ASPEN HILL Shopping Center



13501-13781 CONNECTICUT AVE SILVER SPRING, MD 20906 7 165.00

165,000 TOTAL RETAIL SF



DEMOGRAPHIC SNAPSHOT



POPULATION 1 mi – **26,420** 2 mi – **81,577** 3 mi – **158,953**



EDUCATION (Bachelor's Degree+) 1 mi - 38% 2 mi - 44.7% 3 mi - 50.2%



DAYTIME POPULATION 1 mi – **15,729** 2 mi – **53,249** 3 mi – **132,779**



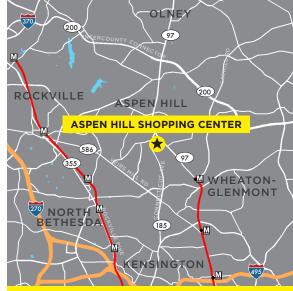
MEDIAN AGE 1 mi – 35.3 2 mi – 40.1 3 mi – 39.9



MEDIAN HHI 1 mi – **\$68,189** 2 mi – **\$77,042** 3 mi – **\$83,174**



TRAFFIC COUNTS 37,382 AADT Connecticut Avenue



S. CBRE

SPACES AVAILABLE

UNIT # 3745 3,281 SF, Currently: Aspen Hill Beer & Wine Available: November 2019

UNIT #3531 1,254 SF, Currently: My Eye Dr. Available: July 2020

UNIT #3677 4,485 SF, Currently: Dress Barn Available: January 2020

UNIT #3617 4,485 SF, Currently: Dress Barn Woman Available: January 2020

DETAILS

Great opportunity for boutique fitness, dental, urgent care or specialty service retail in highperforming center

- #1 Center in market
- High demand center with limited turnover
- Join neighboring retailers such as Giant, Chipotle, CVS, Five Below, Panera, myeyedoctor, Sarku Japan, Xfinity, and Famous Footwear

CONTACT

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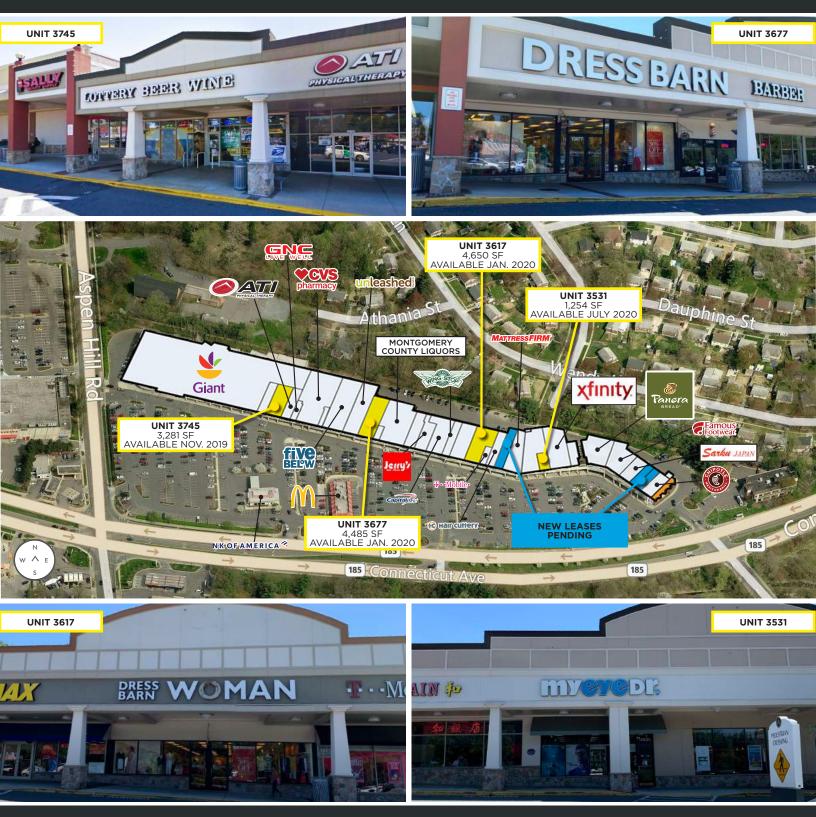
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SITE PLAN



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