

DOWN
TOWN
SILVER
SPRING



Where Community, Culture, and Commerce Converge

Downtown Silver Spring is a leading mixed-use destination **attracting 5.4 million annual visits**, offering a dynamic mix of shopping, dining, entertainment, residential, and office uses.

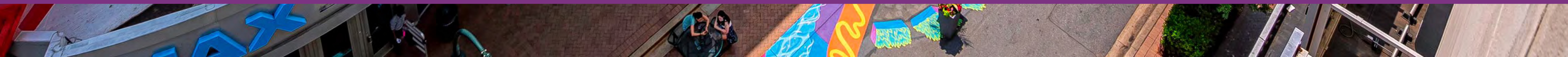
With **direct access to the Silver Spring Metro Station** on the Red Line and future connectivity via the Purple Line, Downtown Silver Spring benefits from outstanding regional accessibility and a steady flow of residents, employees, and visitors, leading it to be the **third most visited lifestyle center** in the DC Metro Area.





The **Heartbeat** of Silver Spring

- Premier mixed-use destination in the heart of Silver Spring
- Significant regional draw with 5.4 million annual visits, ranking as the 3rd most visited lifestyle center in the Washington, DC Metro Area and the 2nd most visited in Maryland
- Exceptional transit connectivity with direct access to the Silver Spring Metro Station on the Red Line, serving approximately 6,500 daily riders, and future Purple Line service
- Highly walkable location along Georgia Avenue, adjacent to Ellsworth Place and surrounded by an affluent residential population and near multiple corporate headquarters
- Anchored by a compelling mix of national retailers, restaurants, and entertainment, including Whole Foods Market, Nike, and Uniqlo



Demographics

15-min. Drive Time

Total Population	Daytime Population	Average HH Income	Bachelor's Degree or Higher	Annual Visits
416,877	171,833	\$188,077	59.9%	5.4 Million

Psychographics

Top Three Audience Profiles

- 17.6% **Power Elite**
(wealthy, well-invested, charitable giving, active and fit)
- 12.4% **Booming with Confidence**
(highly educated, affluent, savvy investors)
- 11.6% **Young City Solos**
(singles, downtown commuters, active lifestyles, career driven)

