

KEMP MILL CENTER



1299-1386 LAMBERTON DRIVE, SILVER SPRING, MD 20902



OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr
Available SF:	1,300 SF
Building Size:	105,076 SF
Zoning:	NR-0.75
Traffic Count:	15,888
Total Population:	18,419
Median Income:	\$91,431
Parking:	560

PROPERTY OVERVIEW

This neighborhood gem is conveniently located between University Blvd and Georgia Avenue, just minutes from I-495 & Rt 29, and Randolph Road. The Kemp Mill Center has a long standing presence in the Kemp Mill area, it draws families throughout Montgomery County with well-established local and national tenants that include restaurants, banks, and professional and medical office. The MVA/MDOT Express facility brings over 8,000 patrons a month to the center. The Center is also anchored by - CVS Pharmacy, Truist, Ben Yehuda Pizza, and a Local Independent Grocery Store.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
1343 Lambertson Drive	\$25.00 SF/yr	1,300 SF

FOR MORE INFORMATION, CONTACT

JIM HAMLIN
 jhamlin@dricmc.com
 301.649.5500



**COMMERCIAL
 MANAGEMENT
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RETAIL, OFFICE & MEDICAL PROPERTY | FOR LEASE

KEMP MILL CENTER



ADDITIONAL PHOTOS - 1299-1386 LAMBERTON DRIVE, SILVER SPRING, MD 20902



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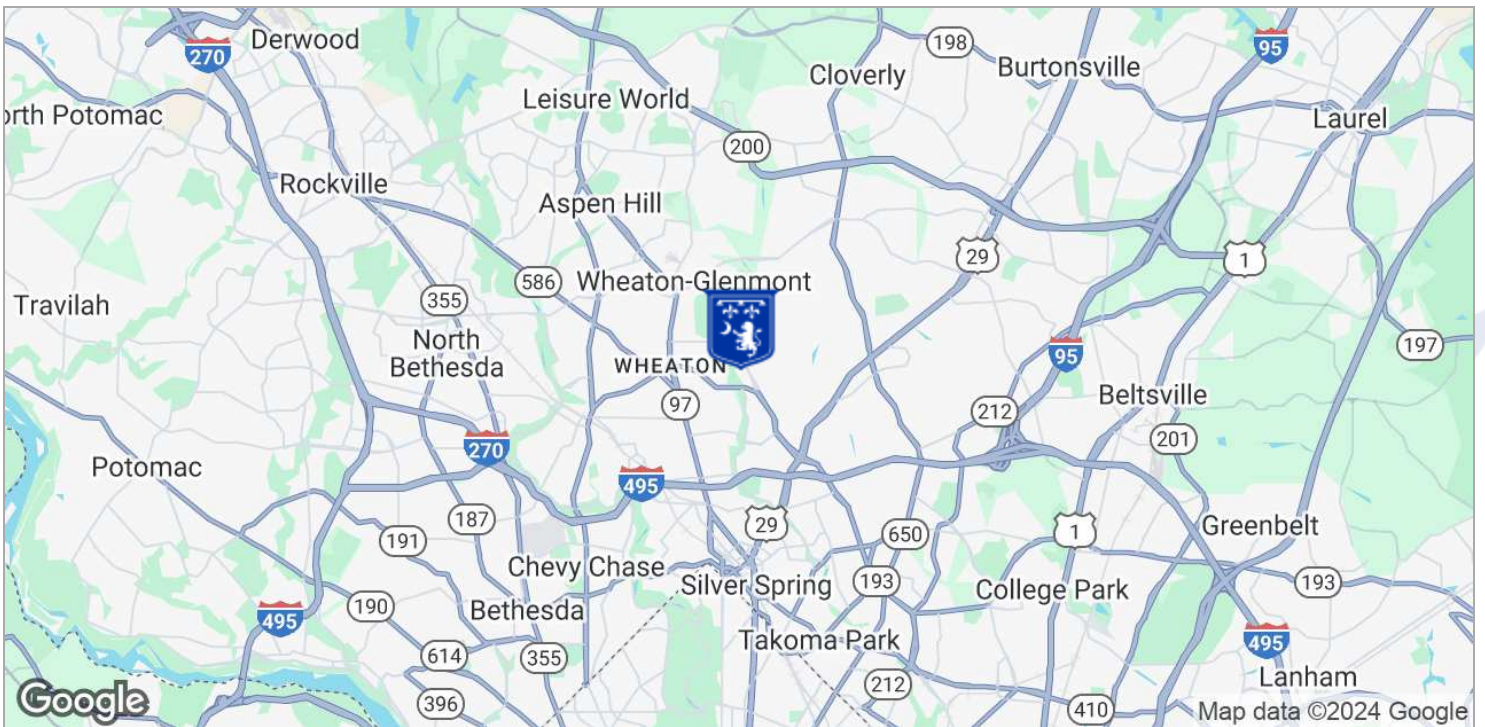
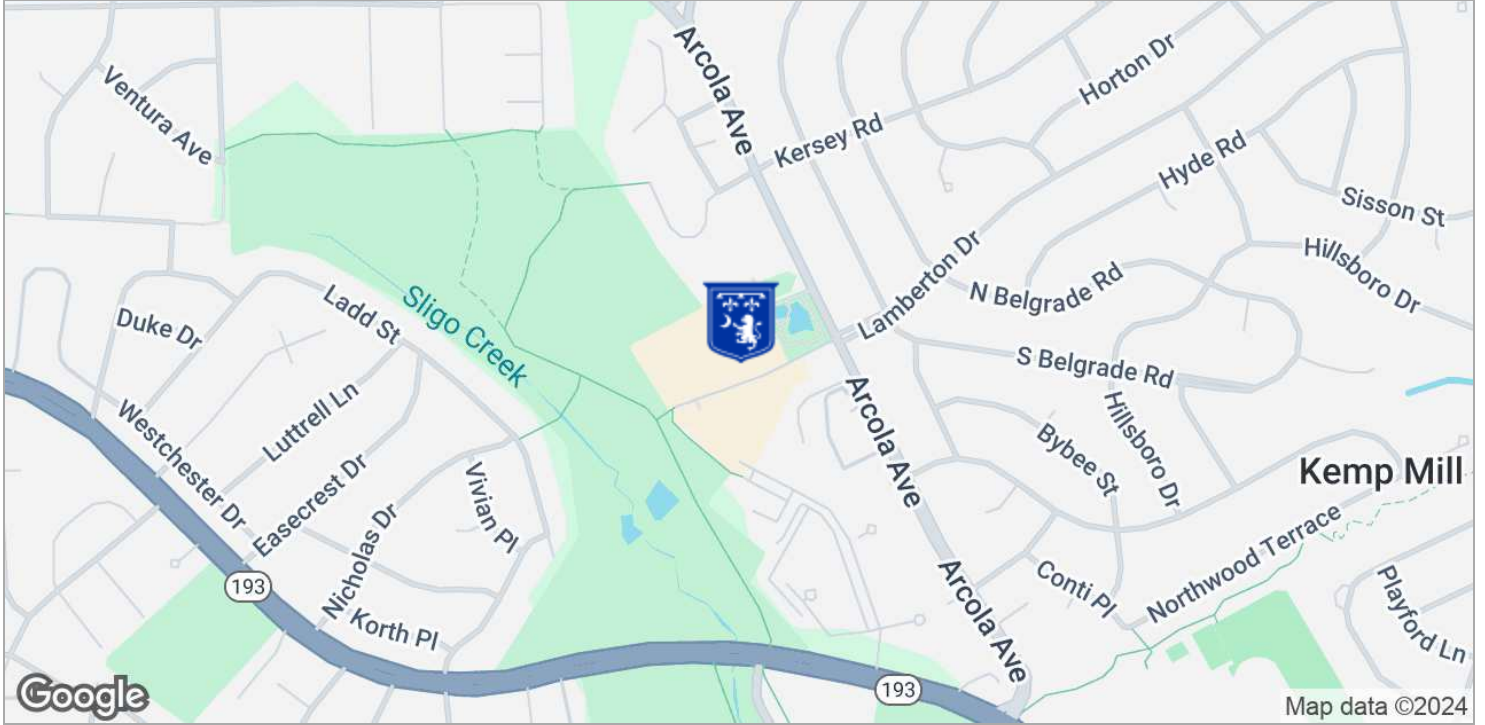


