

7-11 Space is available for lease, ideally to another convenience store operator or similar use

1319 Fenwick Ln., Silver Spring

Corner- Street Level- RETAIL SPACE – For Lease

Silver Spring, Md. 20910

1319 Fenwick Lane is 2,805 s.f. (RETAIL) 7-11's 40-year lease has expired and the owner is looking for another convenience store operator to service the building and community. This is a corner, highly visibly space. It's at street level and has excellent retail signage over the front door and ideal for a convenience store or other retail use. Space has a high drop ceiling and lights along the front, separate HVAC system / ductwork, half bathroom. Large retail signage box exists overtop the space facing Fenwick Lane. Immediate delivery.

Price: \$40 p.s.f. or \$9,350 / month, plus utilities. Long term leases preferred.

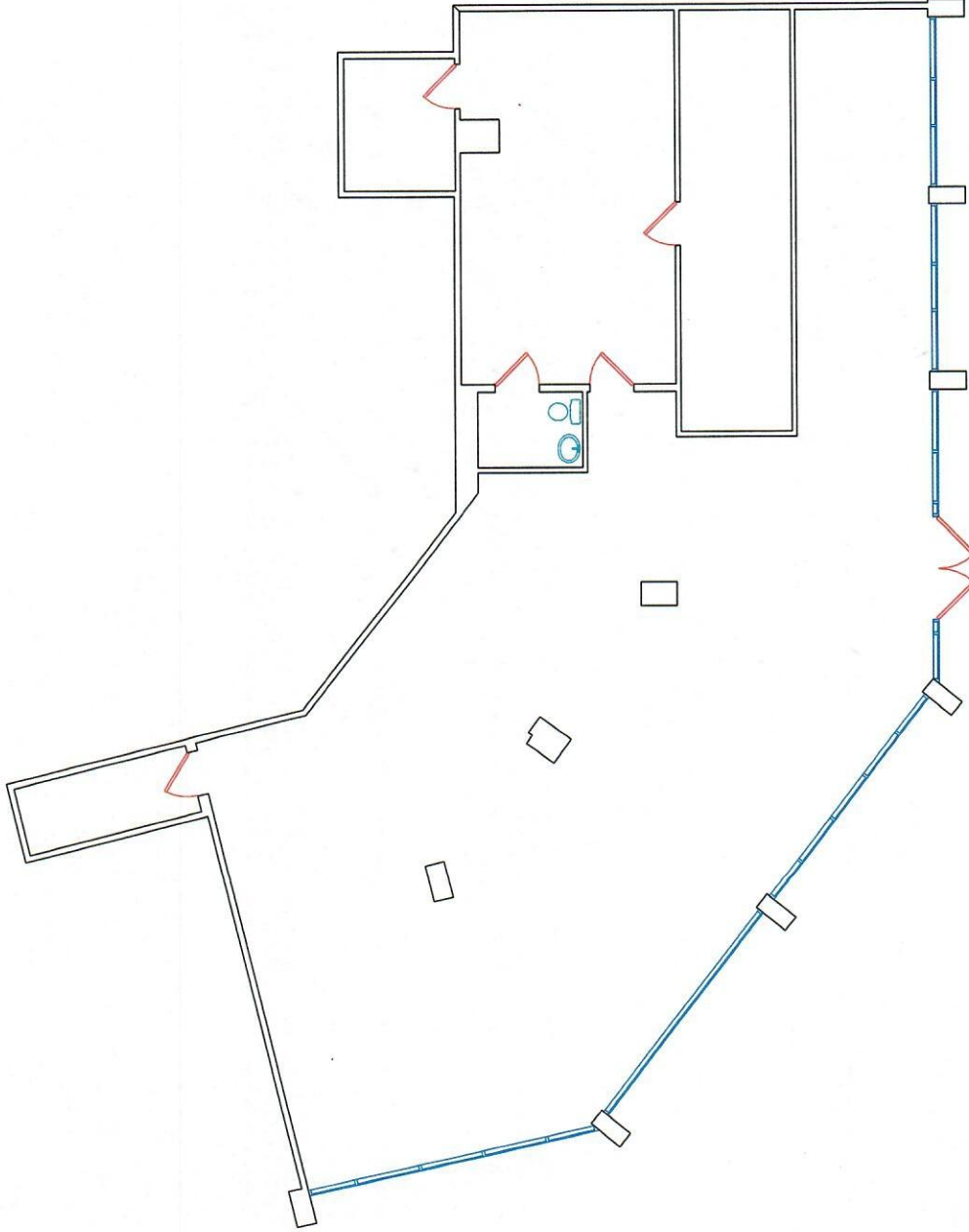
Zoning: CR-6.75 Permits retail uses. Previous use was a convenience store.

