

JUSTINA OUTLET
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TAKOMA JUNCTION

TAKOMA PARK, MARYLAND

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de **DIVARIS**
REAL ESTATE, INC.

A young woman with long, dark, wavy hair is smiling broadly while looking at her smartphone. She is wearing a white top and a necklace. The background is a blurred urban street scene with a street lamp and buildings. A black rectangular box is overlaid on the left side of the image, containing white text.

A MIXED-USE
DEVELOPMENT
IN THE HEART OF
TAKOMA PARK.

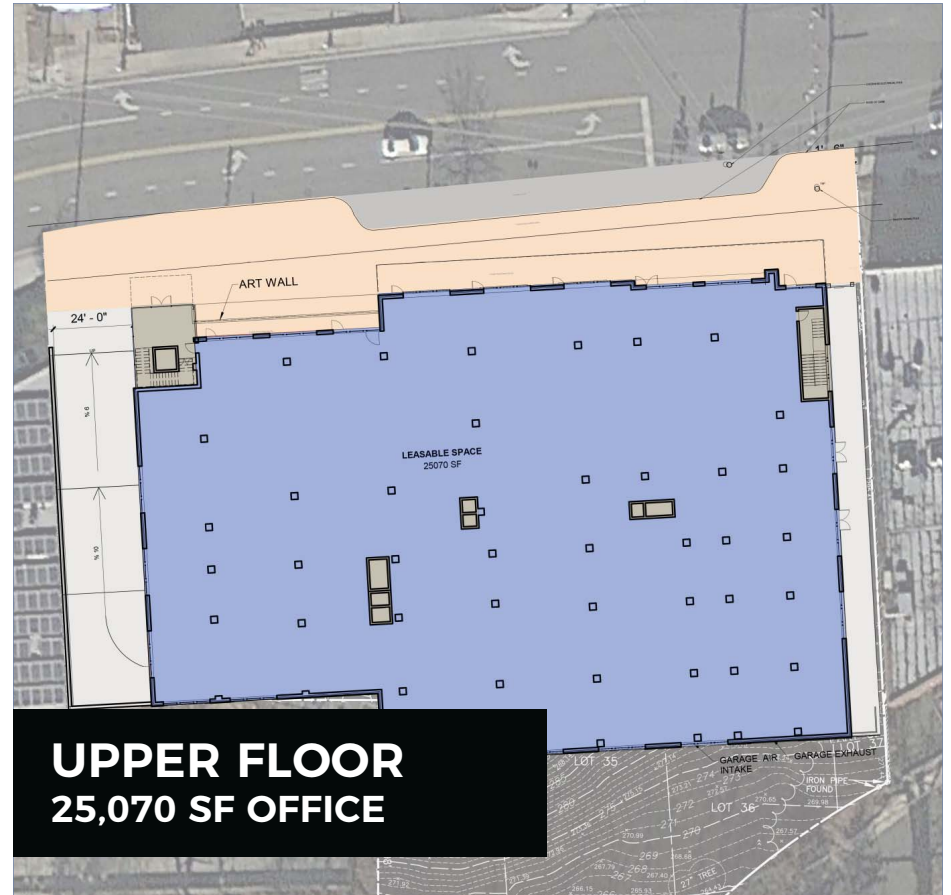
PROPERTY OVERVIEW

Takoma Junction

Takoma Junction, a mixed-use building delivering approximately 50,000 SF of retail and office space (delivering Q3 2020) is conveniently located at the signalized intersection of Carroll Avenue and Ethan Allen Avenue in Takoma Park, Maryland. Takoma Junction will feature a total of 25,070 SF of retail opportunities ranging from 1,096 SF – 8,011 SF.

Property Highlights

- Direct frontage to 14,000 VPD along Carroll Avenue
- Density of 29,724 people within a one mile radius
- Convenient 15-minute walk to the Takoma Station Metro

