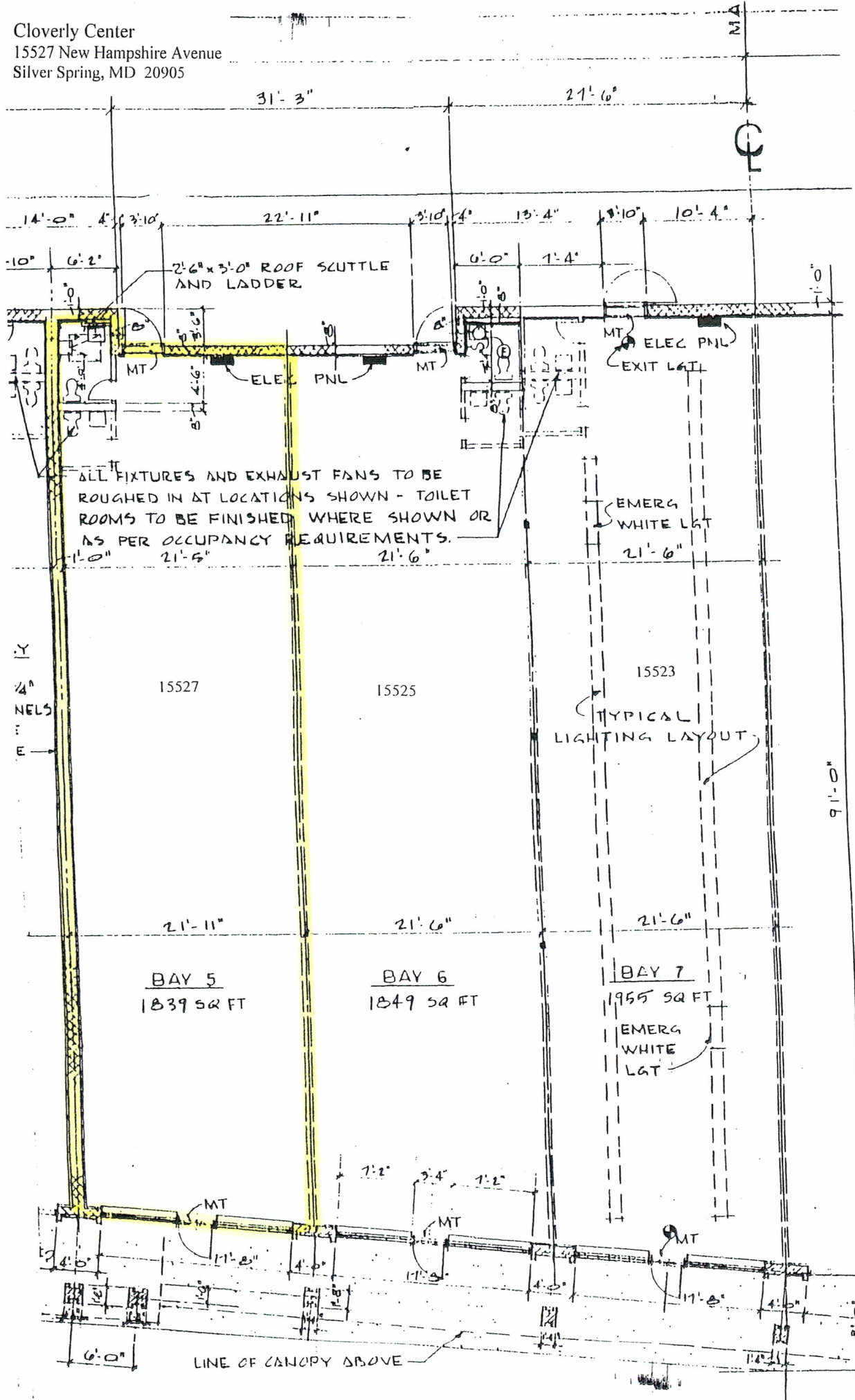
The Cloverly Center is a 28,000 square foot retail center, conveniently located on New Hampshire Avenue.

Square Footage:	1,839
Rent per Square Foot:	\$21 /sf \$38,619 /annual \$3,218 /month
Current NNN: (maintenance, insurance, real estate tax)	\$6.37 /sf \$11,714 /annual \$976 /month
Total Monthly Rent/ CAM:	\$4,194 /monthly total
Term:	5 years with 5-year option

Features: Finished restroom, individual HVAC system, separately metered electric, water and gas, rear service entrance, convenient and plentiful parking.

