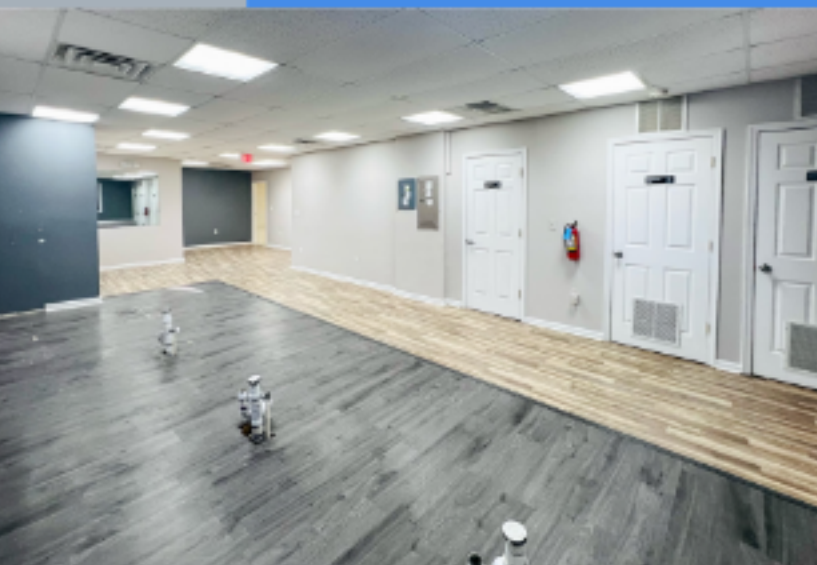


FOR LEASE

2400 West University Blvd

2400 UNIVERSITY BLVD W
SILVER SPRING, MD 20902



PROPERTY SUMMARY

This second floor availability is conveniently located in Wheaton, MD next to one of Montgomery County's busiest intersections. 2400 West University Blvd is strategically located right off of University Blvd. and Georgia Ave with ample off street parking with over 100 metered spaces. 2400 West University Blvd is located in a high traffic area (Over 38,000 Average Daily Traffic Count), surrounded by many national retail brands including a Dollar Tree, CVS, Subway and many other within walking distance.

- High-performing intersection with excellent visibility.
- Signage opportunities visible along a high-traffic street.
- Dominant retail corridor.
- One of the strongest and most desirable retail trade areas within Silver Spring.
- One of the busiest intersections in the Greater Silver Spring Area with Over 38,000 daily.

Building SqFt	5,202 SqFt
Year Built	1954
Lot Size (acres)	0.13
Parcel ID	13-01187005
Zoning Type	Commercial
County	Montgomery
Frontage	0.00 Ft
Coordinates	39.041351,-77.050582
Renovation Yr	2019