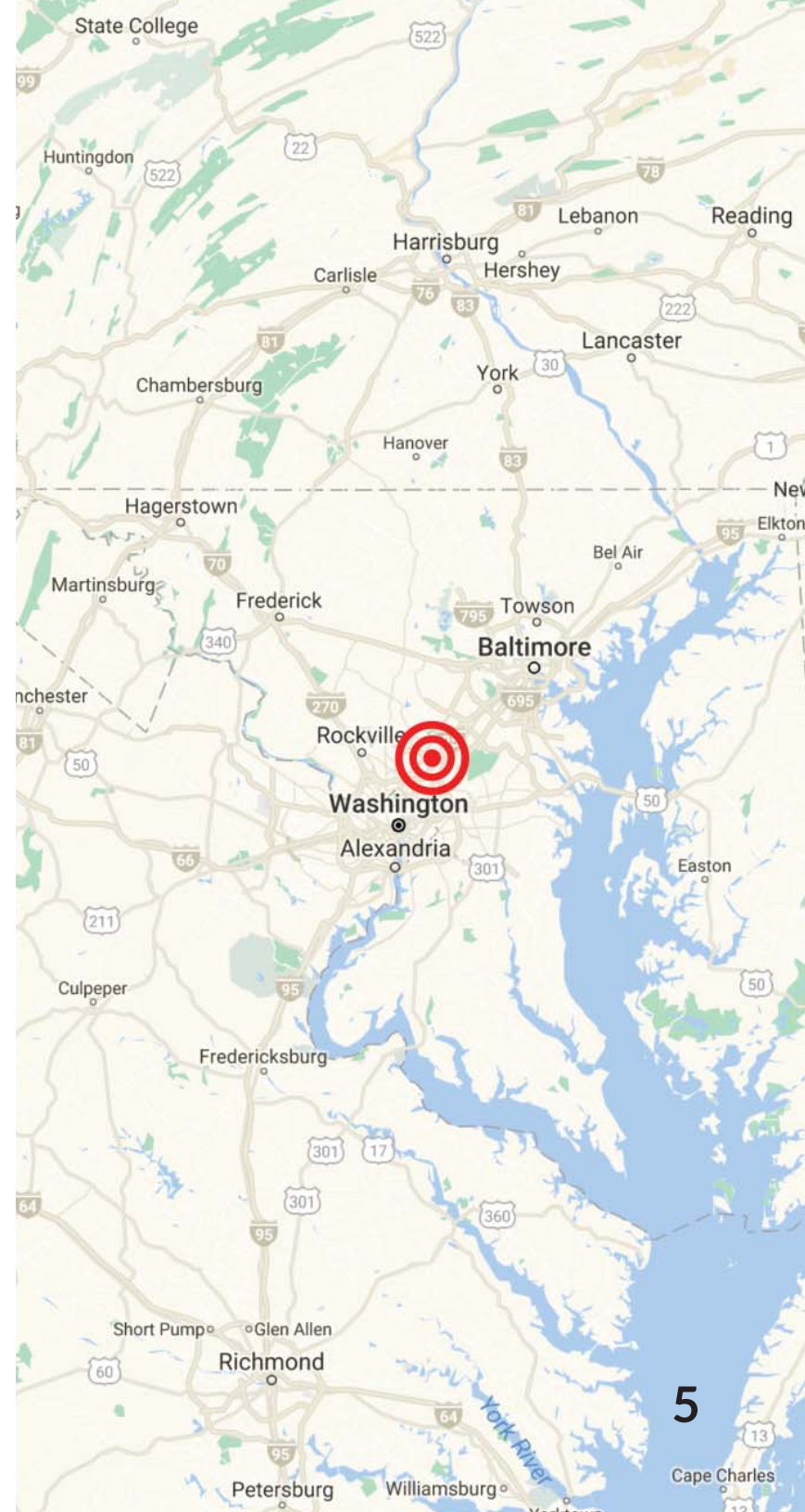


THE MARKET

A Thriving Market with Continued Growth.

Located in Montgomery County, Maryland, Takoma Park is bounded by Washington, D.C. to the south west; Silver Spring, Maryland to the north, Langley Park, Maryland to the northeast and New Hampshire Avenue to the southeast. Home to just over 17,000 residents, Takoma Park is a densely populated city with a unique variety of service, restaurant, and specialty retail businesses. Annual festivals and a weekly Farmer's Market draw thousands of visitors to Takoma Park each year. Conveniently located on the border of Washington, D.C., locals can conveniently access the vibrant metro area on foot, bike or Metro.

Takoma Junction



An overhead photograph of three people sitting around a light-colored, curved table in a modern office or study environment. They are all focused on their work, with laptops and open books in front of them. The man on the left is wearing a maroon shirt, the woman in the middle is wearing a black top, and the man on the right is wearing a light blue shirt. The table is cluttered with papers, books, and electronic devices. The background is a plain, light-colored wall.