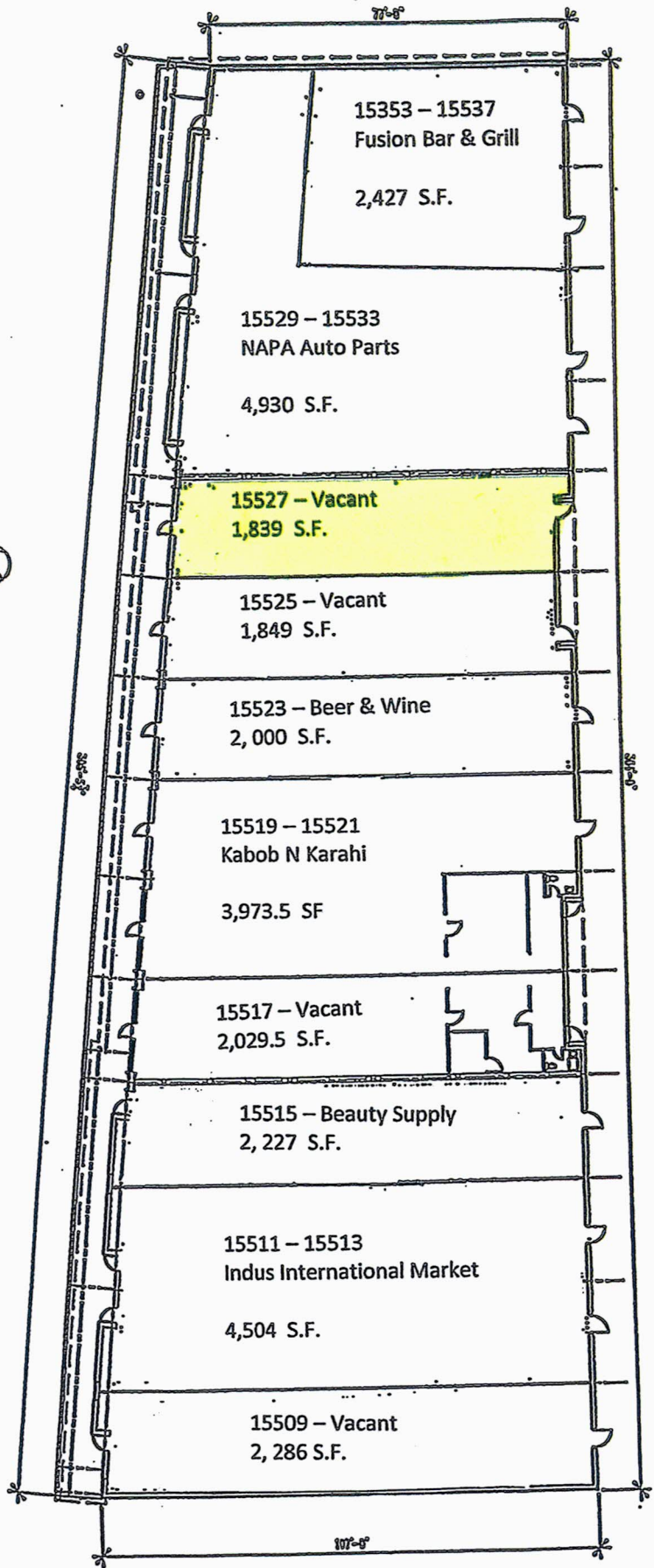
CONTACT: PAULA McDERMOTT * 301-236-9411 * PAULA@KramerEnterprises.net

