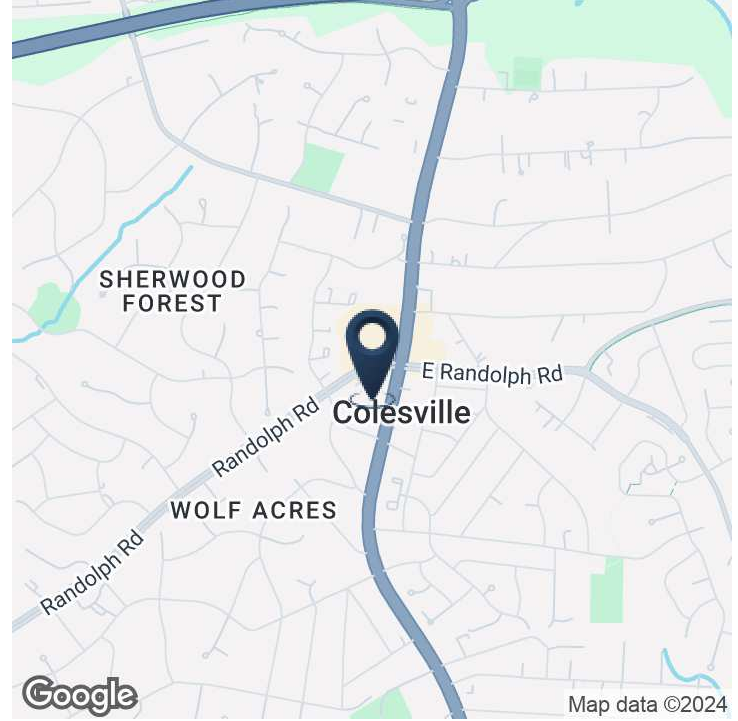


Executive Summary



**OFFERING SUMMARY**

Sale Price:	\$895,000
Available SF:	
Lot Size:	12,000 SF
Price / Acre:	\$3,248,850
Zoning:	NR0.7
Market:	Colesville

**PROPERTY OVERVIEW**

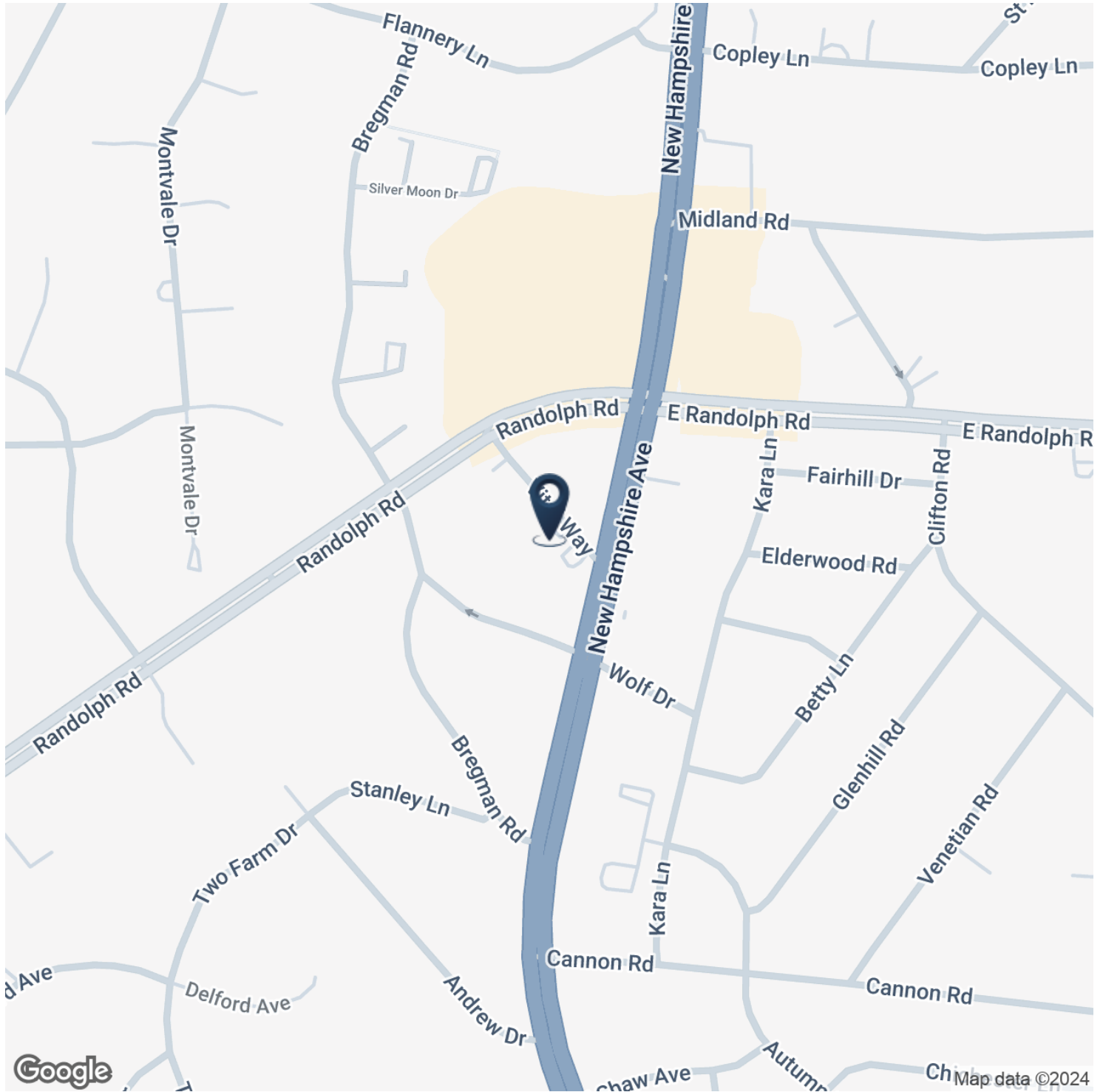
Explore an exceptional investment opportunity at this prime property located in the sought-after Colesville area of Silver Spring, MD. Zoned NR0.7, this strategically positioned lot presents a compelling option for land and retail-pad investors seeking a lucrative venture. With its favorable zoning and coveted location, the property offers the potential for a variety of retail and commercial developments. Take advantage of the thriving Colesville market and capitalize on the possibilities presented by this outstanding property.

