

klnb

SEMINARY PLACE SHOPPING CENTER

9466 GEORGIA AVENUE SILVER SPRING, MD 20910



MATT SKALET

mskalet@klnb.com | 202-420-7775

KELLEY MILLOY

kmilloy@klnb.com | 202-420-7764

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JOIN THESE RETAILERS



RETAIL FOR LEASE

- 1,809 square feet available adjacent to CVS
- Approximately 32 feet of frontage
- Pylon signage available
- Approximately 80,000 average cars per day at the signalized intersection of Georgia Ave and Seminary Place

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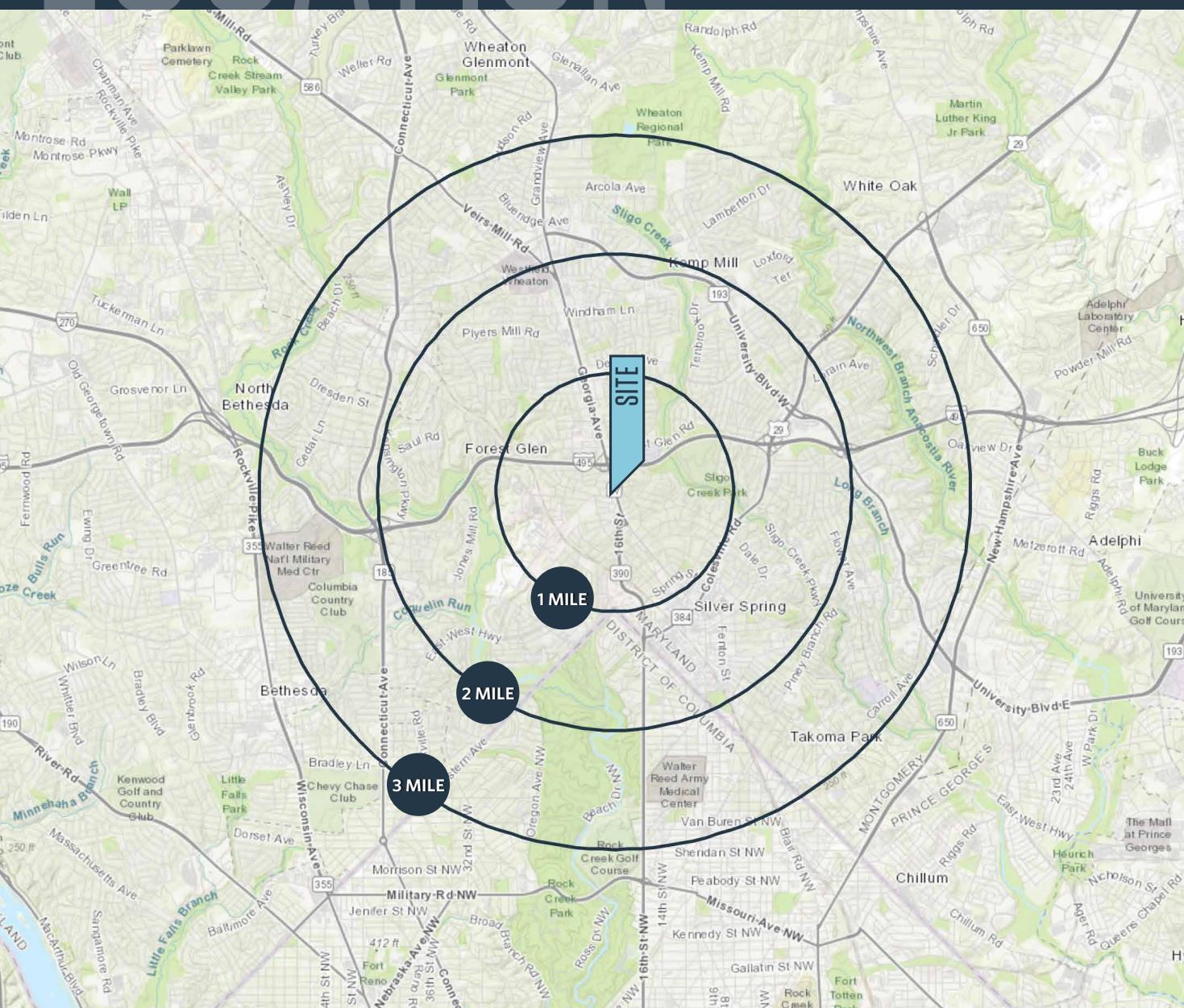
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LOCATION

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AVAILABLE SPACE

SIZE	RATE	EST. NNN
1,809 SF*	\$45.00 PSF	\$7.20 PSF

*Condition: "As-Is"