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 Silver Spring, MD 20905



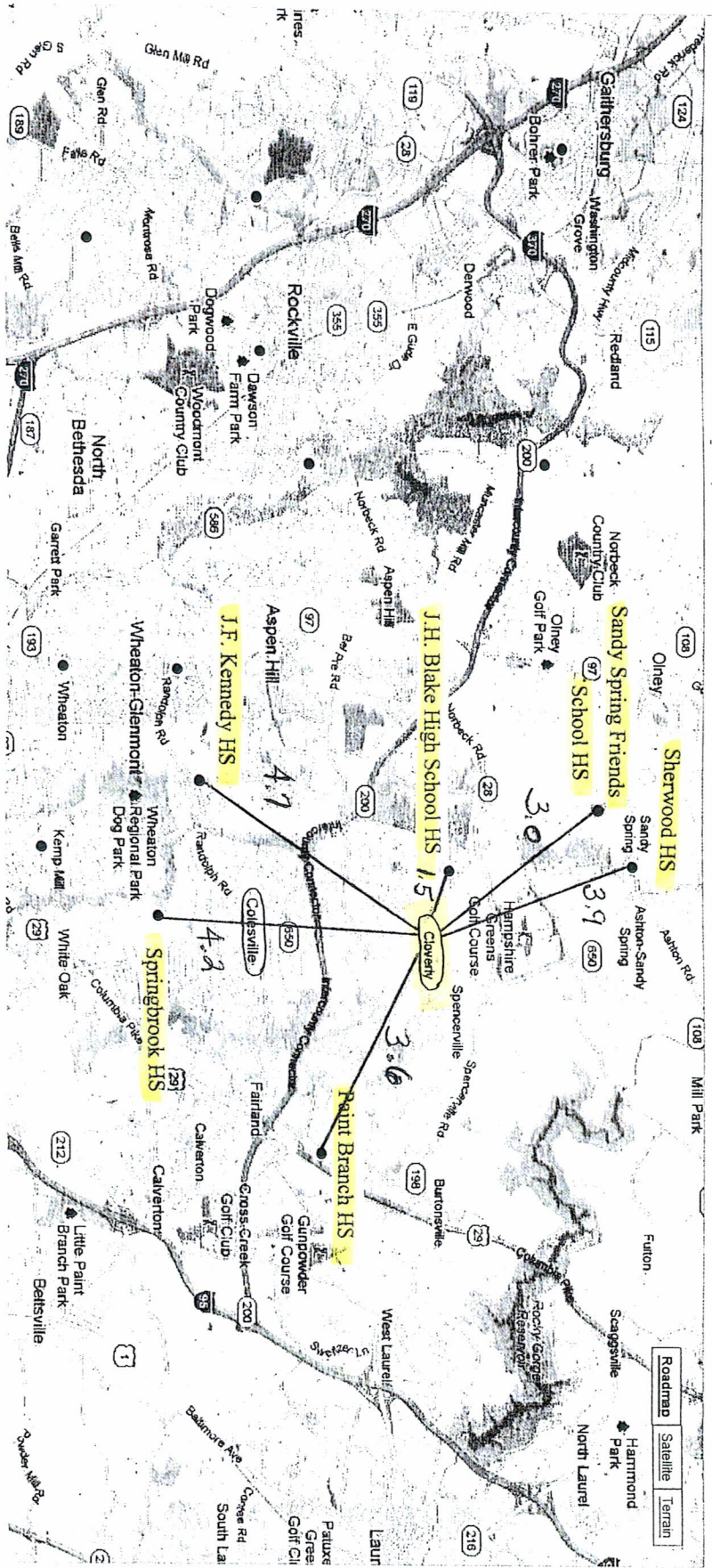
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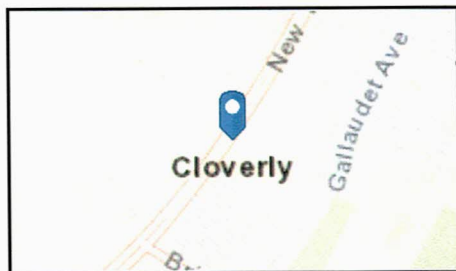
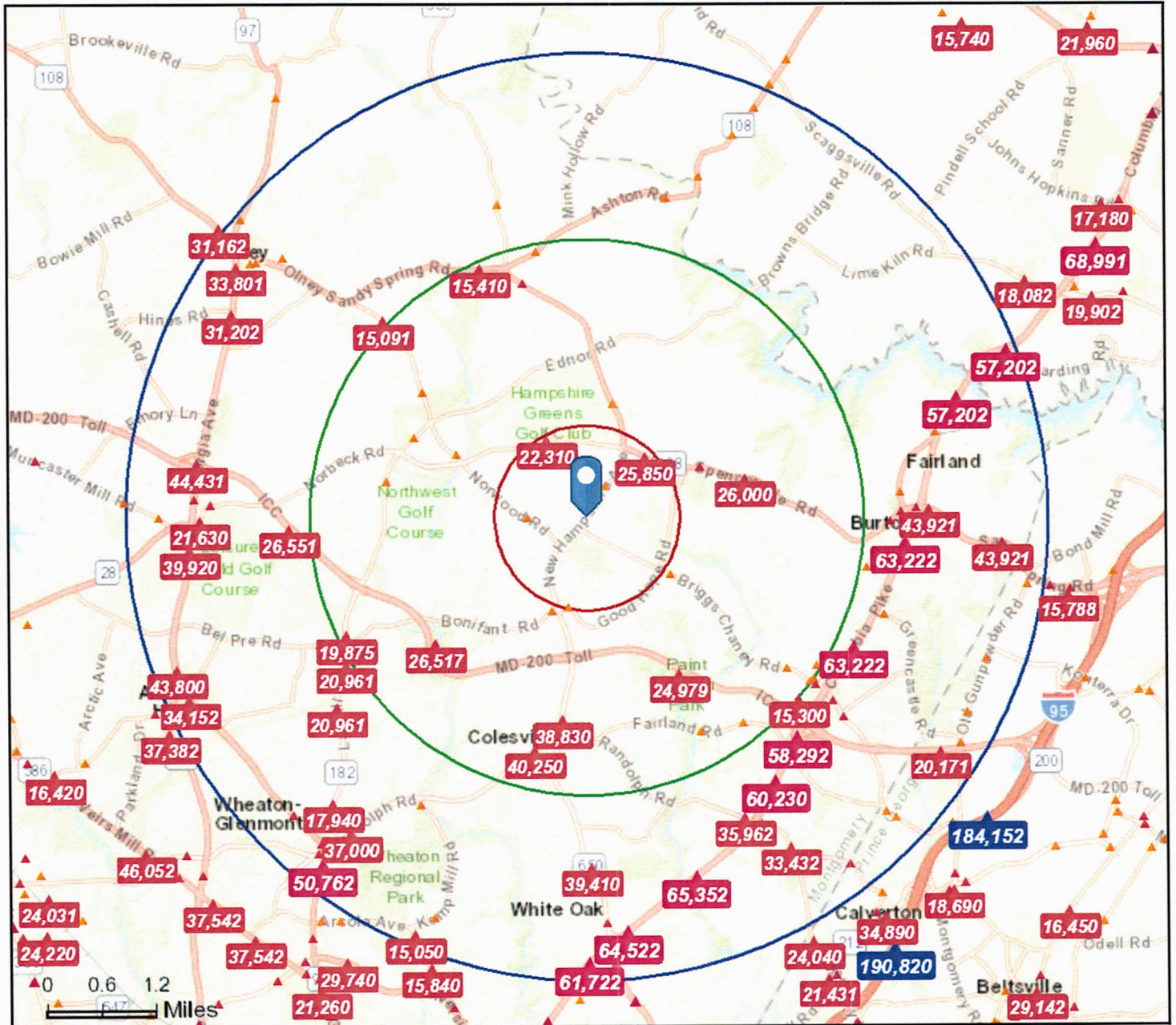
The Cloverly Center



