



## MARY'S CENTER AT FLOWER AVENUE SHOPPING PLAZA

8709 FLOWER AVE | SILVER SPRING, MD 20901

EXCLUSIVELY LISTED BY:

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# SUMMARY

LONG & FOSTER®  
COMMERCIAL DIVISION

  
SOLOMON REAL ESTATE INC.

**ADDRESS** 8709 Flower Ave Silver Spring, MD 20901

**SIZE** 3,542 SF

**PRICE** \$22 PSF NNN

**TRAFFIC** 18,282 VPD

**PARKING** 90 Free Surface Spaces

**ZONING** CRT

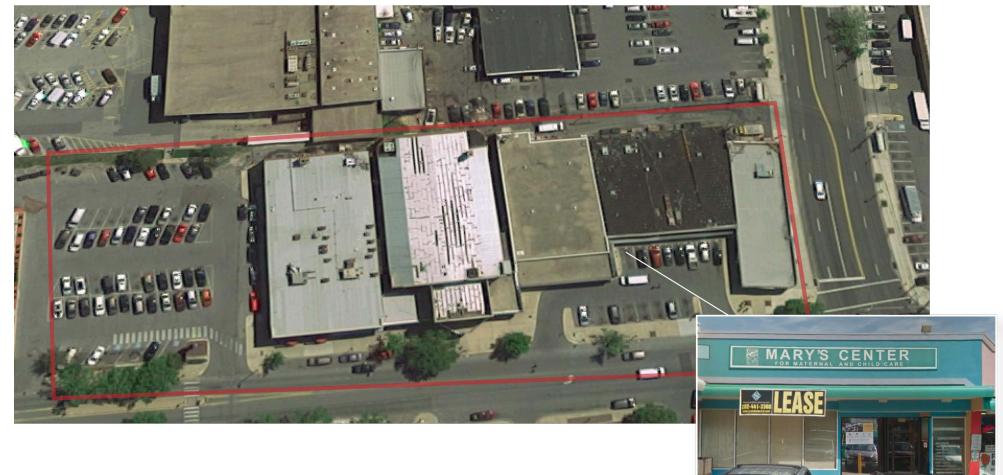
**SPACE USE** Medical / Retail

## DEMOGRAPHICS (3 Mile Radius):

 **AVERAGE HOUSEHOLD SIZE**  
**2.7**

 **AVERAGE HOUSEHOLD INCOME**  
**\$75,097**

 **TOTAL POPULATION**  
**233,686**



## ACCESS & LOCATION

This center is located in the heart of Silver Spring, Maryland in the Flower Avenue Shopping Plaza. Along with being located next to several great amenities, there is easy access to nearby I-495. Also, public transportation is in close proximity to the center. Silver Spring Commuter 1.9 miles, Kensington Comuter 5.2 miles, Ronald Reagan Washington National Airport 13.3 miles and Washington Dulles International Airport 31.4 miles.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

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# AERIAL



SOLOMON REAL ESTATE INC.



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# RETAILER MAP

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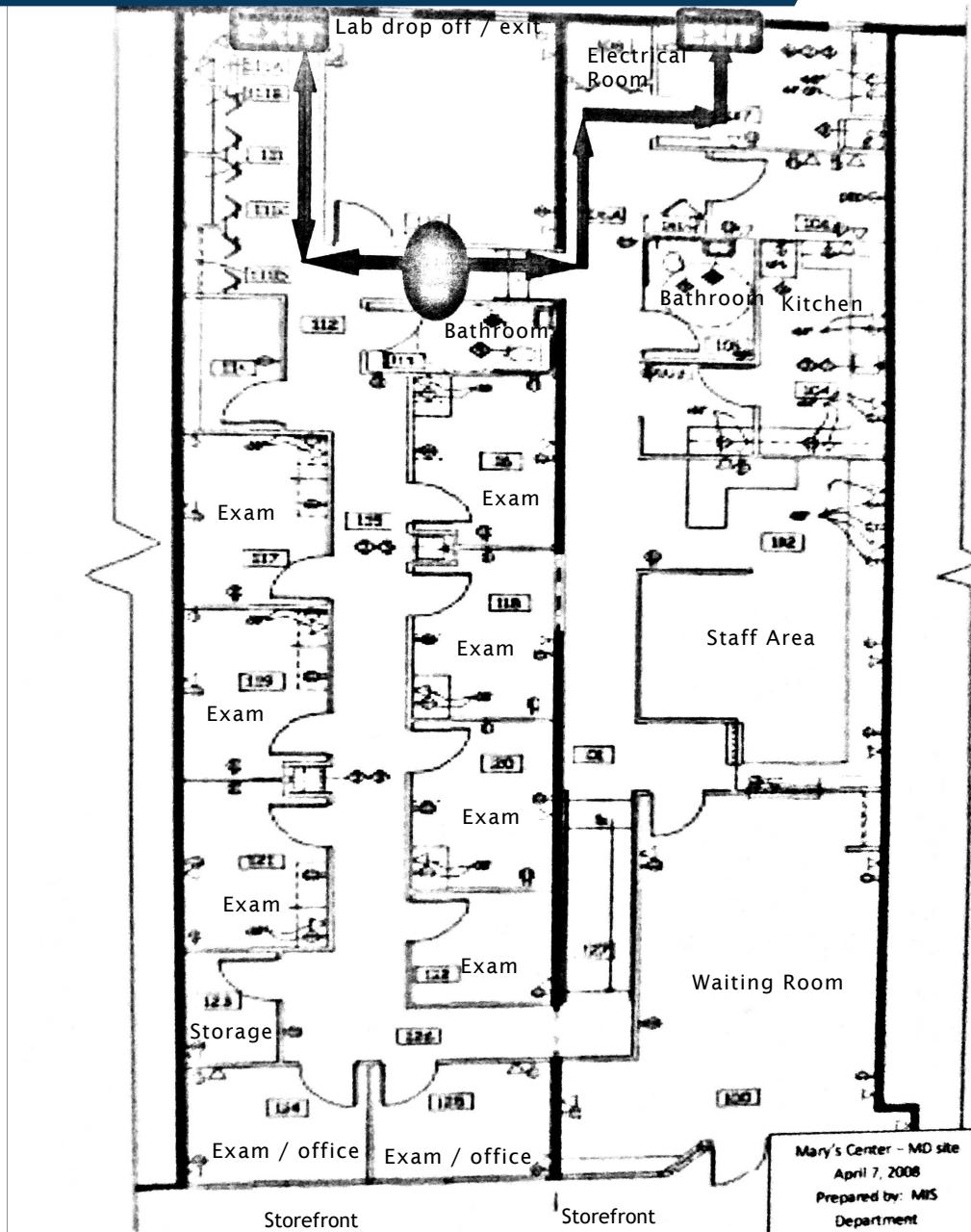


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## FLOOR PLAN - BUILT OUT MEDICAL CLINIC

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PROPERTY PHOTOGRAPHS