

JUSTINA DUMAITER
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TAKOMA JUNCTION

TAKOMA PARK, MARYLAND

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 **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 outdoor setting with a street lamp and buildings. A dark semi-transparent box is overlaid on the left side of the image, containing white text.

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

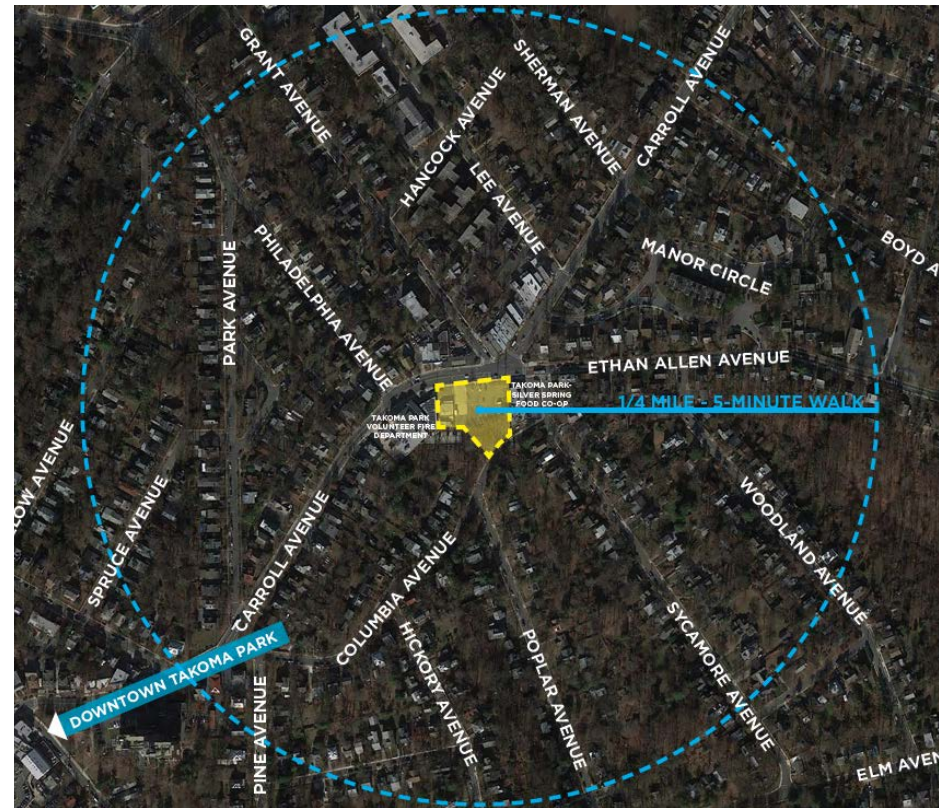
PROPERTY OVERVIEW

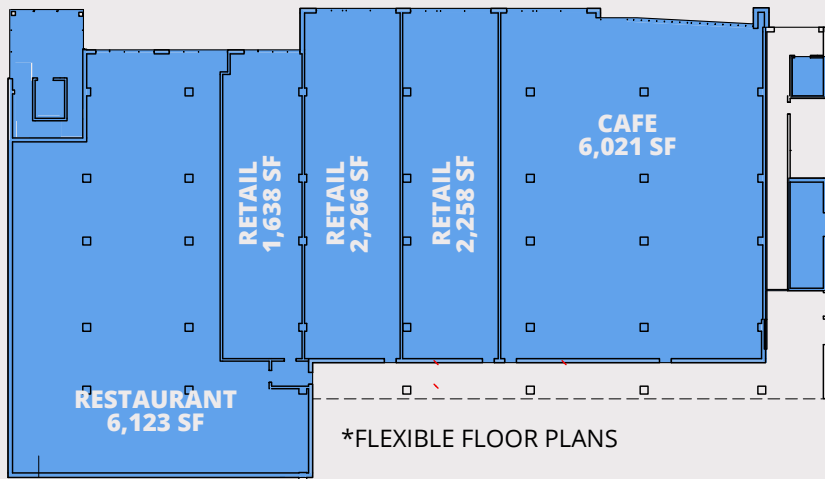
Takoma Junction

Takoma Junction, a mixed-use building delivering approximately 40,000 SF of retail and office space (delivering Q4 2022) 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 18,306 SF of retail opportunities ranging from 1,096 SF – 6,123 SF.

