

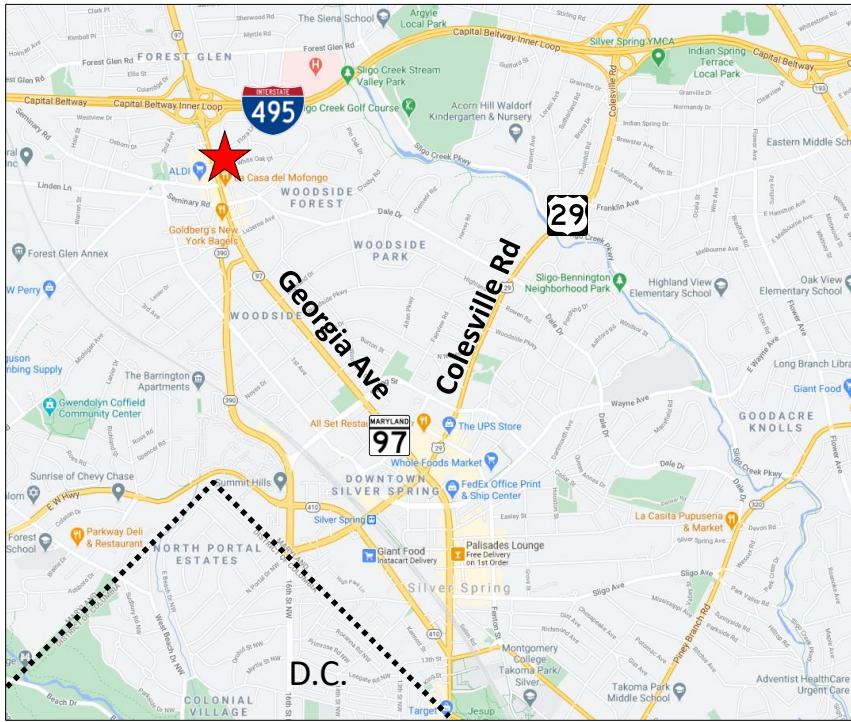
STOREFRONT / FLEX / OFFICE BUILDINGS FOR SALE 9513 / 9515 & 9517 / 9525 Georgia Avenue and Parking Lot SILVER SPRING, MARYLAND 20910



9517 (9517-9525) Georgia Avenue



9504 & 9506 Woodland Drive (Parking Lot)



- 28,500 S.F. 2 and 3-story buildings on 16,357 S.F. of land
- 16,843 S.F. parking lot containing +/-60 spaces
- Four (4) lots totaling 33,200 S.F. zoned CRT-2.25 C-2.25 R-2.25 H-45
- Seventeen (17) tenants in place; five (5) vacant offices
- 2025 real estate taxes - \$49,133/year
- Fee simple investment property in Silver Spring with great upside potential for assemblage and redevelopment
- At I-495 Beltway with great access to everything
- New commercial development nearby (Royal Farms)
- Contact Agent for pricing



ALEXANDER, MONTROSE, RITTENBERG
Commercial Real Estate Brokerage
Est. 1994



For More Information Call:
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9513 / 9515 & 9517 / 9525 Georgia Avenue and Parking Lot

RENT ROLL - RETAIL / FLEX (9513 - 9523 Georgia Avenue)

UNIT	OCCUPANT	SQ.FT.	MONTHLY BASE RENT	PASS-THROUGHS	CURRENT ANNUAL BASE RENT	LEASE EXP. DATE
9513	Iglesia De Dios Ministerial De Jesucristo	5,600	\$6,695.00	All utilities, cleaning	\$80,340.00	MTM
9517F	Rinis Travel Services Inc	1,400	\$3,000.00	Gas, electric, janitorial & cleaning	\$36,000.00	MTM
9517R	Harry's Auto Express, Inc	1,000	\$1,500.00		\$18,000.00	MTM
9519F	Iglesia Renuevo de Justicia	1,400	\$3,500.00	Gas, electric, water, cleaning	\$42,000.00	MTM
9519B	Iglesia Evangelica Pentecostes	1,300	\$2,000.00		\$24,000.00	MTM
9521F	WeBuyAnyCar.com	600	\$2,315.71		\$27,788.52	11/30/2025
9521R	Apostoles y Profetas Emanuel	1,000	\$1,900.00	All utilities, cleaning	\$22,800.00	MTM
9523	Lisa's Hair Salon	750	\$2,600.00		\$31,200.00	MTM
TOTALS:		13,050	\$23,510.71		\$282,128.52	

