



ONE | STREET  
COMMERCIAL PROPERTIES

**10801 Connecticut Ave NW Kensington, MD 20895**

**Rarely Available Retail and Office Space for Sale**

**Kevin Brandes //**  
kb@onestreet.one  
240.813.9344

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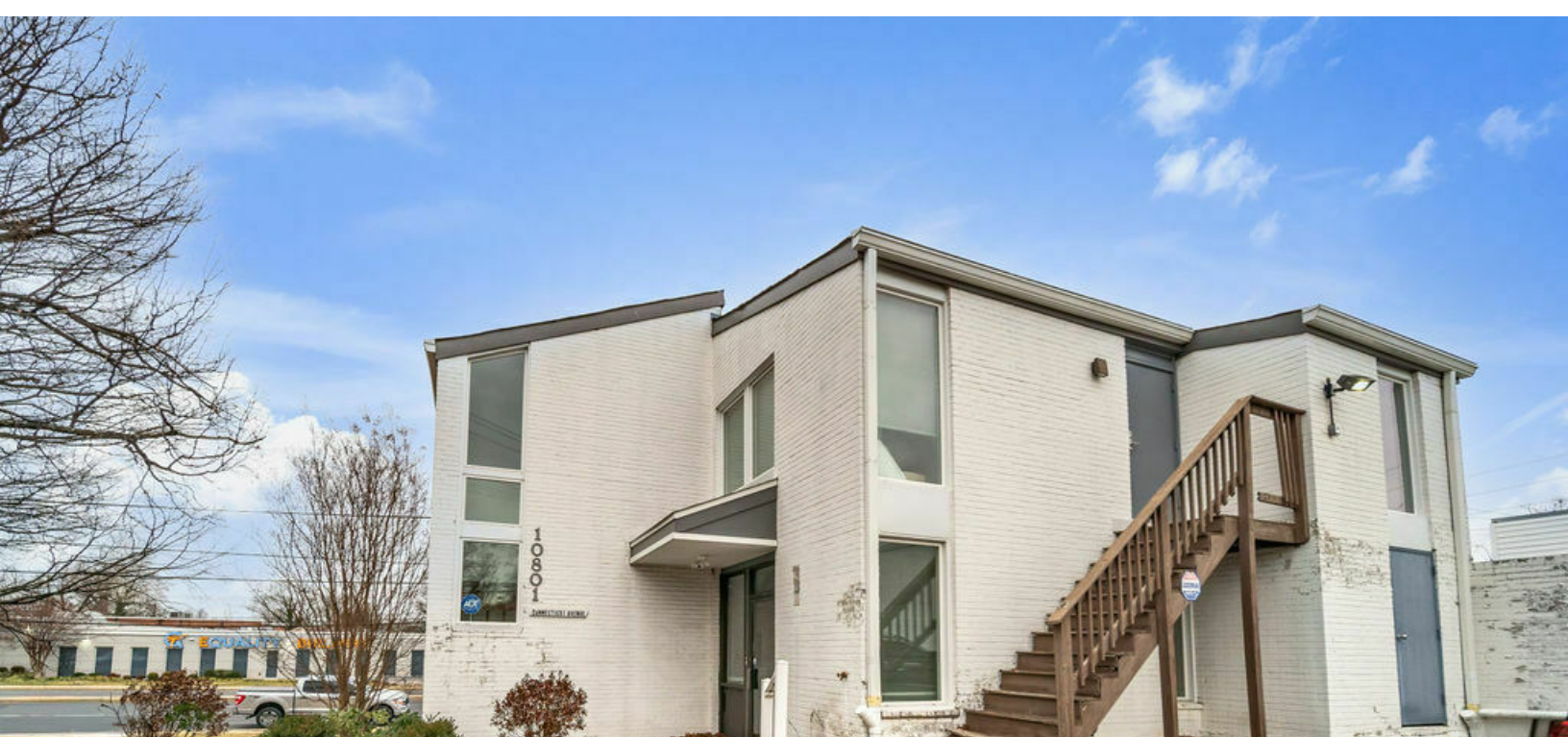
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## PROPERTY DESCRIPTION

ONE Street Commercial Properties is pleased to present this rare opportunity to acquire a highly visible commercial property in the heart of Kensington, Maryland. Located on a major commuter corridor with strong daily traffic, the property offers excellent exposure and easy access to I-495, Bethesda, Silver Spring, and Washington, DC.

The surrounding neighborhood features a stable, affluent residential base, strong demographics, and limited commercial supply, supported by nearby retail, restaurants, medical offices, and neighborhood services. Ideal for retail, professional offices, or mixed-use redevelopment, this property presents a unique opportunity for investors or owner-users seeking long-term growth in one of Montgomery County's most established submarkets. Reach out for a private tour today!