PARKING SPACES REQUIRED = 744
(6 HANDICAP)
PER CURRENT PROPOSED USE AS OF 6/12/12
AND PER ADDED USE TABLE

PARKING SPACES PROVIDED = 154
(6 HANDICAP)





- 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

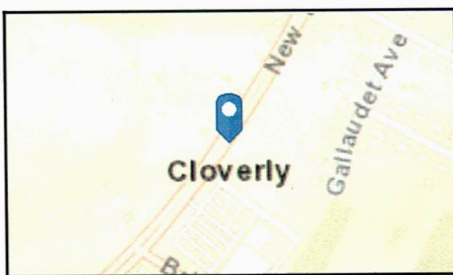
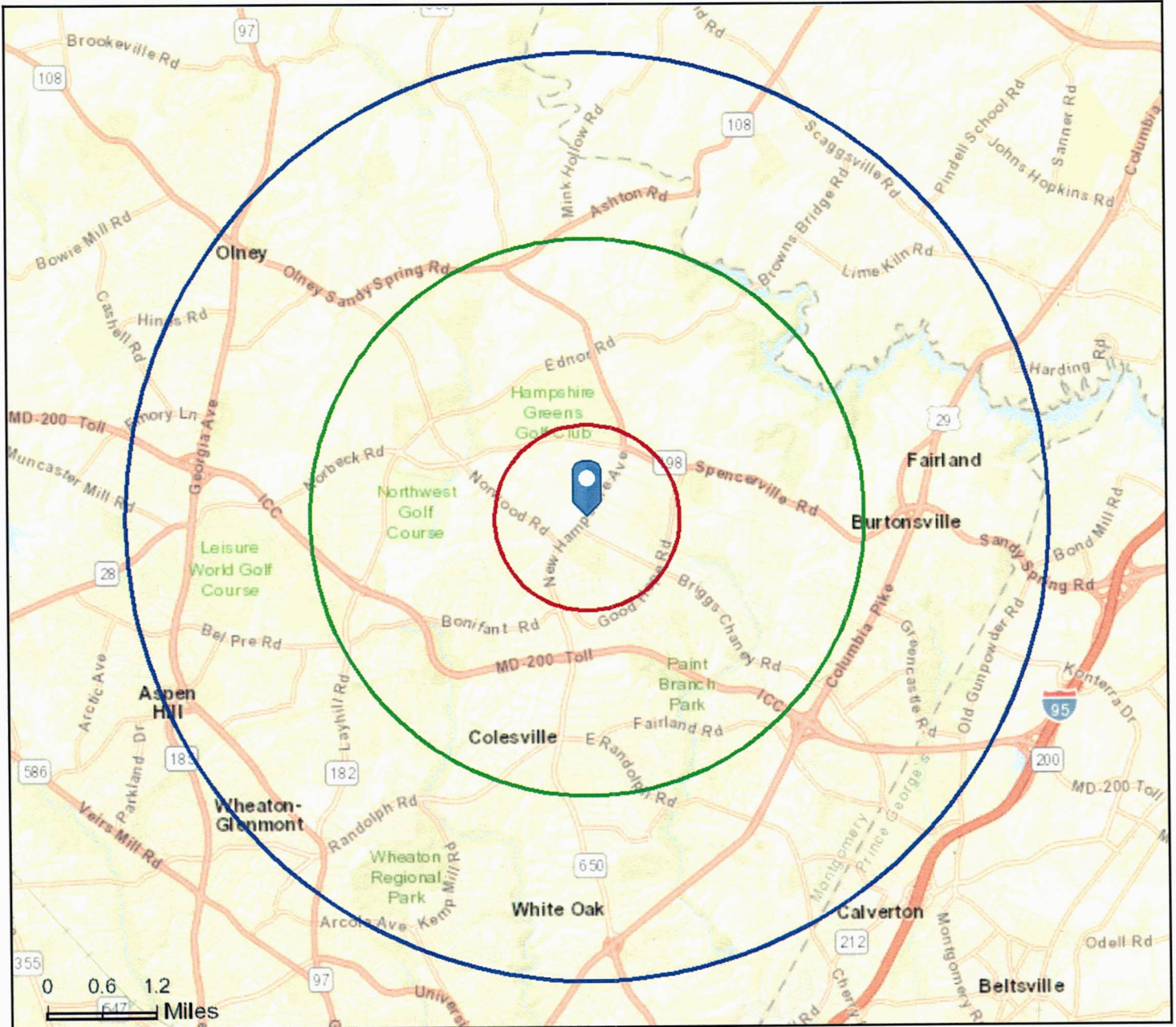
November 22, 2017