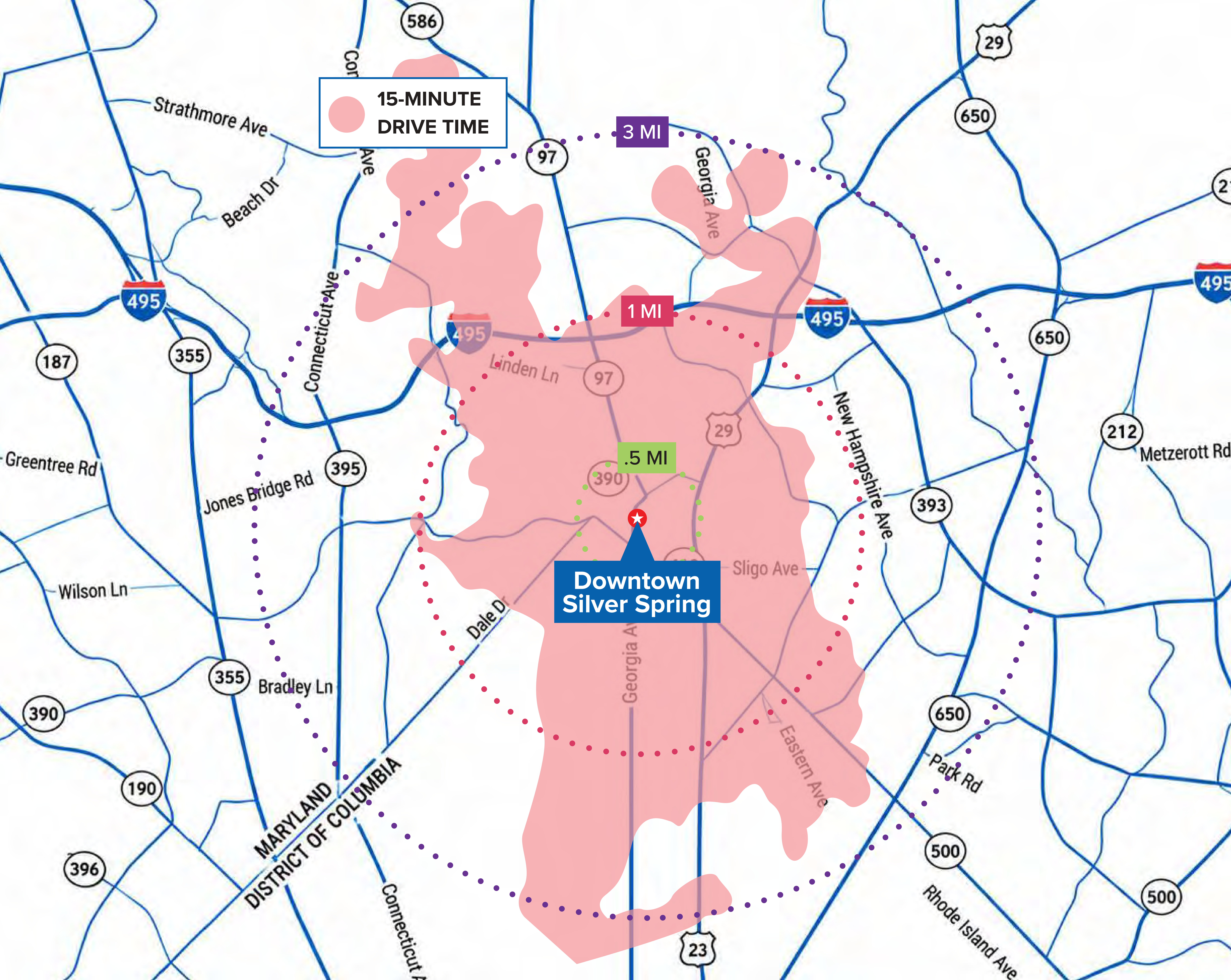


ELLSWORTH DRIVE

GEORGIA AVENUE 31,300 VPD

FENTON STREET 7,300 VPD

COLESVILLE ROAD 26,500 VPD



Silver Spring Maryland

A DYNAMIC MIX OF RESIDENTS AND BUSINESSES

- 6.7 Million SF of Office Space
- 12,000+ Residential Units
- 1,100+ Residential Units in the Development Pipeline

LIVE MUSIC AND CULTURAL DESTINATION

THE FILLMORE
SILVER SPRING

AFI Silver
THEATRE and CULTURAL CENTER

CORPORATE HEADQUARTERS

RADIO ONE

United Therapeutics
CORPORATION

FDA

Children's National

American Nurses Association



Downtown Silver Spring



Ellsworth Place

Marshall's DAVE & BUSTERS Burlington

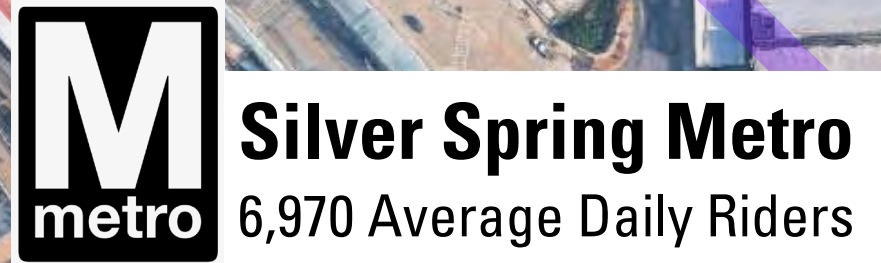
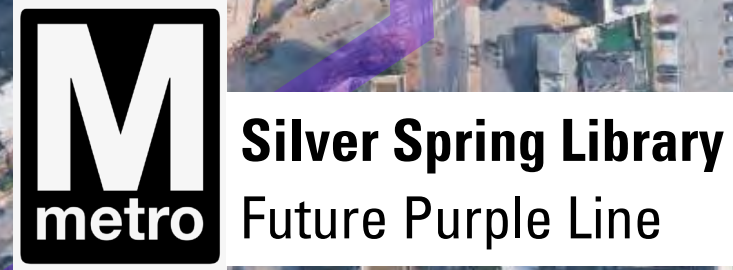
Michael's ROSS DRESS FOR LESS DSW DESIGNER SHOE WAREHOUSE