DEMOGRAPHICS | 2020:

1-MILE	2-MILE	3-MILE	10 MIN DRIVE
Population	21,759	90,868	188,021
Daytime Population	10,390	41,219	74,421
Households	8,646	38,583	72,947
Average HH Income	\$125,143	\$124,750	\$72,851
			\$133,467

TRAFFIC COUNTS | 2020:

Georgia Ave	68,580 ADT
Seminary Place	11,950 ADT
495	233,491 ADT

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SITE PLAN | SEMINARY PLACE SHOPPING CENTER

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 Leased
 Available



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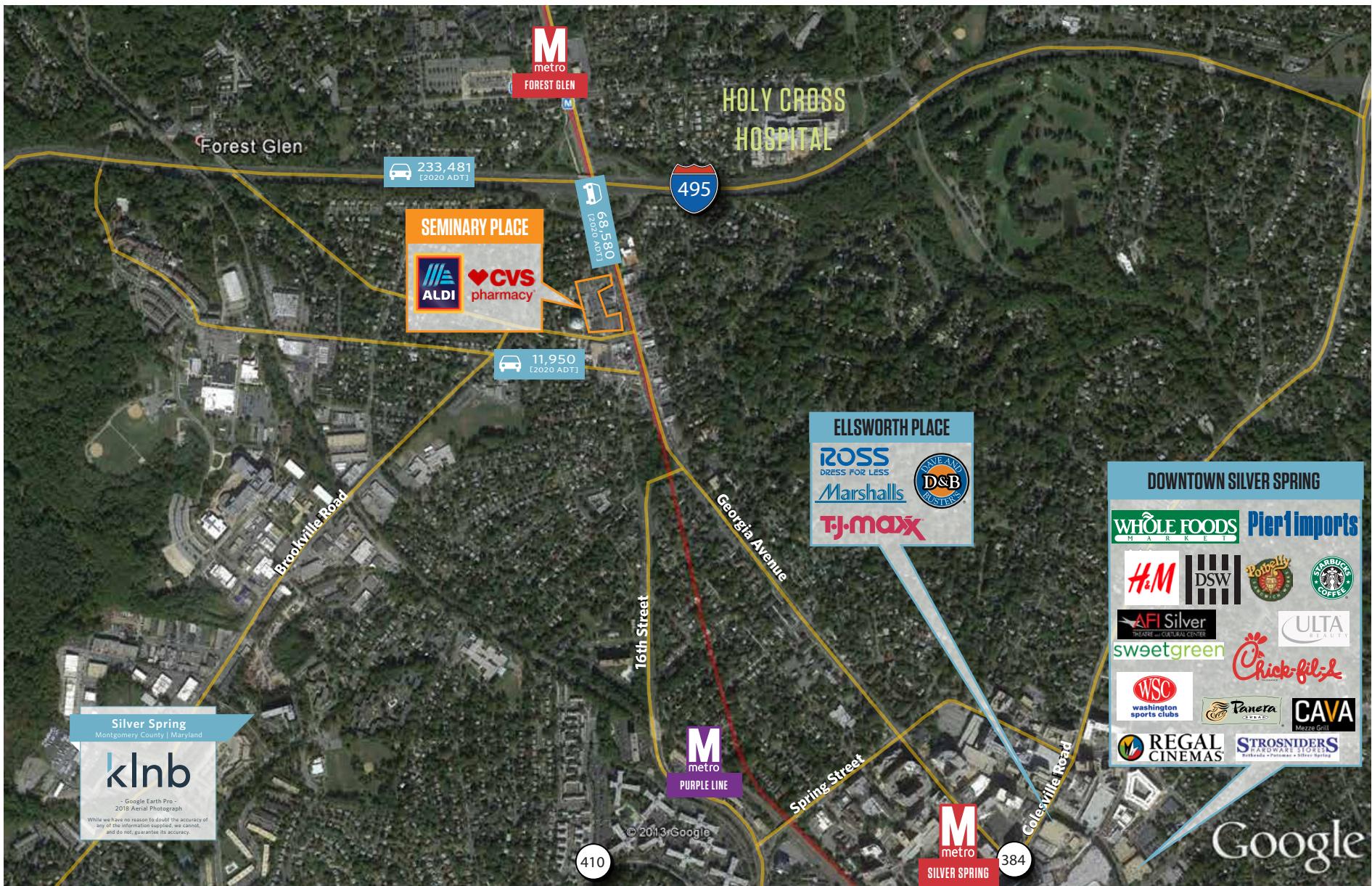
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AERIAL

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FOR MORE INFORMATION, PLEASE CONTACT:

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