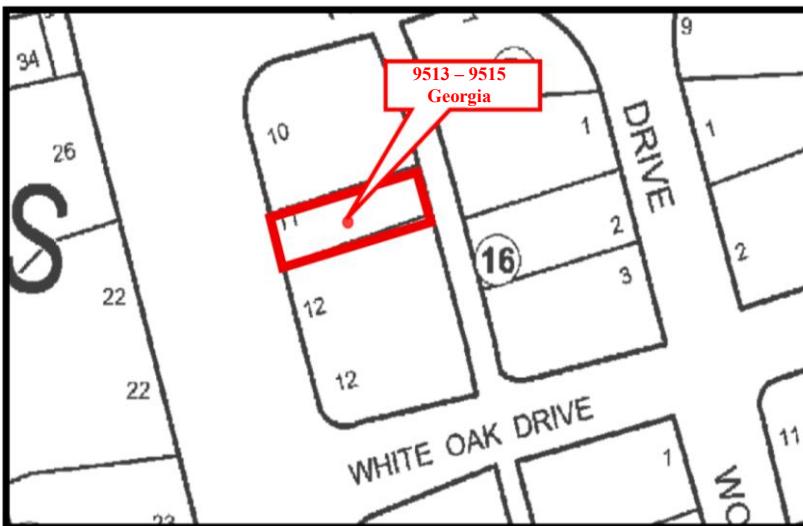
RENT ROLL - OFFICE (9525 Georgia Avenue)

UNIT	OCCUPANT	SQ.FT.	MONTHLY BASE RENT	PASS-THROUGHS	CURRENT ANNUAL BASE RENT	LEASE EXP. DATE
101	Brahma Kumaris Meditation Museum	1,800	\$3,500.00	Janitorial	\$42,000.00	MTM
101B	VACANT	260	\$0.00	N/A	\$0.00	N/A
102A	Universal Christian Gnostic Movement	400	\$880.00	Janitorial	\$10,560.00	MTM
102B	VACANT	140	\$0.00	N/A	\$0.00	N/A
103	Holy Ghost Revival Church	400	\$820.00	Janitorial	\$9,840.00	MTM
103B	Alba Nails Art Studio	300	\$500.00	Janitorial	\$6,000.00	MTM
104B	Carlos Rodriguez Realty	260	\$350.00	Janitorial	\$4,200.00	MTM
105B	Weave Salon	140	\$500.00	Janitorial	\$6,000.00	MTM
200	International Montessori Society	408	\$800.00	Janitorial	\$9,600.00	MTM
201	Iglesia Profetica Fuego del Espiritu Santo		\$1,500.00	Janitorial	\$18,000.00	MTM
203	VACANT	750	\$0.00	N/A	\$0.00	N/A
204	VACANT	500	\$0.00	N/A	\$0.00	N/A
205	VACANT	1,500	\$0.00	N/A	\$0.00	N/A
206	HFL Home Healthcare & Training	1,250	\$2,000.00	Janitorial	\$24,000.00	MTM
207	VACANT	1,000	\$0.00	N/A	\$0.00	N/A
208	VACANT	750	\$0.00	N/A	\$0.00	N/A
TOTALS:		9,858	\$10,850.00		\$130,200.00	

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SITE INFORMATION

9513 – 9515 GEORGIA AVENUE



9513 Georgia Avenue consists of individual land parcel located on the east side of Georgia Avenue (Route 97), south of the Capital Beltway (I-495), and approximately $\frac{1}{2}$ to 1 mile north/northwest of the downtown central business district of Silver Spring. The property is legally defined as Lot 11, Block 16, Section 3, Tax Map Page JP12, Woodside Forest, Montgomery County, Maryland, and has a postal address of 9513-9515 Georgia Avenue, Silver Spring, Maryland 20910. The property consists of a one-story, plus basement attached commercial building containing a total of 5,600 square feet (2,600 square feet) of gross building area on 4,460 square feet of CRT-2.25 zoned land. It shares the parking with the adjacent property (9517-9525 Georgia Avenue). The building is leased to a church.