**PROPERTY HIGHLIGHTS**

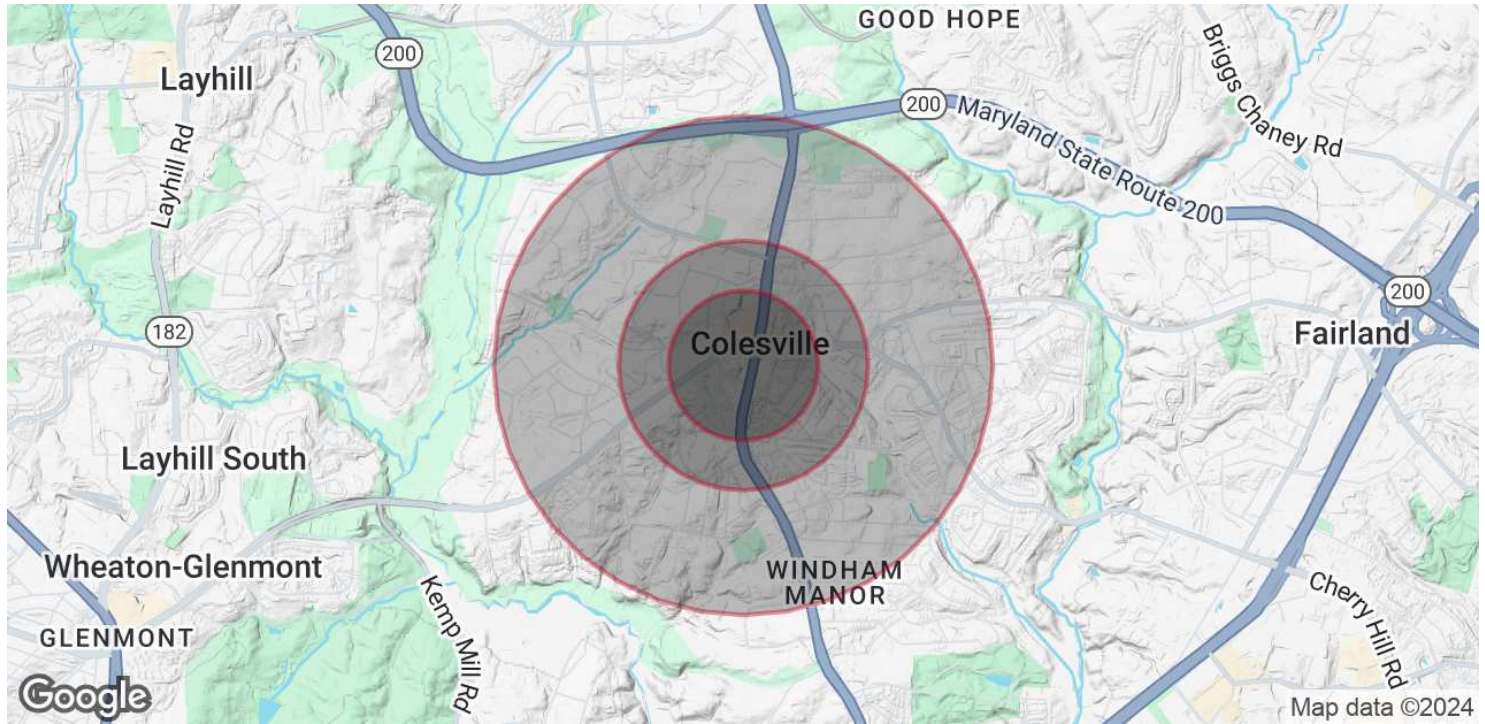
Additional Photos



Location Map



Demographics Map & Report



**POPULATION**

	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	728	2,548	9,415
Average Age	44	44	45
Average Age (Male)	43	43	43
Average Age (Female)	46	46	46

**HOUSEHOLDS & INCOME**

	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	232	816	3,054
# of Persons per HH	3.1	3.1	3.1
Average HH Income	\$167,810	\$163,198	\$170,129
Average House Value	\$681,037	\$669,627	\$656,175

*Demographics data derived from AlphaMap*