Site Map

15509 New Hampshire Ave, Silver Spring, Maryland, 20905
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.11016
Longitude: -76.99625



November 22, 2017



Market Profile

15509 New Hampshire Ave, Silver Spring, Maryland, 20905
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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	3,360	39,654	171,433
2010 Total Population	3,534	41,798	185,880
2017 Total Population	3,775	43,705	198,370
2017 Group Quarters	22	351	1,915
2022 Total Population	3,953	45,454	207,317
2017-2022 Annual Rate	0.93%	0.79%	0.89%
2017 Total Daytime Population	2,609	28,635	141,310
Workers	757	7,790	44,231
Residents	1,852	20,845	97,079
Household Summary			
2000 Households	1,083	13,009	62,908
2000 Average Household Size	3.09	3.03	2.70
2010 Households	1,158	13,716	67,536
2010 Average Household Size	3.03	3.02	2.72
2017 Households	1,229	14,247	71,184
2017 Average Household Size	3.05	3.04	2.76
2022 Households	1,280	14,766	73,981
2022 Average Household Size	3.07	3.05	2.78
2017-2022 Annual Rate	0.82%	0.72%	0.77%
2010 Families	968	11,205	46,670
2010 Average Family Size	3.29	3.33	3.27
2017 Families	1,022	11,581	48,923
2017 Average Family Size	3.32	3.36	3.32
2022 Families	1,062	11,974	50,731
2022 Average Family Size	3.34	3.38	3.34
2017-2022 Annual Rate	0.77%	0.67%	0.73%
Housing Unit Summary			
2000 Housing Units	1,106	13,216	64,841
Owner Occupied Housing Units	92.8%	88.7%	66.2%
Renter Occupied Housing Units	5.2%	9.8%	30.8%
Vacant Housing Units	2.1%	1.6%	3.0%
2010 Housing Units	1,193	14,120	71,036
Owner Occupied Housing Units	90.0%	86.6%	63.4%
Renter Occupied Housing Units	7.0%	10.5%	31.7%
Vacant Housing Units	2.9%	2.9%	4.9%
2017 Housing Units	1,253	14,584	74,424
Owner Occupied Housing Units	89.9%	85.8%	62.7%
Renter Occupied Housing Units	8.2%	11.9%	32.9%
Vacant Housing Units	1.9%	2.3%	4.4%
2022 Housing Units	1,308	15,159	77,568
Owner Occupied Housing Units	89.6%	85.7%	63.0%
Renter Occupied Housing Units	8.3%	11.7%	32.4%
Vacant Housing Units	2.1%	2.6%	4.6%
Median Household Income			
2017	\$122,438	\$121,271	\$87,651
2022	\$129,250	\$129,799	\$97,841
Median Home Value			
2017	\$489,489	\$494,353	\$418,070
2022	\$495,924	\$505,290	\$436,746
Per Capita Income			
2017	\$50,747	\$50,927	\$42,176
2022	\$54,944	\$55,733	\$47,071
Median Age			
2010	43.7	43.8	39.7
2017	45.4	45.3	41.0
2022	45.8	45.6	41.7

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.