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SITE INFORMATION

9517 (9517 – 9525) GEORGIA AVENUE AND PARKING LOT



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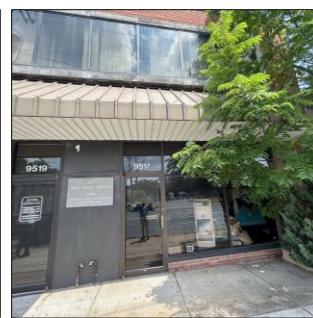
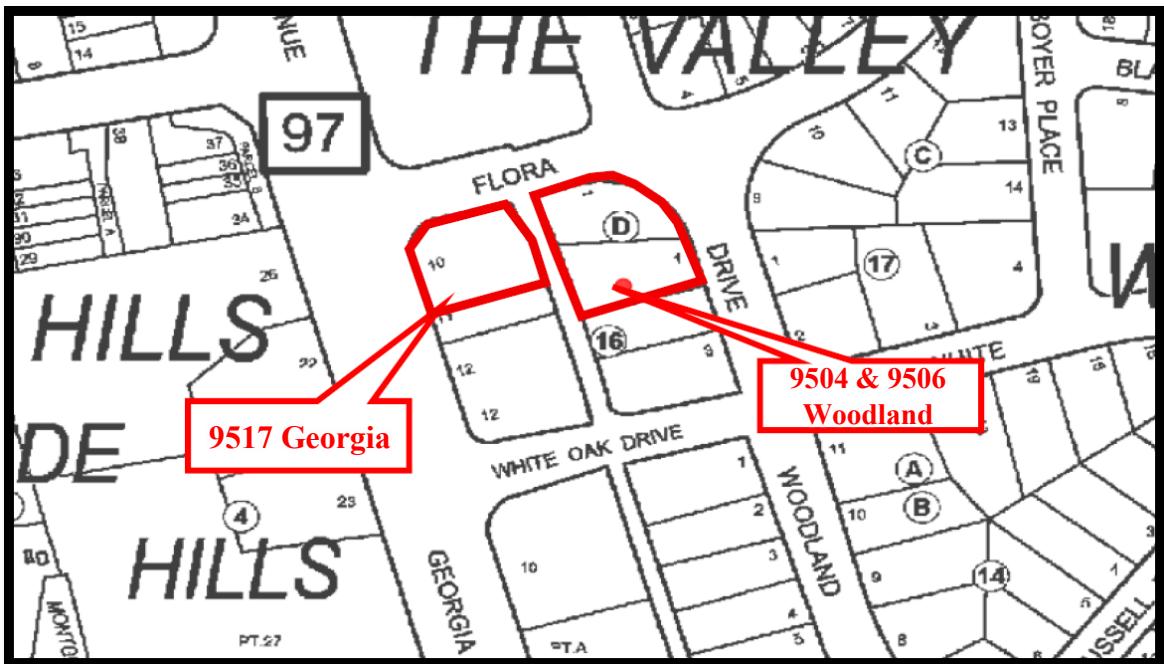
SITE INFORMATION

9517 (9517 – 9525) GEORGIA AVENUE AND PARKING LOT



9517 (9517-9525) Georgia Avenue consists of individual land parcel located on the southeast corner of Georgia Avenue (Route 97) and Flora Lane, just south of the Capital Beltway (I-495), and approximately $\frac{1}{2}$ to 1 mile north/northwest of the downtown central business district of Silver Spring. The property is legally defined as Lot 10, Block 16, Section 3, Tax Map Page JP12, Woodside Forest, Montgomery County, Maryland, and has a postal address of 9517 Georgia Avenue, Silver Spring, Maryland 20910. The property is Class "C" office building containing 22,990 square feet of gross building area on 11,897 square feet of CRT-2.25 zoned land.

9504 & 9506 Woodland Drive consists of individual land parcels located on the southwest corner of Woodland Drive and Flora Lane, just west of Georgia Avenue (Route 97), south of the Capital Beltway (I-495), and east of Georgia Avenue (Route 97). The properties are legally defined as Lot 1, Block D, Tax Map Page JP22, The Valley and Lot 1, Block 16, Tax Map Page JP22, Woodside Forest, Montgomery County, Maryland. The properties are used as a parking lot and contain 16,843 square feet of CRT-2.25 zoned land.



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