WHOLE FOODS MARKET CVS GOLD GYM Panera BREAD

CAVA ULTA BEAUTY AT&T

Nando's H&M FedEx

MISS TOYIA'S CREOLE HOUSE REGAL Nike



Blair Park Shopping Center

DISTRICT TYGO Giant Starbucks



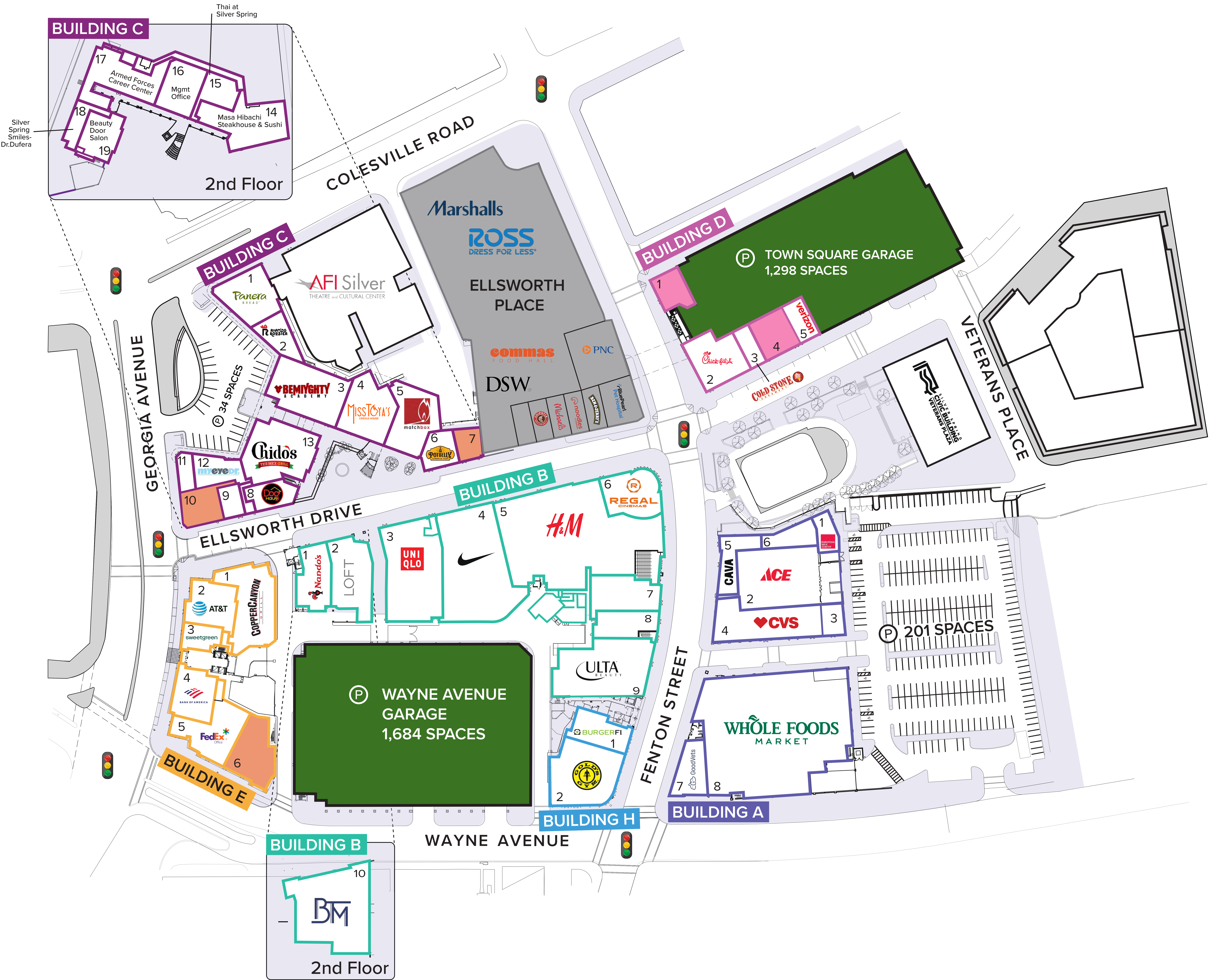
DISTRICT OF COLUMBIA

Site Plan

AVAILABLE SPACE		
Suite	Condition	Size
C7	2nd Gen Spa	1,708 SF
C10	2nd Gen Retail	3,055 SF
D1	2nd Gen Restaurant	2,375 SF
D4	2nd Gen Restaurant	3,100 SF
E6	2nd Gen Spa	5,524 SF

- Available
- Available
(Vented for Food Uses)
- P

Parking Garage



Tenant Roster

Building A

1	1,389 SF	European Wax Center
2	14,594 SF	Ace Hardware of Silver Spring
3	1,541 SF	Ultra Nail Bar
4	7,825 SF	CVS
5	2,992 SF	Cava Mezze Grill
6	2,484 SF	Locavino
7	3,301 SF	GoodVets
8	33,340 SF	Whole Foods Market

Building B

1	4,903 SF	Nando's
2	5,577 SF	LOFT
3	11,484 SF	Uniqlo
4	16,007 SF	Nike
5	25,424 SF	H&M
6	97,770 SF	Regal Cinemas
7	5,029 SF	Men's Warehouse
8	2,885 SF	Kusshi Ko
9	10,810 SF	Ulta
10	11,894 SF	Maryland Youth Ballet

Building C

1	5,503 SF	Panera Bread Company
2	2,435 SF	Roaming Rooster
3	3,055 SF	Be Miiyghty Studios
4	5,524 SF	Miss Toya's Creole House
5	5,994 SF	Matchbox
6	2,403 SF	Potbelly Sandwich Works
7	1,708 SF	Available
8	3,210 SF	Dog Haus Biergarten
9	1,487 SF	Bibibop Asian Grill
10	3,055 SF	Available
11	3,055 SF	Falafel, Inc.
12	2,853 SF	MyEyeDr.
13	8,647 SF	Chido's
14	7,141 SF	Masa Hibachi Steakhouse & Sushi
15	2,141 SF	PFA Silver Spring LC (Mgmt Office)
16	4,171 SF	Thai at Silver Spring
17	5,446 SF	Armed Forces Career Center
18	1834 SF	Silver Spring Smiles-Dr.Dufera
19	3,352 SF	Beauty Door Salon