## PROPERTY HIGHLIGHTS

- Prime commercial location in the heart of Kensington, MD
- High visibility on a major commuter corridor with strong daily traffic

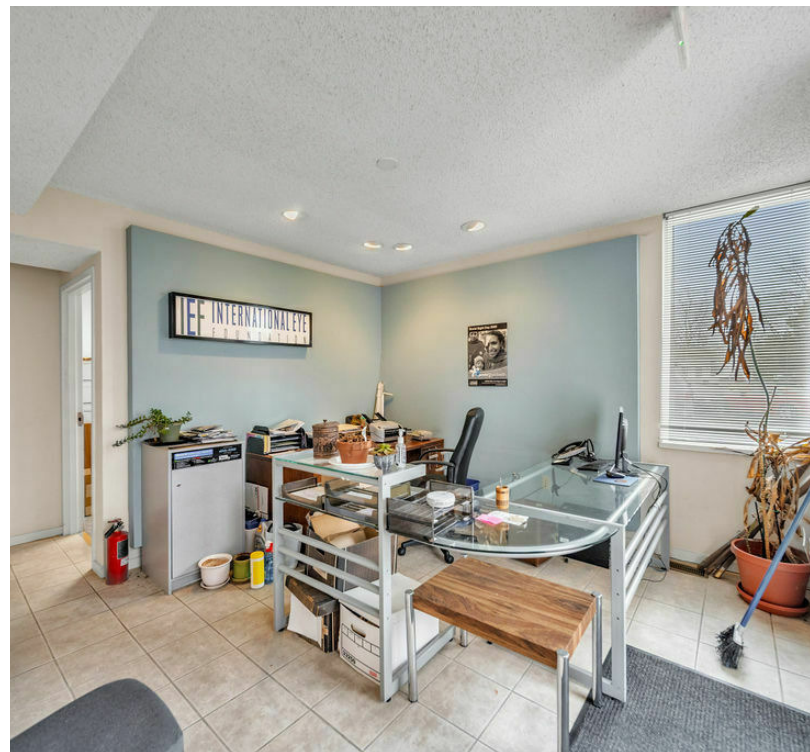
## OFFERING SUMMARY

Sale Price:	Subject to Offer
Lot Size:	5,754 SF
Building Size:	4,266 SF

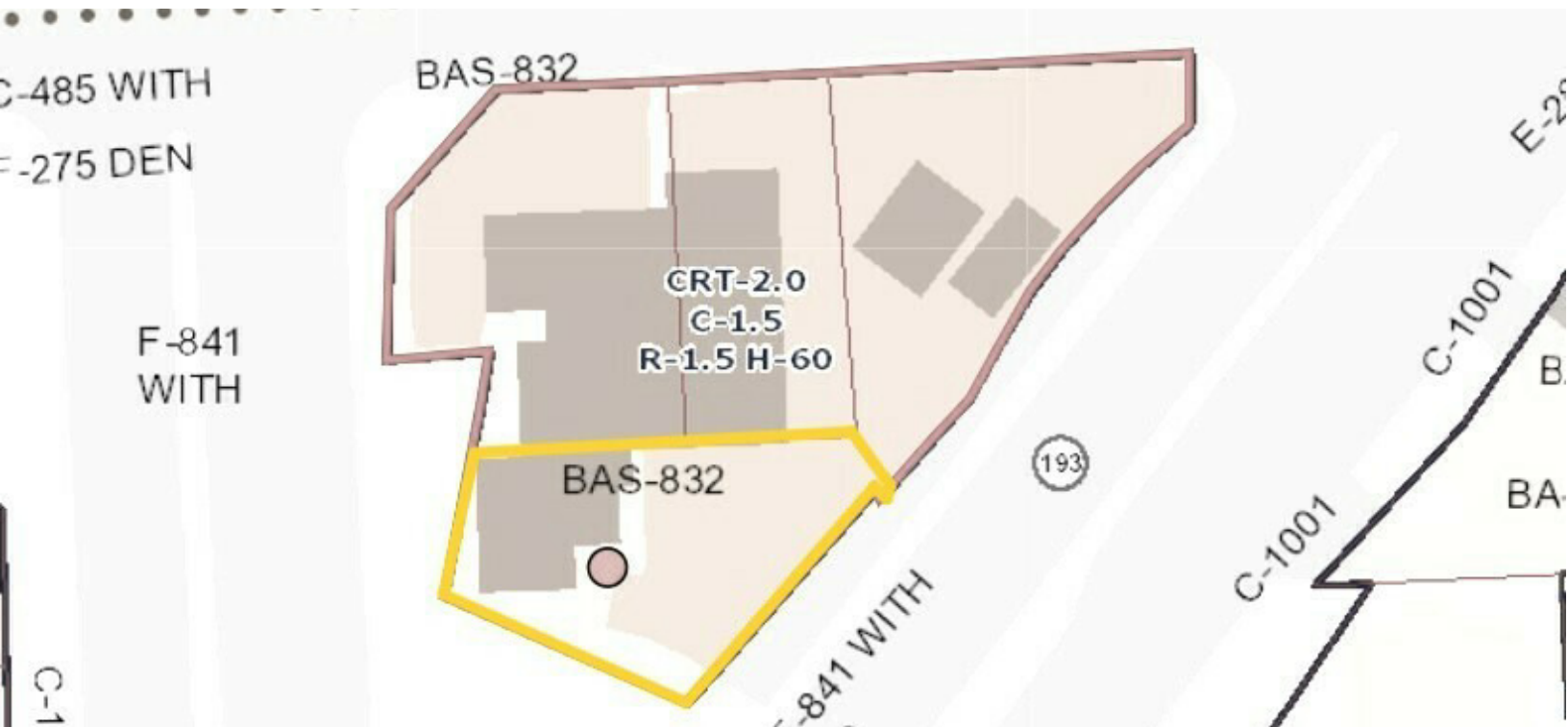
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	541	1,623	6,176
Total Population	1,402	4,375	17,171
Average HH Income	\$159,405	\$175,758	\$193,182