Arrive Apartment Building: This site is located on the first floor of a 900,785 s.f. residential apartment building containing 891 apartments and about 15 commercial tenants in downtown Silver Spring. This building was built in 1968 with substantial renovations in 2011 and again in 2025.

Legal Description: Montgomery County Map JN23, Block 1, Lot 1, a part of the Woodside Subdivision.

Current tenants/Parking/Metro: Arrive Silver Spring is a 15-story apartment building containing +/- 1,200 residents. The retail tenants are Atlantic Shop, Silva Shoe Repair, Deli-Beer-Wine, City Place Dental, Indique Hair, Mexican Restaurant, Kumon Learning Center and others. Street metered parking surrounds the building with a County garage on Fenwick Lane visible from this space and another across Georgia Avenue. The Silver Spring Metro Station is 3 blocks away and the new Purple Line Metro Station will be 3 blocks away on 16th Street with a planned opening in late 2027.

This information was furnished to us by sources we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or lease or withdrawal from the market without notice.



ALL DIMENSIONS ARE SUBJECT
TO FIELD VERIFICATION



www.MeasureUpCorp.com

Ground Floor – Retail

1319 FENWICK LN. SILVER SPRING, MD

AREA CHART

7-Eleven 2805.5 SF

SCALE

1" = 1'-0"

N



DATE:
SHEET:

02.25.2021
10 OF 17

Drawn By

FL-00

Demographic Summary Report

Arrive Silver Spring

8750 Georgia Ave, Silver Spring, MD 20910

Building Type: **Multi-Family**
 Building Size: **900,795 SF**
 # of Units: **891**
 Avg Unit Size: **851 SF**

% Bldg Vacant: **26%**
 Total Available: **2,774 SF**
 Rent/SF/Yr: **\$34.44**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	37,892		213,053		562,284	
2024 Estimate	38,287		219,604		584,853	
2020 Census	37,904		227,383		611,044	
Growth 2024 - 2029	-1.03%		-2.98%		-3.86%	
Growth 2020 - 2024	1.01%		-3.42%		-4.29%	
2024 Population by Hispanic Origin	4,774		61,044		156,607	
2024 Population	38,287		219,604		584,853	
White	15,915	41.57%	79,209	36.07%	224,631	38.41%
Black	13,075	34.15%	60,918	27.74%	147,240	25.18%
Am. Indian & Alaskan	139	0.36%	2,282	1.04%	5,131	0.88%
Asian	2,675	6.99%	11,918	5.43%	39,874	6.82%
Hawaiian & Pacific Island	11	0.03%	75	0.03%	282	0.05%
Other	6,471	16.90%	65,202	29.69%	167,694	28.67%
U.S. Armed Forces	37		562		1,748	
Households						
2029 Projection	19,090		79,578		213,978	
2024 Estimate	19,275		82,187		223,690	
2020 Census	19,075		85,350		234,500	
Growth 2024 - 2029	-0.96%		-3.17%		-4.34%	
Growth 2020 - 2024	1.05%		-3.71%		-4.61%	
Owner Occupied	5,236	27.16%	40,620	49.42%	109,598	49.00%
Renter Occupied	14,040	72.84%	41,567	50.58%	114,091	51.00%
2024 Households by HH Income	19,277		82,187		223,690	
Income: <\$25,000	1,895	9.83%	9,440	11.49%	26,768	11.97%
Income: \$25,000 - \$50,000	2,631	13.65%	11,409	13.88%	28,025	12.53%
Income: \$50,000 - \$75,000	2,638	13.68%	10,648	12.96%	28,726	12.84%
Income: \$75,000 - \$100,000	2,569	13.33%	9,239	11.24%	26,289	11.75%
Income: \$100,000 - \$125,000	2,713	14.07%	8,317	10.12%	21,739	9.72%
Income: \$125,000 - \$150,000	1,613	8.37%	5,953	7.24%	15,822	7.07%
Income: \$150,000 - \$200,000	2,249	11.67%	8,666	10.54%	25,133	11.24%
Income: \$200,000+	2,969	15.40%	18,515	22.53%	51,188	22.88%
2024 Avg Household Income	\$122,405		\$134,295		\$135,835	
2024 Med Household Income	\$99,079		\$101,075		\$102,342	