Building D

1	2,375 SF	Available
2	5,007 SF	Chick-fil-A
3	1,501 SF	Cold Stone Creamery
4	3,100 SF	Available
5	1,726 SF	Verizon

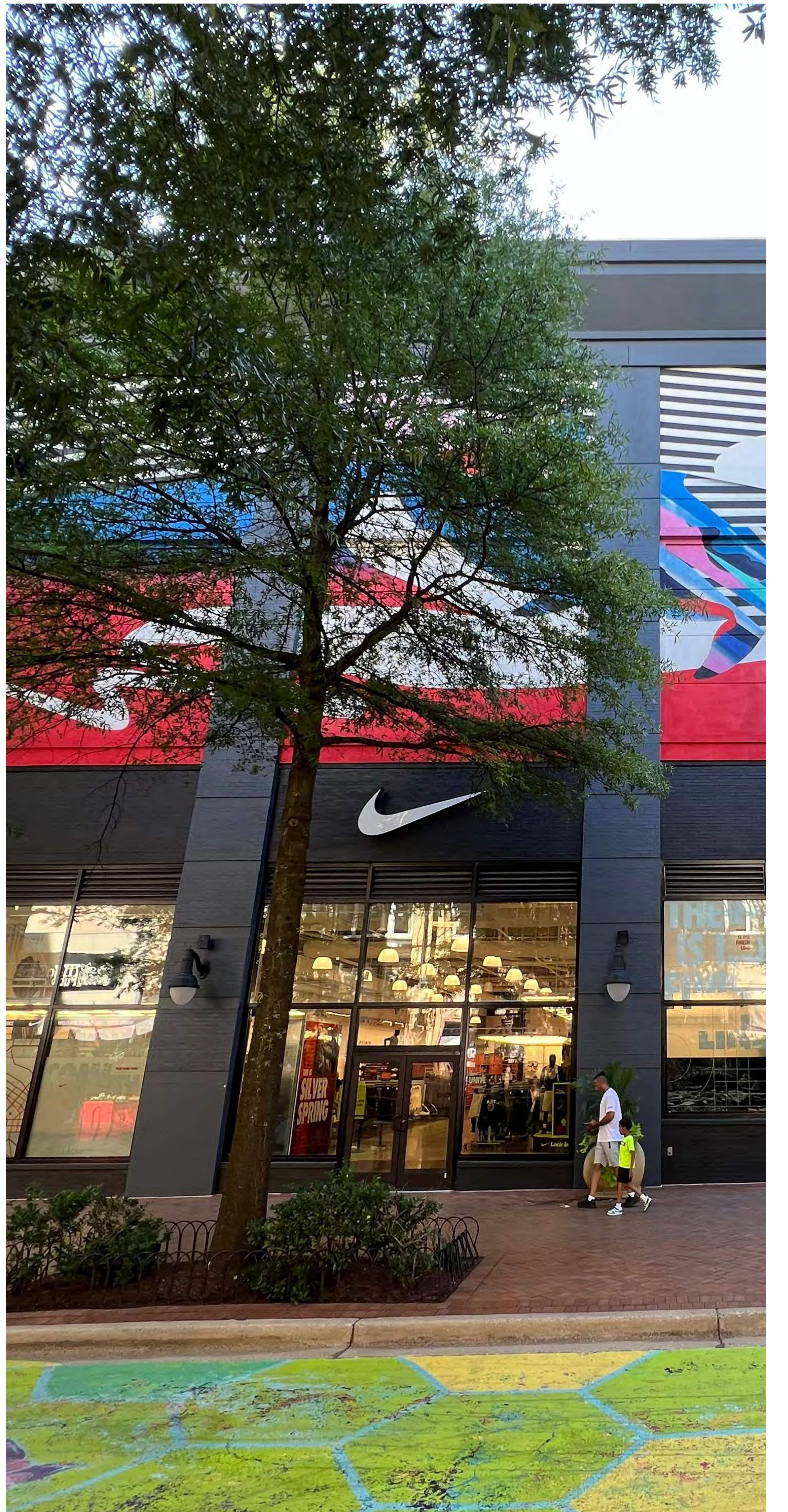
Building H

1	2,375 SF	BurgerFi
2	5,007 SF	Gold's Gym

Building E

1	#####	Copper Canyon
2	#####	AT&T
3	#####	Sweetgreen
4	#####	Bank of America
5	#####	FedEx
6	5,524 SF	Available







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