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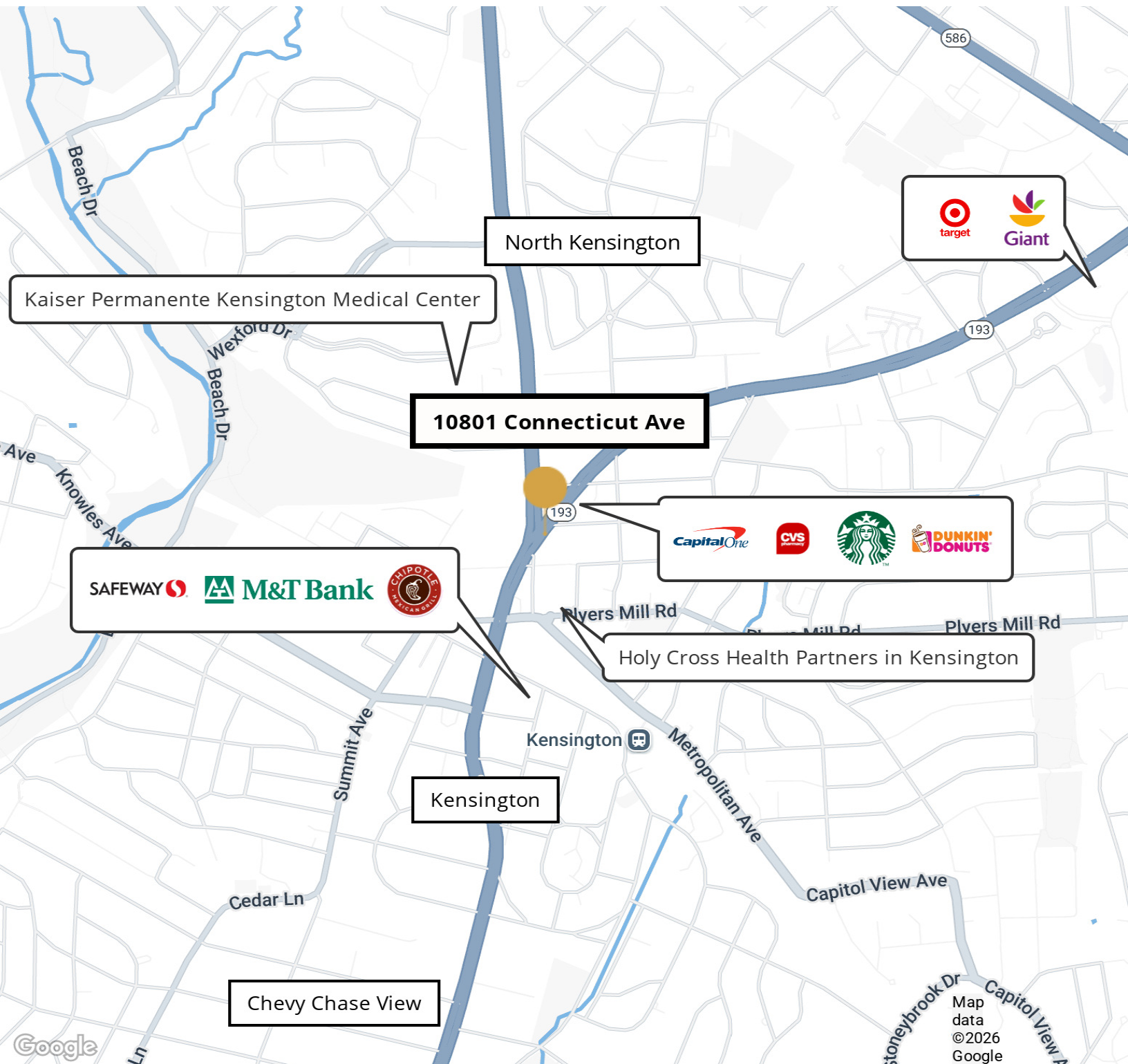


