

HILLANDALE GATEWAY

10100 NEW HAMPSHIRE AVE,
SILVER SPRING, MD 20903

DELIVERING SUMMER 2027
GROUND LEVEL RETAIL
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

VICTOR SALCIDO

victor@klnb.com | 240-755-2704

BEN BECKER

bbecke@klnb.com | 202-420-7773

MATT SKALET

m skalet@klnb.com | 202-420-7775

klnb.com

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 retail of residential units 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.



DELIVERING SUMMER 2027
GROUND LEVEL RETAIL
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

VICTOR SALCIDO

victor@klnb.com | 240-755-2704

BEN BECKER

bbecker@klnb.com | 202-420-7773

MATT SKALET

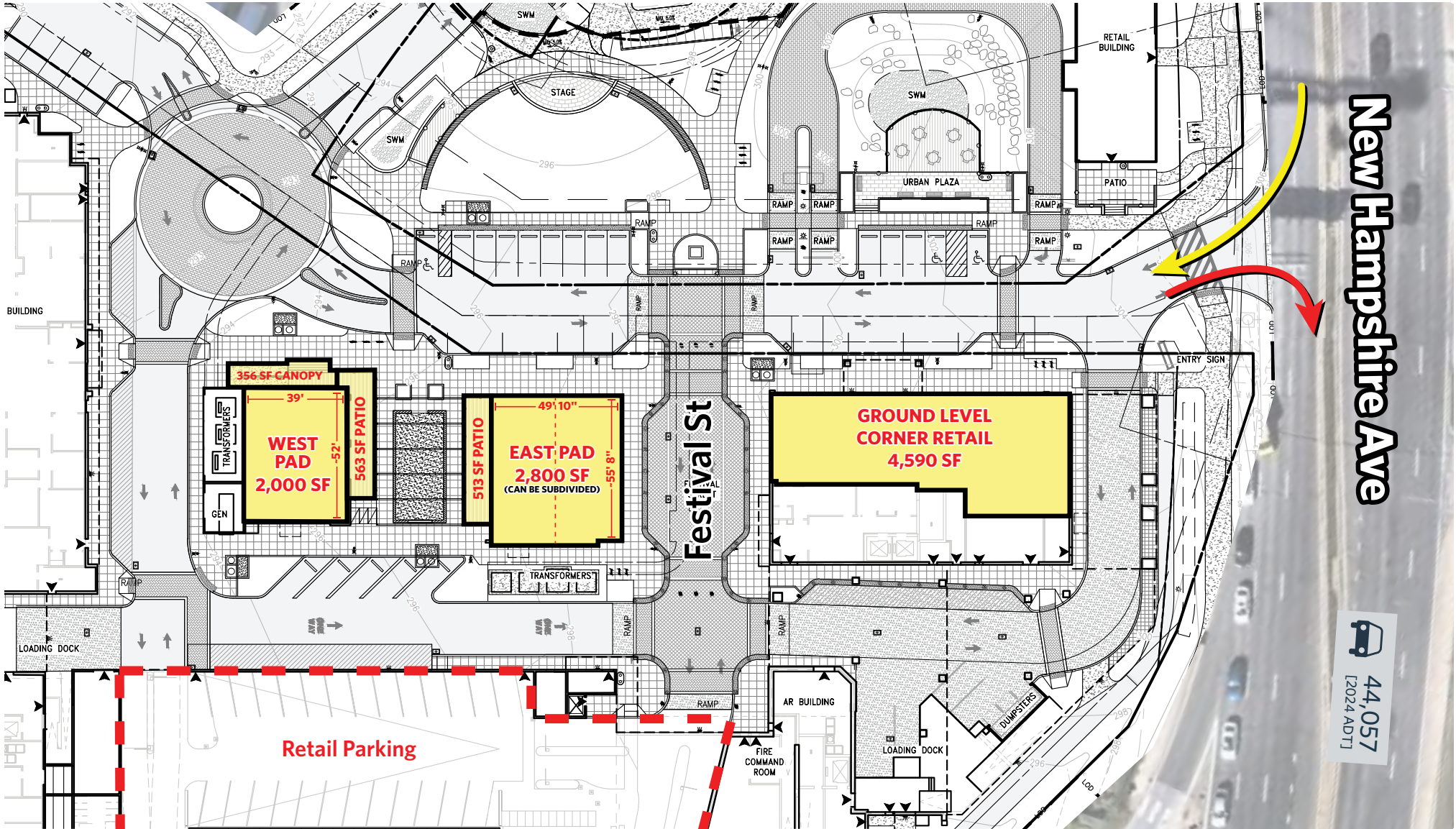
maskalet@klnb.com | 202-420-7775

klnb 2

AVAILABILITY

HILLANDALE GATEWAY

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



VICTOR SALCIDO

victor@klnb.com | 240-755-2704

BEN BECKER

bbecker@klnb.com | 202-420-7773

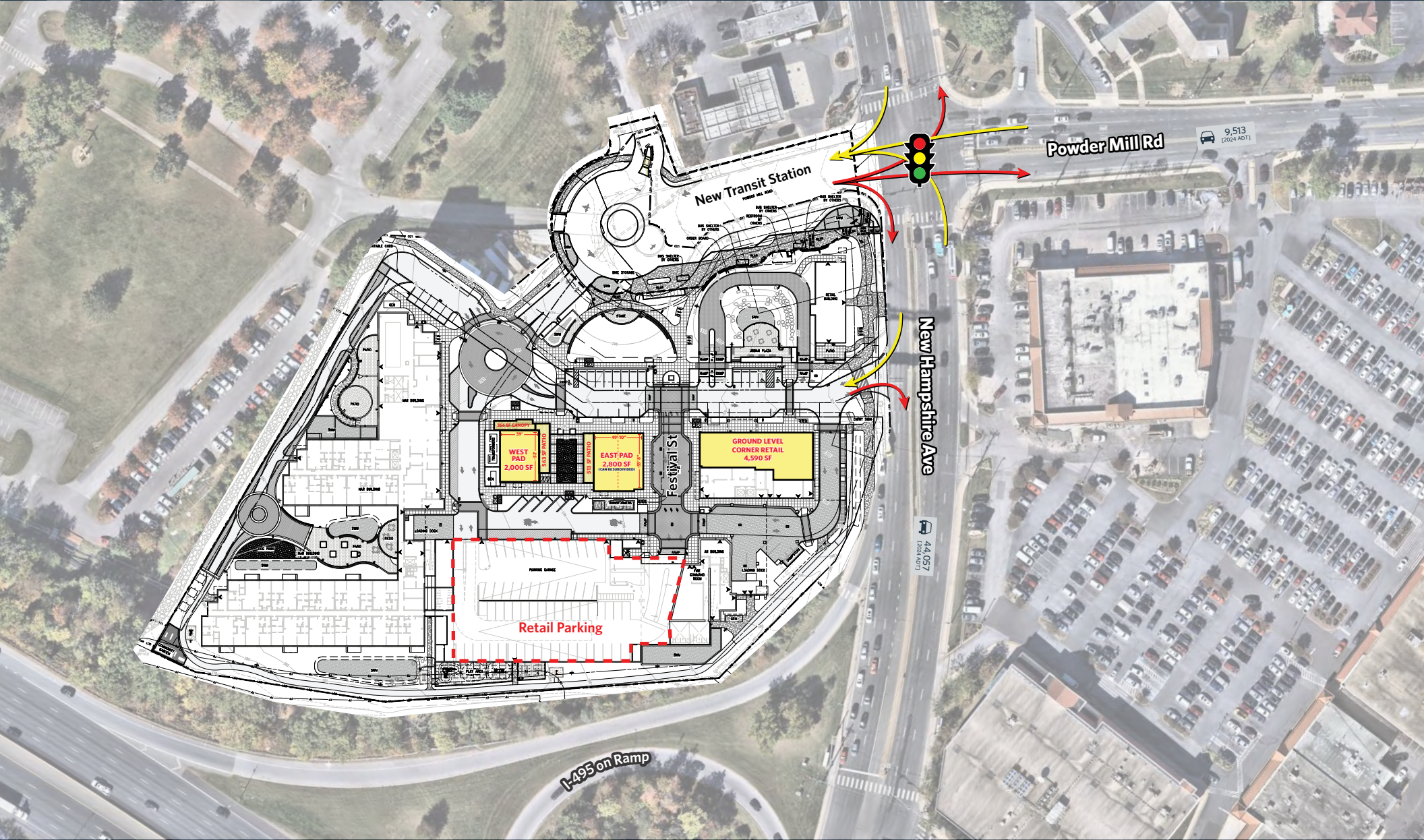
MATT SKALET

maskalet@klnb.com | 202-420-7775

SITE PLAN

HILLANDALE GATEWAY

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



VICTOR SALCIDO

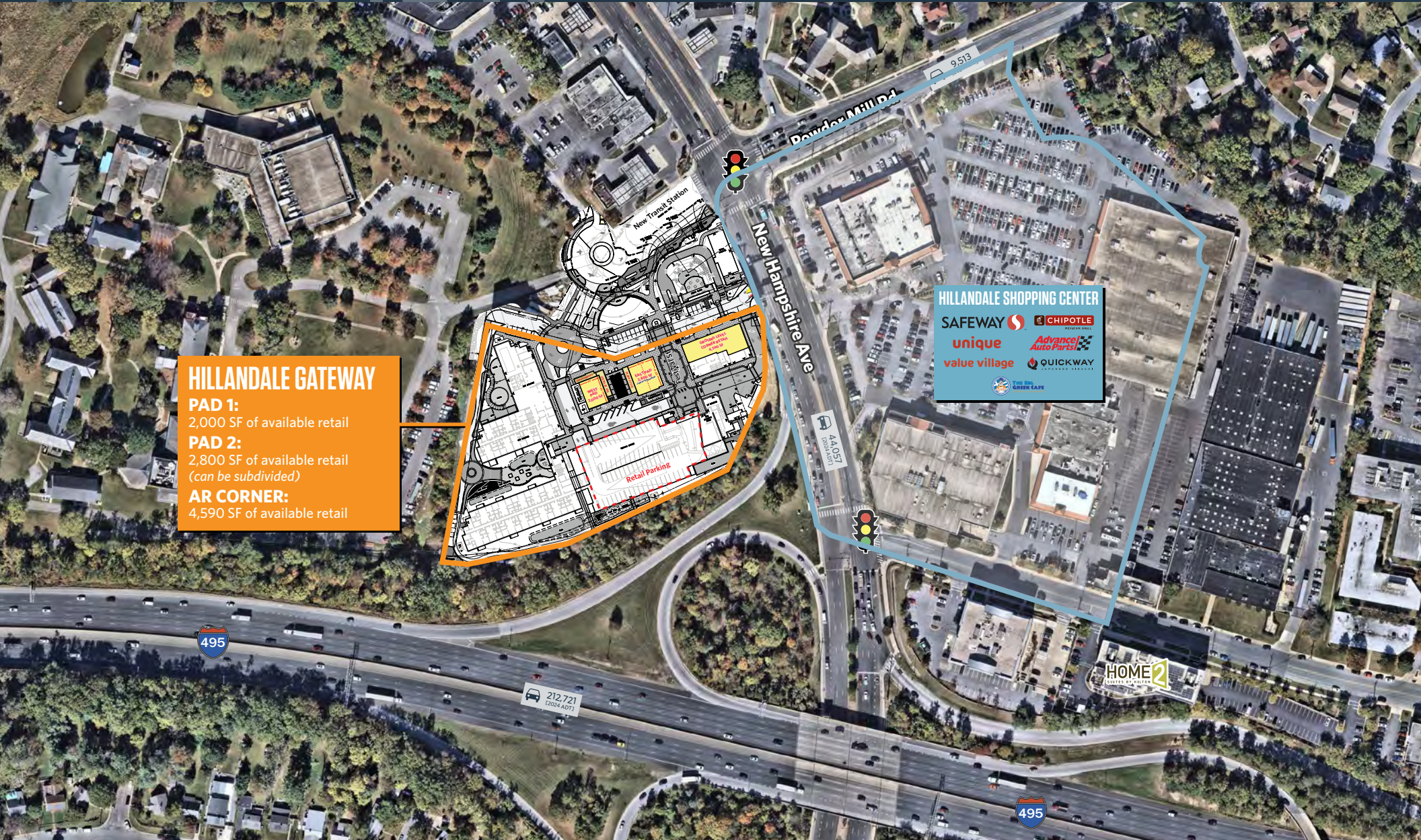
victor@klnb.com | 240-755-2704

BEN BECKER

bbecker@klnb.com | 202-420-7773

MATT SKALET

m skalet@klnb.com | 202-420-7775



HILLDALE GATEWAY
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

HILLDALE SHOPPING CENTER
SAFeway & CHIPOTLE
unique & Advance! Auto Parts
value village & QUICKWAY
THE BIG GREEN CAFE

VICTOR SALCIDO
victor@klnb.com | 240-755-2704

BEN BECKER
bbecker@klnb.com | 202-420-7773

MATT SKALET
mskalet@klnb.com | 202-420-7775

Hillandale
Prince Georges/Montgomery County | Maryland

Google Earth Pro Aerial Photograph -
While we have no reason to doubt the accuracy of any of the information supplied, we cannot and do not guarantee its accuracy.



