# KinbTHE GRAMAX<br/>8060 13TH ST, SILVER SPRING, MD 20910

**VIEW VIDEO TOUR** 



*3,154 SF* 

## **RETAIL/OFFICE SPACE FOR LEASE**

- 1,179 SF and 3,154 SF second generation spaces, can be combined for 4,333 SF
- Close proximity to Downtown Silver Spring and easily accessible from East West Highway (24,994 VPD) and Georgia Ave (33,220 VPD)

1,179 SF

8001

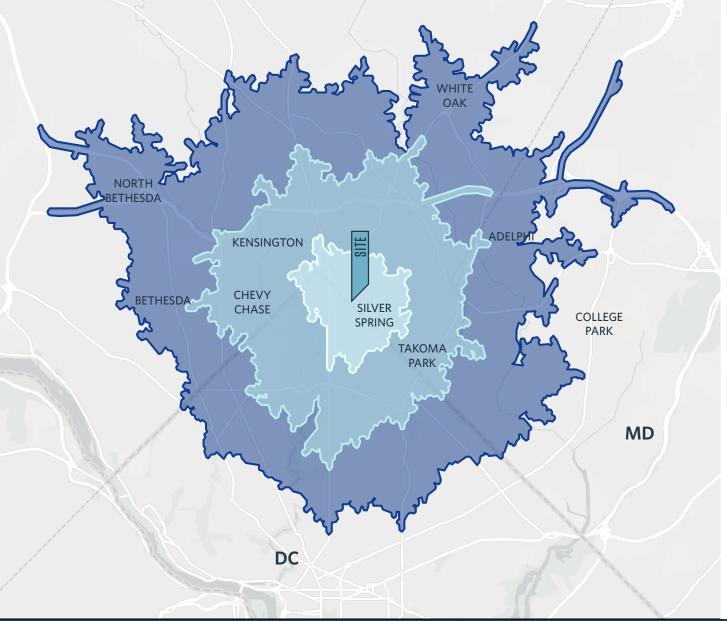
kinb.com

- Located in The Gramax apartment building (180 residential apartments)
- Ideal for retail, office or medical use

LINDSEY ST. MAXENS Istmaxens@kInb.com | 202-420-7769

MATT SKALET mskalet@klnb.com | 202-652-2775

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#### **AVAILABLE SPACE**

SIZE	RATE	CONDITION	DELIVERY
1,179 SF	Negotiable	2nd Gen	Immediate
3,154 SF	Negotiable	2nd Gen	Immediate

#### DEMOGRAPHICS | 2023:

5 MIN DRI	VE 10 MIN DRIVE	15 MIN DRIVE	10 MINUTE WALK
Populat 47,624	ion 190,681	539,171	12,223
Daytim 50,519	e Population 164,797	537,085	13,350
Househ 23,268	olds 74,699	211,572	6,597
Average \$138,87	e HH Income 2 \$161,714	\$157,073	\$97,290

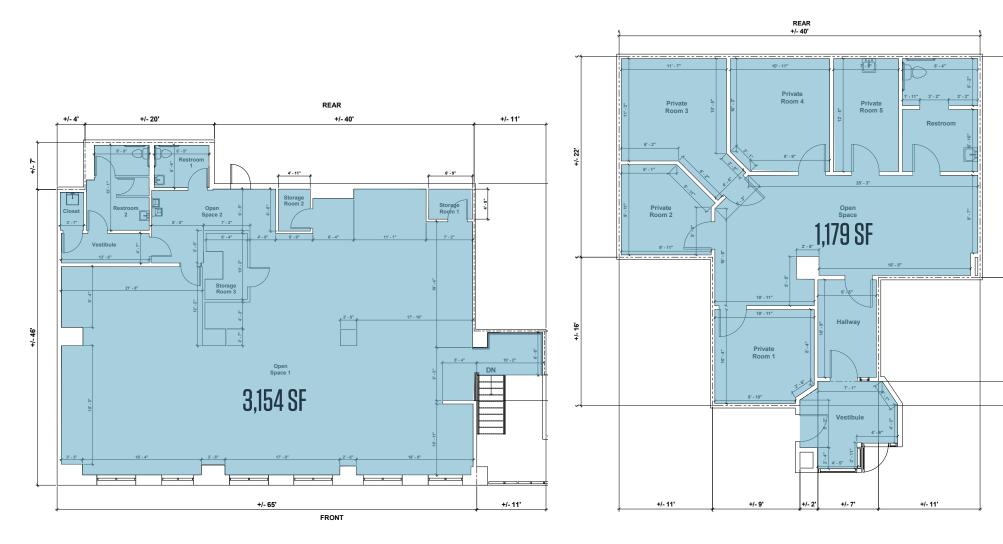
#### TRAFFIC COUNTS | 2023:

Eastern Ave NW	9,400 ADT
Georgia Ave NW	33,220 ADT
East West Highway	24,994 ADT

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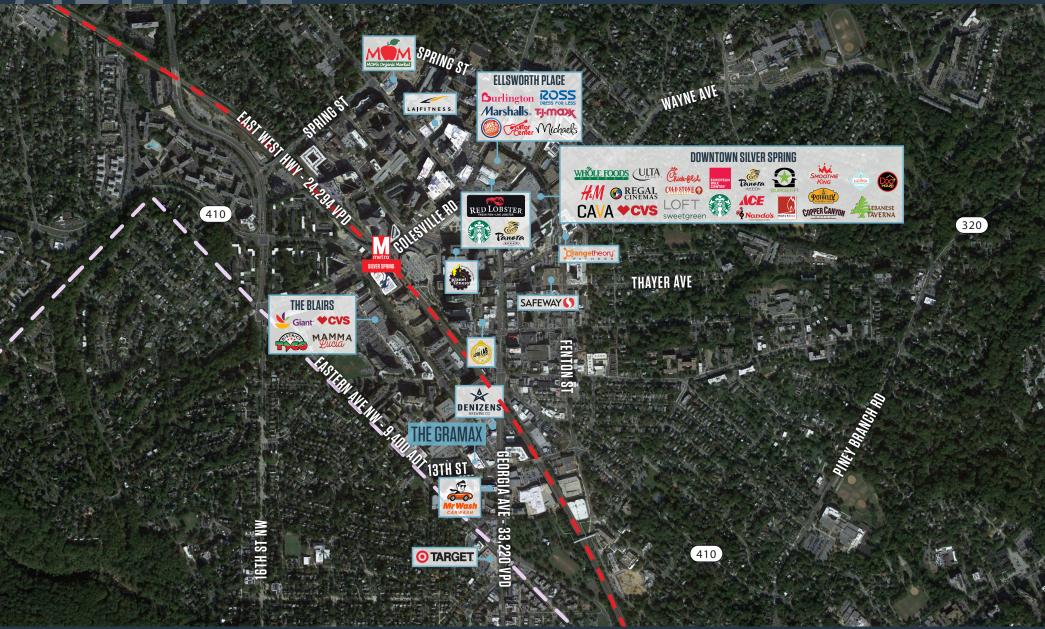
#### **13TH STREET**

LINDSEY ST. MAXENS Istmaxens@klnb.com | 202-420-7769 MATT SKALET mskalet@klnb.com | 202-652-2775 kInb

+- 24'

+/-3'

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## kInb

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#### FOR MORE INFORMATION, PLEASE CONTACT:

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facebook.com/KLNB

Image: Comparison of the second seco

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