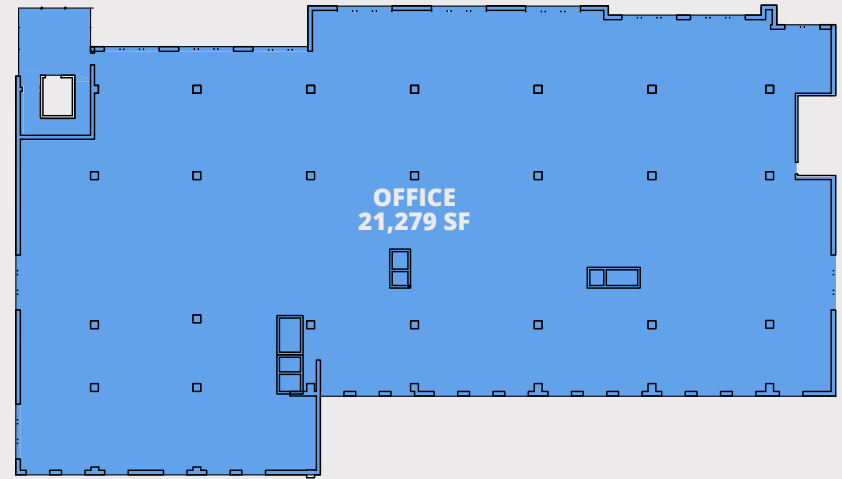
Property Highlights

- Construction is estimated to begin in Q3 2021 and Delivery is estimated to be Q4 2022
- 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





GROUND FLOOR
18,306 SF RETAIL



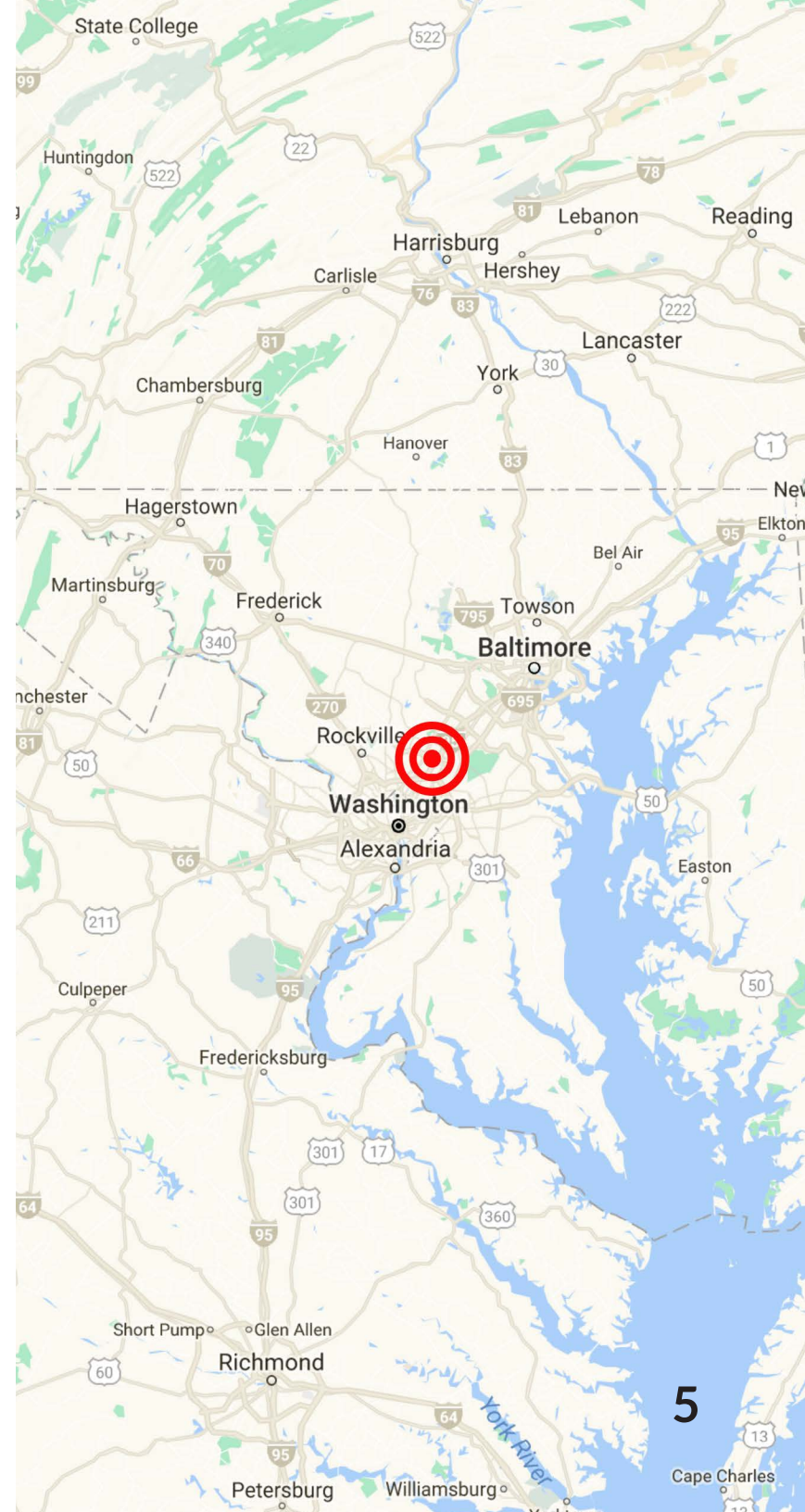
UPPER FLOOR
21,279 SF OFFICE

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 white circular table in a modern office or study environment. They are all focused on their work, with laptops open and several books scattered on the table. 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 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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