VICTOR SALCIDO
victor@klnb.com | 240-755-2704

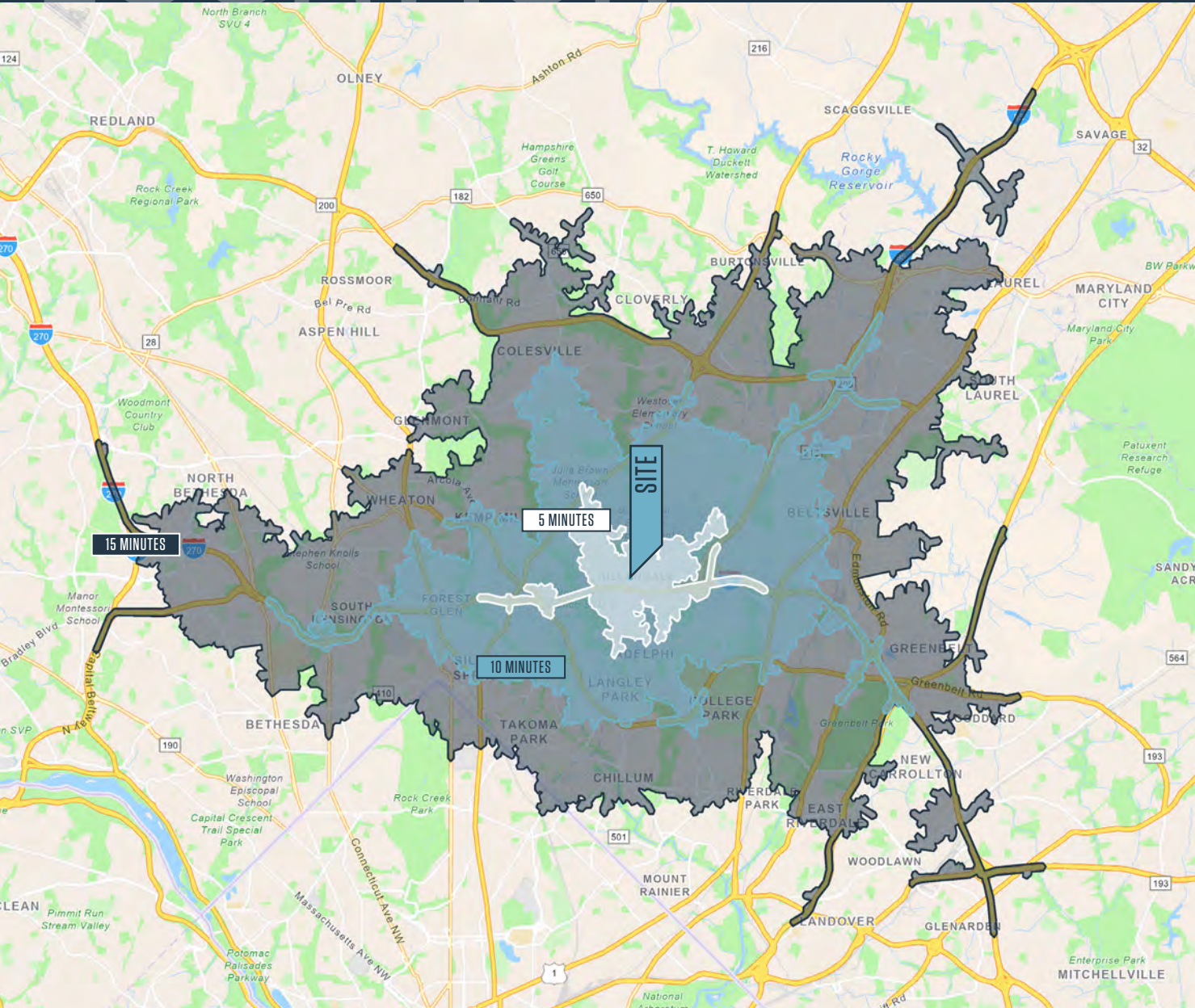
BEN BECKER
bbecker@klnb.com | 202-420-7773

MATT SKALET
mskalet@klnb.com | 202-420-7775

LOCATION

HILLANDALE GATEWAY

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



DEMOGRAPHICS | 2025:

DRIVE TIME

	5-MIN	10-MIN	15-MIN
Population	17,690	178,525	506,531
Daytime Population	5,813	74,215	274,536
Households	5,104	60,910	181,303
Average HH Income	\$141,935	\$137,137	\$147,593

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

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

VICTOR SALCIDO

victor@klnb.com | 240-755-2704

BEN BECKER

bbecker@klnb.com | 202-420-7773

MATT SKALET

mksalet@klnb.com | 202-420-7775





HILLANDALE GATEWAY

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

FOR MORE INFORMATION, PLEASE CONTACT:

VICTOR SALCIDO

victor@klnb.com

240-755-2704

BEN BECKER

bbecker@klnb.com

202-420-7773

MATT SKALET

mskalet@klnb.com

202-420-75

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

.....

klnb.com



instagram.com/klnbcre



linkedin.com/company/klnb



facebook.com/KLNBCRE

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.