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LOCATION MAPS - 1299-1386 LAMBERTON DRIVE, SILVER SPRING, MD 20902



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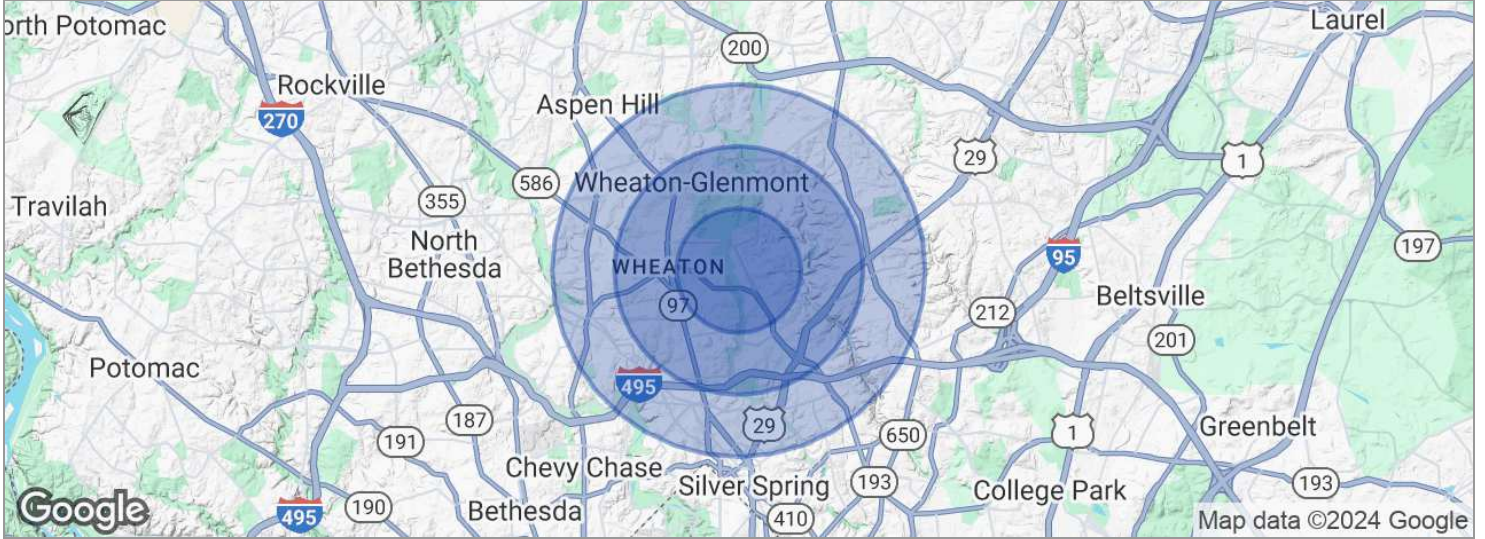


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DEMOGRAPHICS MAP - 1299-1386 LAMBERTON DRIVE, SILVER SPRING, MD 20902



POPULATION	1 MILE	2 MILES	3 MILES
Total population	18,419	64,809	142,906
Median age	35.0	36.6	37.8
Median age (male)	34.4	35.6	36.4
Median age (Female)	35.8	37.7	39.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	6,560	23,116	52,339
# of persons per HH	2.8	2.8	2.7
Average HH income	\$91,431	\$101,405	\$106,870
Average house value	\$391,832	\$431,143	\$474,752

* Demographic data derived from 2020 ACS - US Census

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