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2017 Households by Income			
Household Income Base	1,229	14,247	71,184
<\$15,000	2.4%	2.7%	5.5%
\$15,000 - \$24,999	2.4%	2.6%	5.4%
\$25,000 - \$34,999	2.4%	3.4%	5.8%
\$35,000 - \$49,999	7.2%	5.5%	9.6%
\$50,000 - \$74,999	11.8%	12.7%	16.3%
\$75,000 - \$99,999	11.4%	11.6%	12.8%
\$100,000 - \$149,999	22.4%	21.7%	19.1%
\$150,000 - \$199,999	17.2%	18.2%	12.1%
\$200,000+	22.9%	21.6%	13.4%
Average Household Income	\$158,358	\$154,734	\$116,469
2022 Households by Income			
Household Income Base	1,280	14,766	73,981
<\$15,000	2.5%	2.8%	5.4%
\$15,000 - \$24,999	2.3%	2.4%	5.0%
\$25,000 - \$34,999	2.2%	3.0%	5.2%
\$35,000 - \$49,999	6.8%	4.8%	8.2%
\$50,000 - \$74,999	10.6%	11.4%	14.8%
\$75,000 - \$99,999	10.6%	10.8%	12.3%
\$100,000 - \$149,999	22.0%	21.6%	20.0%
\$150,000 - \$199,999	18.4%	19.6%	13.9%
\$200,000+	24.6%	23.7%	15.3%
Average Household Income	\$172,325	\$170,037	\$130,856
2017 Owner Occupied Housing Units by Value			
Total	1,126	12,516	46,681
<\$50,000	0.5%	0.5%	0.8%
\$50,000 - \$99,999	0.1%	0.3%	1.6%
\$100,000 - \$149,999	0.1%	0.7%	3.0%
\$150,000 - \$199,999	2.9%	1.4%	4.2%
\$200,000 - \$249,999	0.5%	2.2%	6.1%
\$250,000 - \$299,999	1.1%	3.1%	7.8%
\$300,000 - \$399,999	18.3%	17.1%	22.7%
\$400,000 - \$499,999	29.6%	26.2%	21.0%
\$500,000 - \$749,999	28.3%	32.7%	21.9%
\$750,000 - \$999,999	12.3%	12.5%	8.2%
\$1,000,000 +	6.3%	3.3%	2.7%
Average Home Value	\$569,805	\$550,116	\$464,202
2022 Owner Occupied Housing Units by Value			
Total	1,172	12,990	48,829
<\$50,000	0.2%	0.2%	0.3%
\$50,000 - \$99,999	0.0%	0.1%	0.9%
\$100,000 - \$149,999	0.1%	0.5%	2.5%
\$150,000 - \$199,999	1.8%	1.0%	3.4%
\$200,000 - \$249,999	0.3%	1.4%	4.6%
\$250,000 - \$299,999	0.8%	2.3%	6.7%
\$300,000 - \$399,999	16.7%	16.1%	23.2%
\$400,000 - \$499,999	31.4%	27.7%	23.3%
\$500,000 - \$749,999	29.4%	34.2%	23.6%
\$750,000 - \$999,999	12.7%	13.1%	8.8%
\$1,000,000 +	6.6%	3.4%	2.9%
Average Home Value	\$583,340	\$564,167	\$484,779

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.

November 22, 2017



Market Profile

15509 New Hampshire Ave, Silver Spring, Maryland, 20905
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.11016
Longitude: -76.99625

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	3,533	41,799	185,881
0 - 4	4.4%	4.8%	6.1%
5 - 9	6.0%	6.1%	6.2%
10 - 14	8.1%	7.2%	6.6%
15 - 24	13.1%	13.0%	12.6%
25 - 34	8.4%	9.0%	12.6%
35 - 44	11.8%	11.4%	12.8%
45 - 54	18.2%	18.0%	15.3%
55 - 64	17.2%	15.9%	12.4%
65 - 74	8.2%	8.4%	6.9%
75 - 84	3.7%	4.4%	5.3%
85 +	1.0%	1.7%	3.2%
18 +	76.2%	76.7%	76.7%
2017 Population by Age			
Total	3,777	43,704	198,369
0 - 4	4.2%	4.4%	5.5%
5 - 9	5.3%	5.4%	6.0%
10 - 14	6.5%	6.5%	6.3%
15 - 24	11.2%	11.4%	11.7%
25 - 34	11.2%	11.1%	13.0%
35 - 44	11.1%	10.9%	12.1%
45 - 54	14.1%	14.0%	13.0%
55 - 64	17.3%	17.2%	13.7%
65 - 74	12.6%	11.6%	9.4%
75 - 84	4.9%	5.4%	5.5%
85 +	1.6%	2.2%	3.7%
18 +	79.6%	79.5%	78.4%
2022 Population by Age			
Total	3,952	45,453	207,316
0 - 4	4.3%	4.5%	5.6%
5 - 9	5.1%	5.1%	5.5%
10 - 14	6.0%	5.9%	5.9%
15 - 24	9.2%	9.7%	10.9%
25 - 34	9.6%	10.6%	13.3%
35 - 44	14.8%	13.6%	13.1%
45 - 54	12.8%	12.4%	11.8%
55 - 64	15.3%	15.9%	13.2%
65 - 74	14.4%	13.2%	10.8%
75 - 84	6.7%	6.7%	6.4%
85 +	1.8%	2.4%	3.6%
18 +	80.9%	80.7%	79.5%
2010 Population by Sex			
Males	1,774	20,242	86,853
Females	1,760	21,556	99,027
2017 Population by Sex			
Males	1,885	21,198	93,271
Females	1,890	22,506	105,099
2022 Population by Sex			
Males	1,977	22,152	98,014
Females	1,976	23,301	109,303