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REMAX Excellence

10230 New Hampshire Ave, suite
silver spring, MD 20903

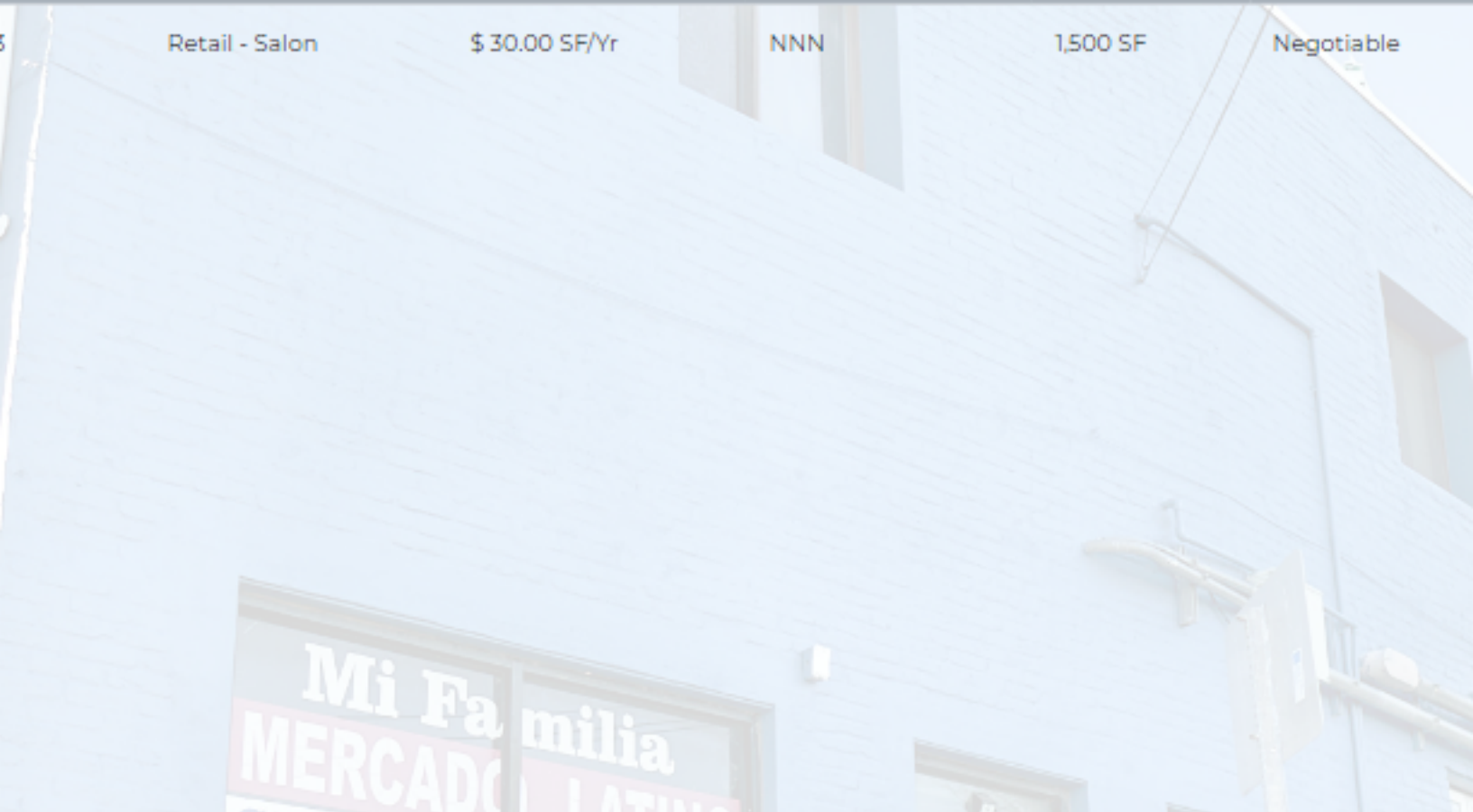
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
3	Retail - Salon	\$ 30.00 SF/Yr	NNN	1,500 SF	Negotiable



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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	20,014	137,176	404,327
2010 Population	23,500	148,384	431,553
2022 Population	26,348	161,527	481,235
2027 Population	26,354	162,426	488,960
2022-2027 Growth Rate	0 %	0.11 %	0.32 %
2022 Daytime Population	22,991	132,558	488,554

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	529	2,504	10,095
\$15000-24999	484	1,983	7,810
\$25000-34999	508	2,483	10,120
\$35000-49999	608	2,833	11,654
\$50000-74999	1,196	5,920	21,801
\$75000-99999	1,168	7,268	22,651
\$100000-149999	2,031	10,421	33,607
\$150000-199999	1,333	7,631	21,290
\$200000 or greater	1,317	12,975	42,060
Median HH Income	\$ 101,456	\$ 114,728	\$ 106,737
Average HH Income	\$ 128,538	\$ 163,276	\$ 160,403

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	6,924	49,636	157,508
2010 Total Households	7,839	50,857	164,220
2022 Total Households	9,177	54,021	181,091
2027 Total Households	9,159	54,137	184,567
2022 Average Household Size	2.85	2.97	2.63
2022 Owner Occupied Housing	5,225	38,346	102,931
2027 Owner Occupied Housing	5,294	38,851	104,827
2022 Renter Occupied Housing	3,953	15,675	78,160
2027 Renter Occupied Housing	3,866	15,286	79,740
2022 Vacant Housing	453	2,524	12,292
2022 Total Housing	9,630	56,545	193,383

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CITY OF SILVER SPRING

COUNTY MONTGOMERY

AREA

CITY 7.9 SQ MI

LAND 7.9 SQ MI

POPULATION

POPULATION 81,015

DENSITY 10,277.18 SQ MI



ABOUT SILVER SPRING

Silver Spring is a census-designated place (CDP) in southeastern Montgomery County, Maryland, United States, near Washington, D.C. Although officially unincorporated, in practice, it is an edge city that had a population of 81,015 residents as of the 2020 census. This makes it the second-most populous in Montgomery County after Germantown. The downtown, located next to the northern tip of Washington, D.C., is the oldest and most urbanized part of the community. Downtown is in turn surrounded by several inner suburban residential neighborhoods located inside the Capital Beltway.

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