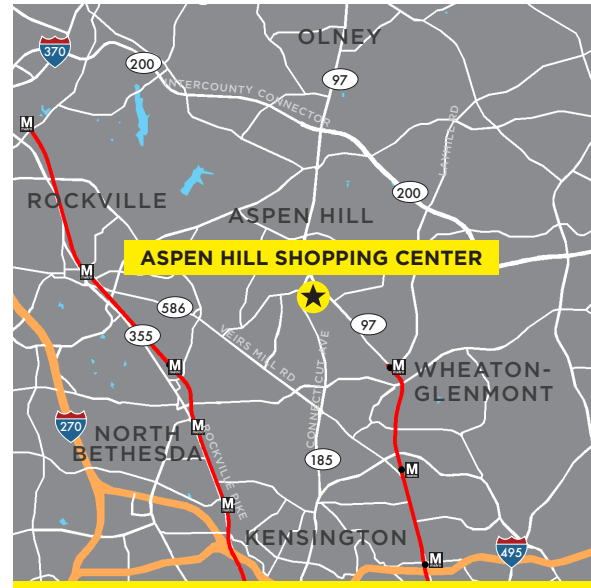


ASPEN HILL SHOPPING CENTER

📍 13501-13781 CONNECTICUT AVE
SILVER SPRING, MD 20906

🛒 165,000 TOTAL RETAIL SF



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 high-performing center

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

CONTACT

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240.479.7195
jared.meier@cbre.com

DEMOGRAPHIC SNAPSHOT



POPULATION

1 mi — 26,420
2 mi — 81,577
3 mi — 158,953



DAYTIME POPULATION

1 mi — 15,729
2 mi — 53,249
3 mi — 132,779



MEDIAN HHI

1 mi — \$68,189
2 mi — \$77,042
3 mi — \$83,174



EDUCATION

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



MEDIAN AGE

1 mi — 35.3
2 mi — 40.1
3 mi — 39.9



TRAFFIC COUNTS

37,382 AADT
Connecticut Avenue



SITE PLAN

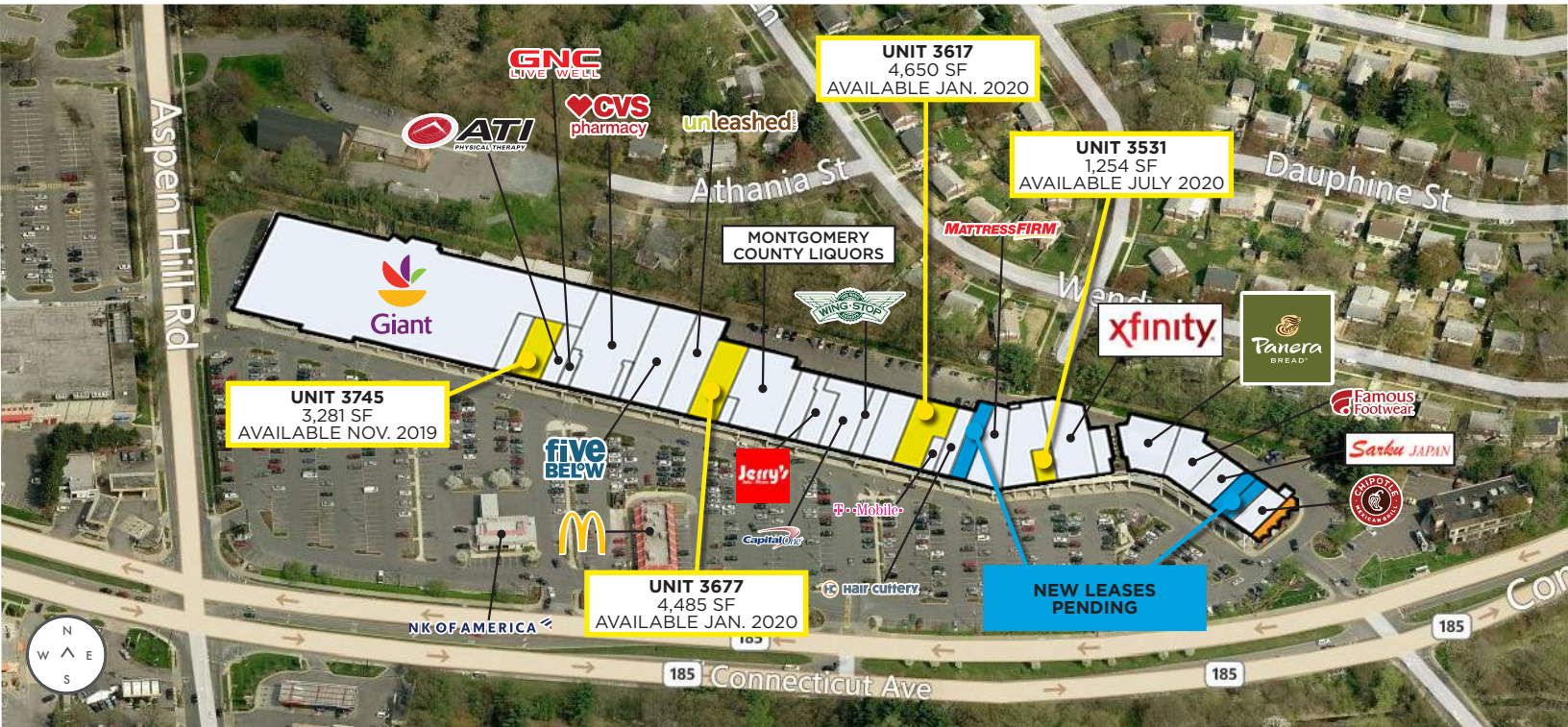


ASPEN HILL SHOPPING CENTER
SILVER SPRING, MD 20906

UNIT 3745



UNIT 3677



UNIT 3745
3,281 SF
AVAILABLE NOV. 2019

UNIT 3617
4,650 SF
AVAILABLE JAN. 2020

UNIT 3531
1,254 SF
AVAILABLE JULY 2020

UNIT 3677
4,485 SF
AVAILABLE JAN. 2020

NEW LEASES
PENDING

UNIT 3617



UNIT 3531