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

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Market Profile

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Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.11016
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	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	3,534	41,798	185,881
White Alone	56.4%	48.6%	43.9%
Black Alone	17.1%	25.4%	31.0%
American Indian Alone	0.7%	0.3%	0.4%
Asian Alone	15.3%	16.8%	12.9%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	4.7%	4.8%	7.7%
Two or More Races	5.7%	4.1%	4.0%
Hispanic Origin	12.5%	11.6%	17.0%
Diversity Index	71.0	73.9	78.1
2017 Population by Race/Ethnicity			
Total	3,776	43,704	198,370
White Alone	50.5%	43.2%	39.8%
Black Alone	19.1%	27.8%	32.6%
American Indian Alone	0.8%	0.4%	0.4%
Asian Alone	16.9%	18.3%	14.0%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	6.0%	5.8%	8.8%
Two or More Races	6.7%	4.6%	4.4%
Hispanic Origin	15.6%	13.9%	19.5%
Diversity Index	76.4	77.4	80.5
2022 Population by Race/Ethnicity			
Total	3,952	45,453	207,316
White Alone	46.6%	39.6%	37.1%
Black Alone	20.2%	29.2%	33.5%
American Indian Alone	1.0%	0.4%	0.4%
Asian Alone	17.9%	19.3%	14.6%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	7.0%	6.6%	9.7%
Two or More Races	7.3%	5.0%	4.6%
Hispanic Origin	18.1%	15.8%	21.5%
Diversity Index	79.6	79.5	82.1
2010 Population by Relationship and Household Type			
Total	3,534	41,798	185,880
In Households	99.4%	99.2%	99.0%
In Family Households	92.6%	91.5%	85.2%
Householder	27.1%	26.9%	25.1%
Spouse	23.5%	22.3%	18.3%
Child	35.0%	34.0%	31.8%
Other relative	4.7%	6.2%	6.9%
Nonrelative	2.4%	2.2%	3.0%
In Nonfamily Households	6.8%	7.6%	13.8%
In Group Quarters	0.6%	0.8%	1.0%
Institutionalized Population	0.2%	0.4%	0.7%
Noninstitutionalized Population	0.4%	0.4%	0.3%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

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

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2017 Population 25+ by Educational Attainment			
Total	2,750	31,655	139,737
Less than 9th Grade	0.8%	4.9%	6.0%
9th - 12th Grade, No Diploma	1.9%	2.4%	4.1%
High School Graduate	13.6%	15.8%	16.7%
GED/Alternative Credential	1.6%	1.1%	1.4%
Some College, No Degree	15.9%	16.9%	16.4%
Associate Degree	7.2%	5.0%	5.8%
Bachelor's Degree	31.0%	25.8%	26.0%
Graduate/Professional Degree	28.1%	28.0%	23.6%
2017 Population 15+ by Marital Status			
Total	3,171	36,618	162,994
Never Married	29.3%	29.1%	33.8%
Married	63.7%	58.7%	50.5%
Widowed	4.4%	5.9%	6.9%
Divorced	2.6%	6.3%	8.9%
2017 Civilian Population 16+ in Labor Force			
Civilian Employed	96.0%	96.0%	94.6%
Civilian Unemployed (Unemployment Rate)	4.0%	4.0%	5.4%
2017 Employed Population 16+ by Industry			
Total	1,955	23,257	103,334
Agriculture/Mining	0.1%	0.3%	0.2%
Construction	5.5%	4.4%	6.0%
Manufacturing	1.0%	3.0%	2.4%
Wholesale Trade	0.7%	1.2%	1.1%
Retail Trade	5.7%	8.5%	7.8%
Transportation/Utilities	6.9%	3.4%	3.6%
Information	2.2%	2.4%	2.0%
Finance/Insurance/Real Estate	2.8%	6.0%	6.4%
Services	65.6%	61.5%	61.3%
Public Administration	9.6%	9.2%	9.2%
2017 Employed Population 16+ by Occupation			
Total	1,954	23,256	103,335
White Collar	74.4%	74.7%	68.0%
Management/Business/Financial	23.9%	21.0%	18.3%
Professional	34.0%	33.7%	30.3%
Sales	4.6%	9.1%	8.0%
Administrative Support	12.0%	10.8%	11.4%
Services	15.2%	14.6%	19.5%
Blue Collar	10.3%	10.8%	12.5%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	2.8%	2.9%	4.6%
Installation/Maintenance/Repair	3.2%	2.8%	2.3%
Production	2.5%	2.2%	1.9%
Transportation/Material Moving	1.9%	2.7%	3.6%
2010 Population By Urban/ Rural Status			
Total Population	3,534	41,798	185,880
Population Inside Urbanized Area	99.5%	96.3%	97.7%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.5%	3.7%	2.3%

