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TARGET KOHL'S



RETAIL FOR LEASE

- Located in densely populated Silver Spring, MD
- 220,253 SF power center
- Regionally traded center with nearby access to I-95 (199,322 ADT) and Columbia Pike (66,771 ADT)

AVAILABLE SPACE

SPACE	19,181 SF PREVIOUSLY OCCUPIED BY STAPLES
RATE	MARKET
CONDITION	WHITE BOX
DELIVERY	APRIL 2019
EST. NNN	\$4.85 PSF

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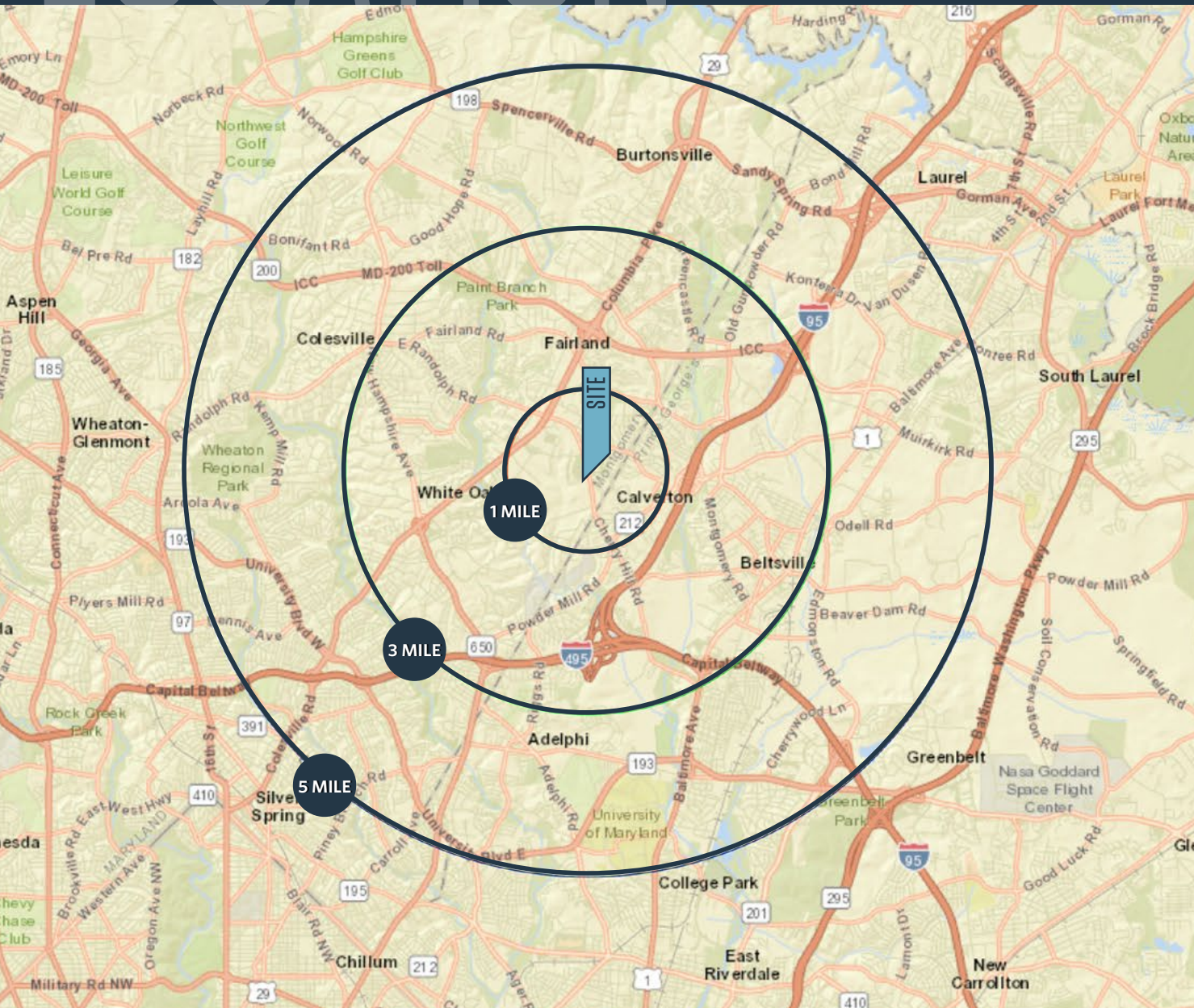
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LOCATION

ORCHARD CENTER

12008 CHERRY HILL ROAD, SILVER SPRING, MD 20904



PROPERTY HIGHLIGHTS:

19,181 SF junior anchor space available for lease.

Ceiling Heights:

- Retail Area
- 14' floor to joists
- 17' floor to deck
- Loading
- 15' floor to joists
- 18' floor to deck

DEMOGRAPHICS | 2018:

1-MILE	3-MILE	5-MILE
Population		
15,857	103,691	292,704
Daytime Population		
10,203	40,784	112,511
Households		
6,550	36,948	94,736
Average HH Income		
\$83,918	\$99,589	\$103,085

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2017:

Cherry Hill Road	35,522 ADT
Columbia Pike	66,771 ADT
I-95	199,322 ADT

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CLOSE UP

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SPACE PLAN | ORCHARD CENTER

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PHOTOS

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