

HILLANDALE GATEWAY

10100 NEW HAMPSHIRE AVE,
SILVER SPRING, MD 20903

JOIN: 

[CLICK HERE FOR VIRTUAL FLY-OVER!](#)

**DELIVERING SUMMER 2027
RESTAURANT OPPORTUNITY**
4,590 SF of available retail

NOW PRE-LEASING!
PAD 2 - EAST BUILDING
2,800 SF of available retail

NOW PRE-LEASING!
PAD 1 - WEST BUILDING
2,000 SF of available retail

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OVERVIEW

HILLANDALE GATEWAY

10100 NEW HAMPSHIRE AVE, SILVER SPRING, MD 20903, MONTGOMERY COUNTY

RETAIL AVAILABLE FOR LEASE:

- Montgomery County's newest, mixed-use redevelopment at the intersection of New Hampshire Ave (44,057 ADT) and Powder Mill Rd (9,513 ADT) with a new transit station and dedicated retail parking. Immediately accessible to I-495.
- Retail opportunities coming available:
 - West, Freestanding Retail Building: 2,000 SF adjacent to the community green space.
 - East, Freestanding Retail Building: 2,800 SF adjacent to community green space and frontage along the project's festival street. Can be subdivided to support 2 tenants.
 - 4,590 SF, ground-level restaurant opportunity at the entrance into the project.
- Mixed-Income community delivering over 450 residential units in already established, dense trade area with population over 178,000 in 10-minute drive.

OVERALL DEVELOPMENT PLAN:

Hillandale Gateway is an all-electric, mixed use, mixed income community that is targeting the most rigorous sustainable certifications in the building industry. Hillandale Gateway's focus on building science and innovative use of readily available building technologies will allow it to use 40% less energy than a code-compliant building of the same size. Providing a new transit center at the intersection of I-495 & New Hampshire Ave, Hillandale Gateway will be easily accessible and attractive to the 4,700 people in the surrounding City of Hillandale, MD.



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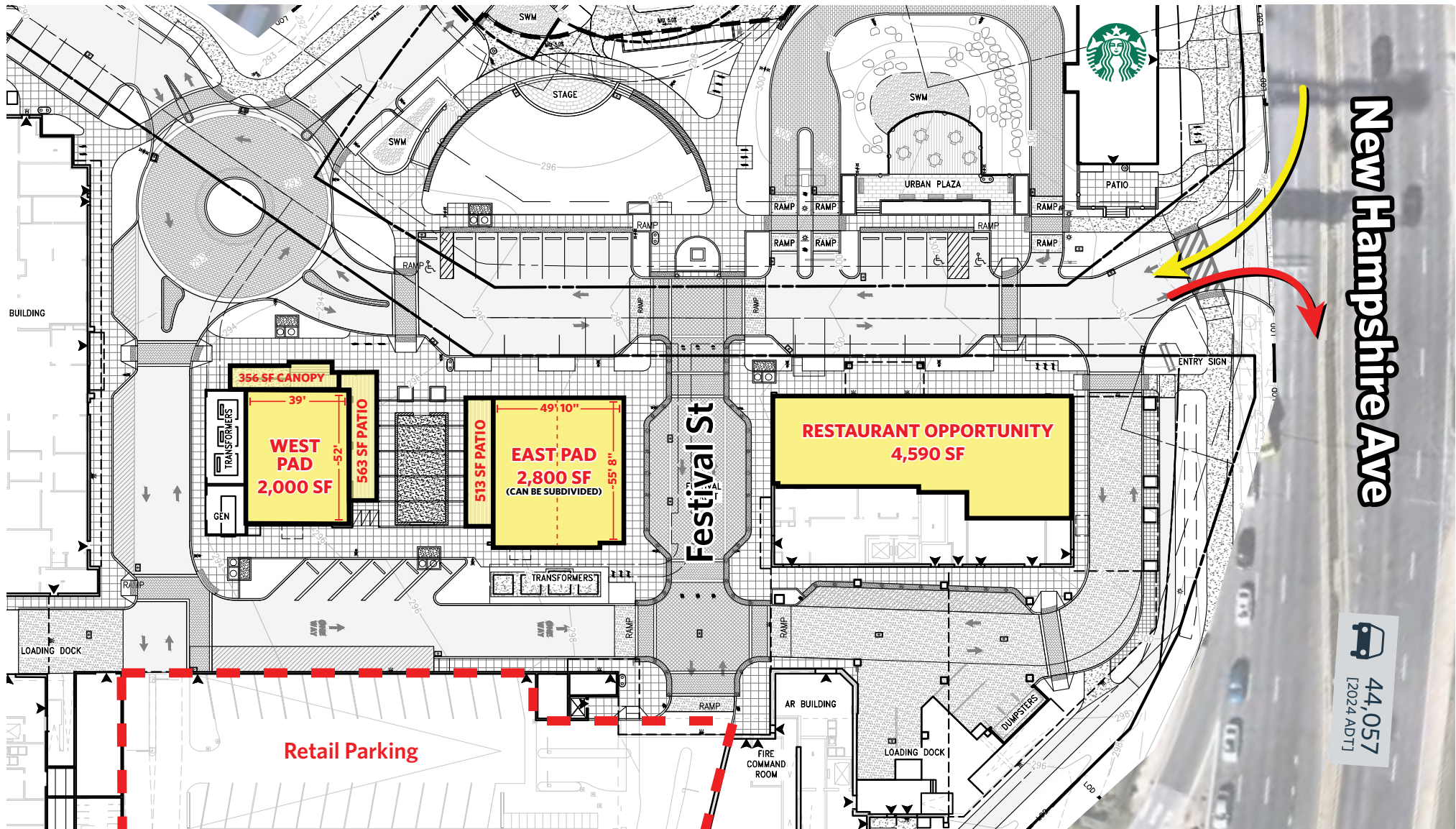
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AVAILABILITY