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

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2010 Households by Type			
Total	1,158	13,716	67,536
Households with 1 Person	13.2%	15.1%	25.9%
Households with 2+ People	86.8%	84.9%	74.1%
Family Households	83.6%	81.7%	69.1%
Husband-wife Families	72.5%	67.6%	50.3%
With Related Children	31.8%	29.8%	23.2%
Other Family (No Spouse Present)	11.1%	14.1%	18.8%
Other Family with Male Householder	3.1%	3.3%	4.2%
With Related Children	1.9%	1.7%	2.2%
Other Family with Female Householder	7.9%	10.8%	14.6%
With Related Children	3.5%	5.8%	8.8%
Nonfamily Households	3.2%	3.2%	5.0%
All Households with Children	37.5%	37.5%	34.6%
Multigenerational Households	5.4%	6.1%	5.3%
Unmarried Partner Households	2.8%	2.9%	4.2%
Male-female	2.0%	2.3%	3.5%
Same-sex	0.8%	0.7%	0.7%
2010 Households by Size			
Total	1,158	13,717	67,535
1 Person Household	13.2%	15.1%	25.9%
2 Person Household	32.6%	31.7%	29.5%
3 Person Household	19.3%	19.4%	16.6%
4 Person Household	17.1%	17.6%	14.2%
5 Person Household	10.8%	9.4%	7.5%
6 Person Household	4.0%	3.9%	3.3%
7 + Person Household	3.0%	3.0%	2.8%
2010 Households by Tenure and Mortgage Status			
Total	1,158	13,716	67,536
Owner Occupied	92.7%	89.2%	66.7%
Owned with a Mortgage/Loan	73.9%	72.0%	51.6%
Owned Free and Clear	18.8%	17.2%	15.1%
Renter Occupied	7.3%	10.8%	33.3%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	1,193	14,120	71,036
Housing Units Inside Urbanized Area	99.4%	96.1%	97.9%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.6%	3.9%	2.1%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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

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Top 3 Tapestry Segments			
1.	Savvy Suburbanites (1D)	Savvy Suburbanites (1D)	Savvy Suburbanites (1D)
2.	Top Tier (1A)	Top Tier (1A)	Pleasantville (2B)
3.	Professional Pride (1B)	Pleasantville (2B)	Enterprising Professionals
2017 Consumer Spending			
Apparel & Services: Total \$	\$5,019,855	\$57,001,774	\$220,763,199
Average Spent	\$4,084.50	\$4,000.97	\$3,101.30
Spending Potential Index	189	185	144
Education: Total \$	\$4,146,435	\$46,546,204	\$163,303,028
Average Spent	\$3,373.83	\$3,267.09	\$2,294.10
Spending Potential Index	232	224	158
Entertainment/Recreation: Total \$	\$7,277,075	\$82,537,908	\$313,488,492
Average Spent	\$5,921.14	\$5,793.35	\$4,403.92
Spending Potential Index	190	186	141
Food at Home: Total \$	\$10,666,695	\$121,191,236	\$492,414,293
Average Spent	\$8,679.17	\$8,506.44	\$6,917.49
Spending Potential Index	172	169	137
Food Away from Home: Total \$	\$7,439,747	\$84,231,352	\$334,209,580
Average Spent	\$6,053.50	\$5,912.22	\$4,695.01
Spending Potential Index	182	177	141
Health Care: Total \$	\$12,857,919	\$144,974,145	\$550,945,343
Average Spent	\$10,462.10	\$10,175.77	\$7,739.74
Spending Potential Index	187	182	138
HH Furnishings & Equipment: Total \$	\$4,521,947	\$51,089,394	\$194,364,342
Average Spent	\$3,679.37	\$3,585.98	\$2,730.45
Spending Potential Index	189	184	140
Personal Care Products & Services: Total \$	\$1,862,906	\$21,129,216	\$81,819,771
Average Spent	\$1,515.79	\$1,483.06	\$1,149.41
Spending Potential Index	190	186	144
Shelter: Total \$	\$37,488,798	\$431,465,606	\$1,710,583,371
Average Spent	\$30,503.50	\$30,284.66	\$24,030.45
Spending Potential Index	188	187	148
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$5,758,890	\$65,244,187	\$241,872,932
Average Spent	\$4,685.83	\$4,579.50	\$3,397.86
Spending Potential Index	200	196	145
Travel: Total \$	\$5,489,380	\$62,365,104	\$223,260,528
Average Spent	\$4,466.54	\$4,377.42	\$3,136.39
Spending Potential Index	216	211	151
Vehicle Maintenance & Repairs: Total \$	\$2,414,048	\$27,312,807	\$105,633,260
Average Spent	\$1,964.24	\$1,917.09	\$1,483.95
Spending Potential Index	183	179	138

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

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

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