REGIONAL POPULATION PROFILE

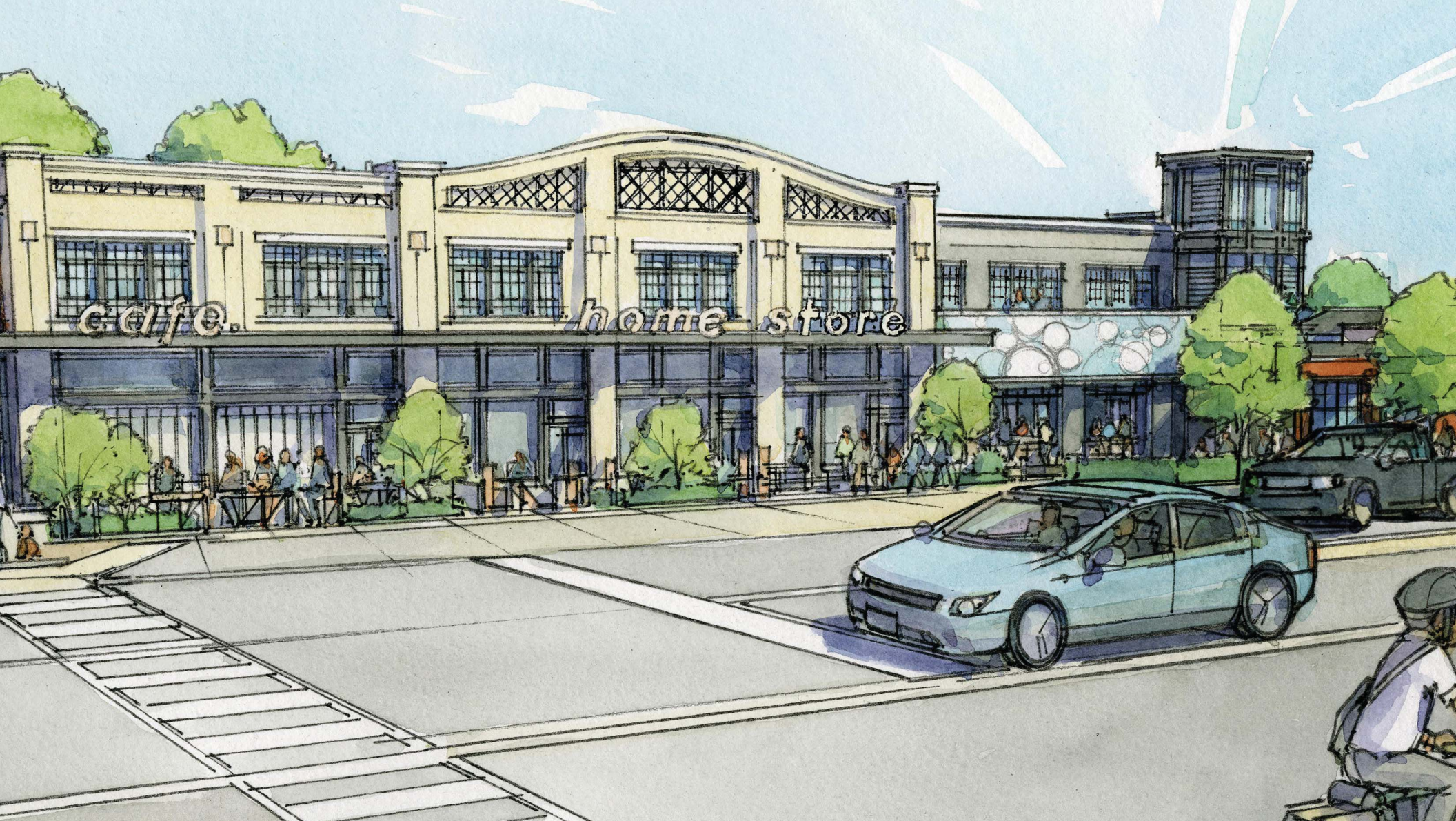
- Population in Takoma Park is increasing. From 2010 to 2015, the population of Takoma Park grew faster than the State of Maryland, but slower than Montgomery County as a whole. The City's population increased from 16,853 in 2010 to 17,478 in 2015, an increase of 3.7%
- Wages in Montgomery County are high. The average weekly wage in Montgomery County is \$1,422, which is much higher than the U.S. average weekly wage of \$865. The average annual wage in Montgomery County is \$71,709.
- The residents of Takoma Park spend a collective \$119,721,000 on retail each year.





DEMOGRAPHIC PROFILE AND STATISTICS

Radius	Population	Growth (2017-2022)	Households	Median Age	Average HH Income
1 Mile	28,431	0.95%	11,164	38.9	\$113,969
3 Miles	267,196	1.01%	99,271	36.1	\$93,277
5 Miles	680,104	1.15%	271,302	35.4	\$117,696



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