HILLANDALE GATEWAY

10100 NEW HAMPSHIRE AVE, SILVER SPRING, MD 20903, MONTGOMERY COUNTY



New Hampshire Ave



44,057
[2024 ADT]

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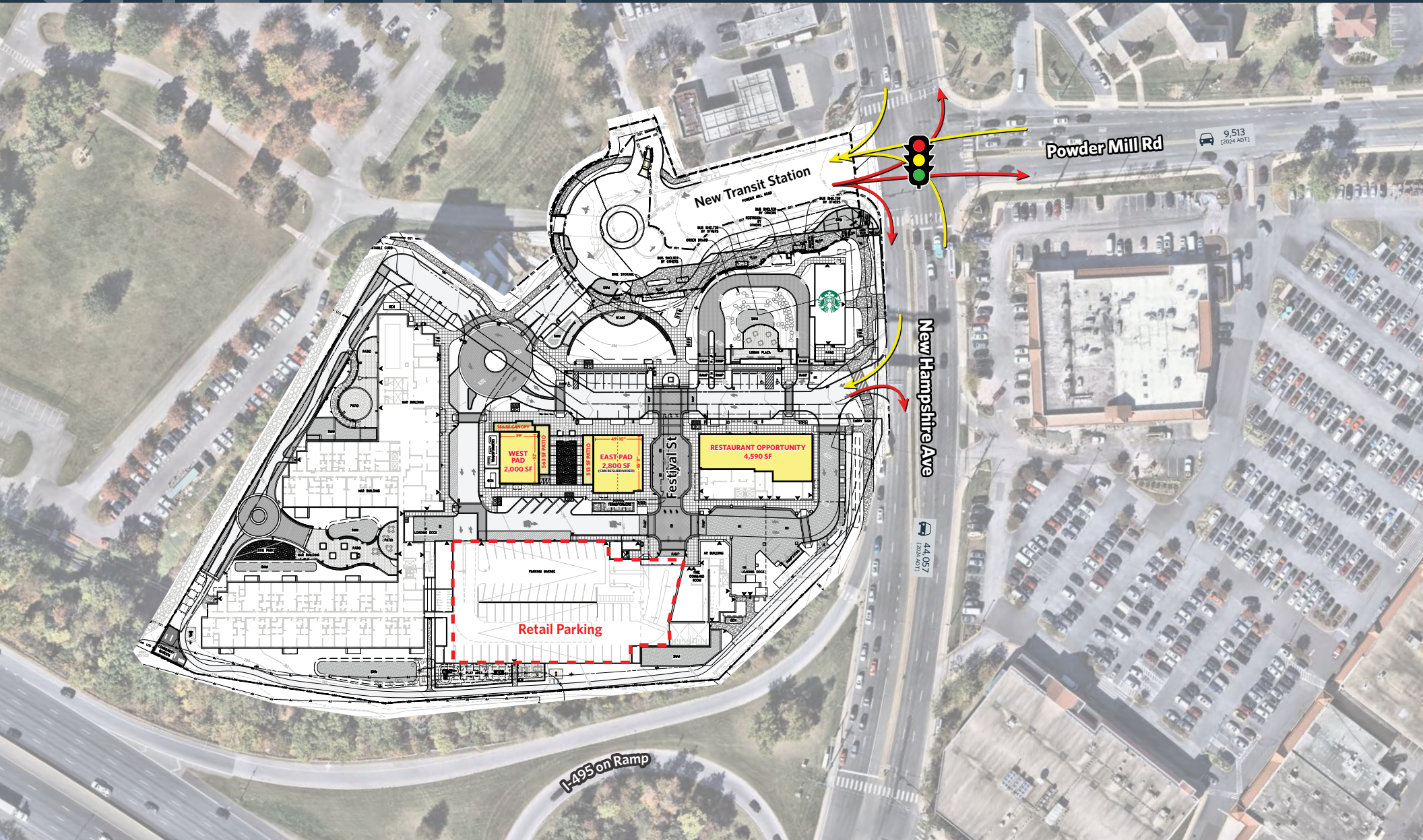
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SITE PLAN