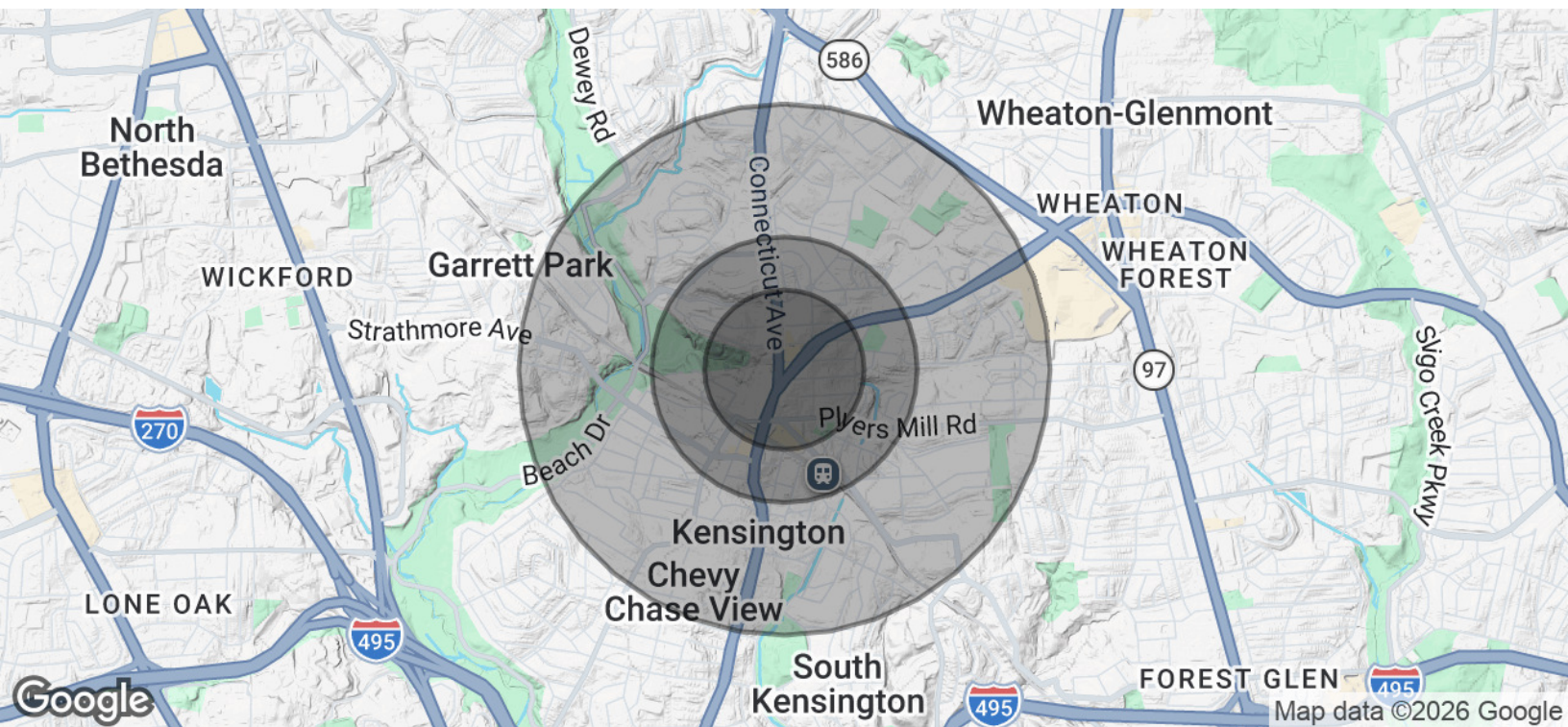
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,402	4,375	17,171
Average Age	41	41	41
Average Age (Male)	39	39	39
Average Age (Female)	43	43	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	541	1,623	6,176
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$159,405	\$175,758	\$193,182
Average House Value	\$720,300	\$739,252	\$762,247

*Demographics data derived from AlphaMap*

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