HILLANDALE GATEWAY

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HILLANDALE GATEWAY

JOIN 

PAD 1:
2,000 SF of available retail

PAD 2:
2,800 SF of available retail
(can be subdivided)

AR CORNER:
4,590 SF of available retail

HILLANDALE SHOPPING CENTER

SAFeway  CHIPOTLE 
unique 
value village 


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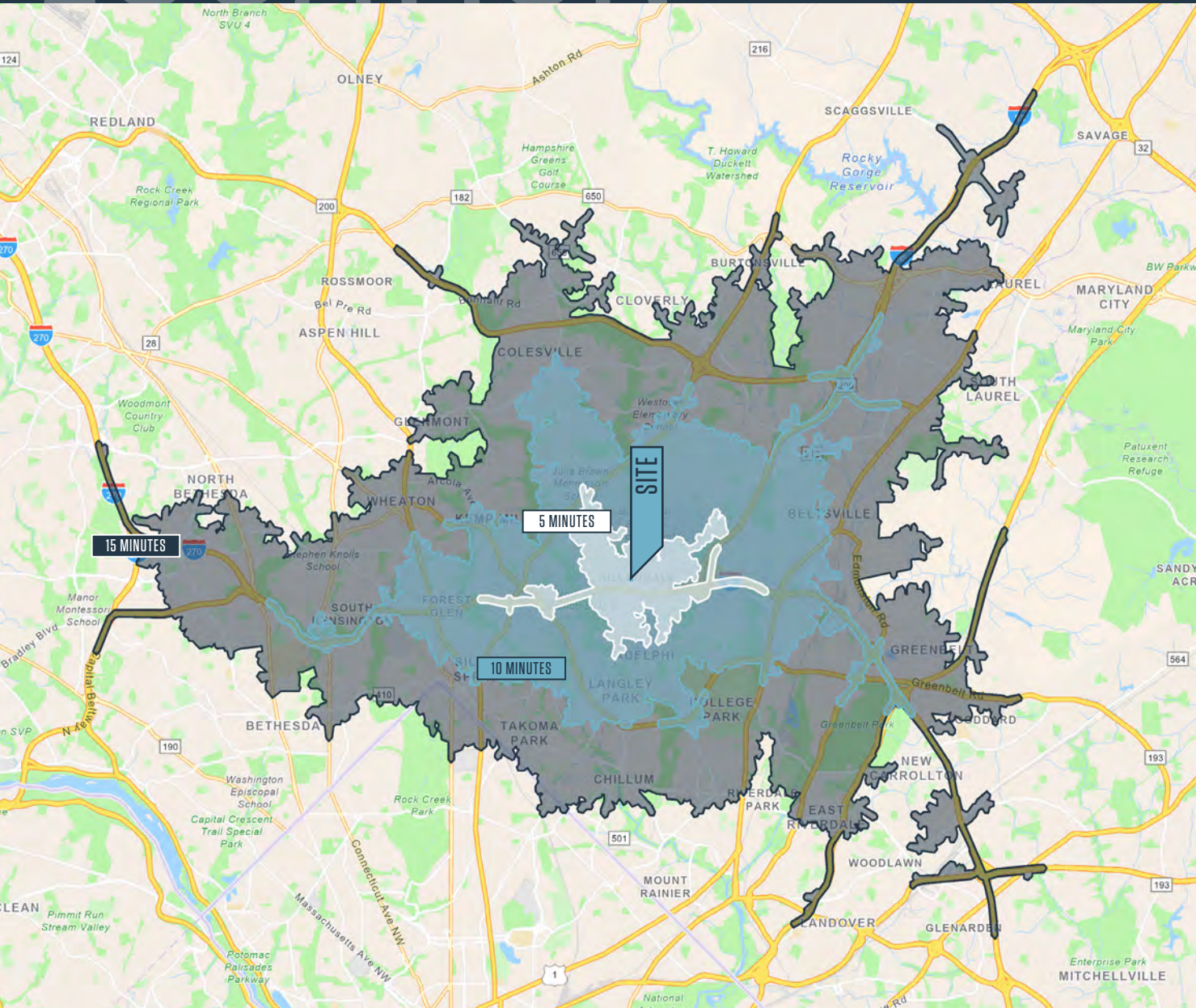
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LOCATION

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DEMOGRAPHICS | 2026:

DRIVE TIME

5-MIN	10-MIN	15-MIN
Population		
26,767	201,668	577,207
Daytime Population		
8,192	85,435	311,660
Households		
8,320	70,263	207,841
Average HH Income		
\$137,872	\$144,061	\$156,296

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

New Hampshire Ave	44,057 ADT
495	212,721 ADT

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FOR MORE INFORMATION, PLEASE CONTACT:

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