

# SOLAIRE SOCIAL



**SOLAIRE SOCIAL | 8200 DIXON AVE**

Silver Spring, MD | Space Available: 13,000 S.F.

**CONTACT US**

301.657.7330

[leasing@willardretail.com](mailto:leasing@willardretail.com)

[willardretail.com](http://willardretail.com)







Located in downtown Silver Spring, walkable to the metro and the future purple line expansion, Solaire Social offers a unique opportunity for a hospitality concept to take over a flexible food hall space. With ample seating and multiple kitchens including \$1.5M in existing food service equipment, the possibilities are endless. The space suits itself well to a large format restaurant with adjoining concepts. Sitting at the base of a 403- unit luxury apartment building, Solaire Social offers built-in exposure to high-income consumers.

#### Available Space:

- 13,000 S.F.

#### Traffic Counts:

- Georgia Ave: 40,352 VPD
- Silver Spring Metro: 6,988 riders

#### Nearby Retailers:

**Patient First**

**Walgreens**

**SAFEWAY**

**BLACK LION CAFE**

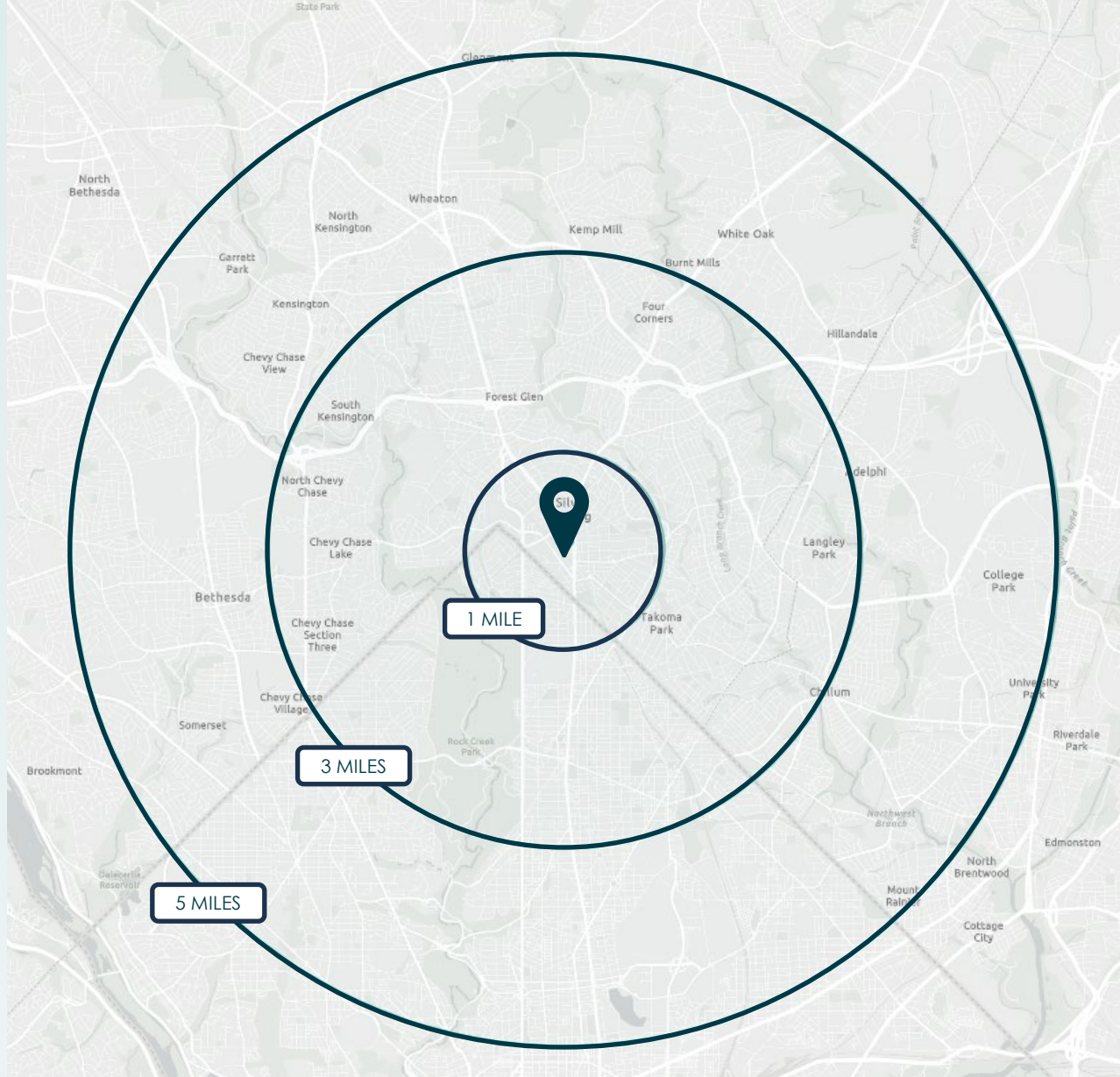






## DEMOGRAPHICS

| 1 Mile                   | 3 Miles   | 5 Miles   |
|--------------------------|-----------|-----------|
| 40,418                   | 241,294   | 655,987   |
| <i>Population</i>        |           |           |
| 20,317                   | 90,466    | 90,466    |
| <i>Households</i>        |           |           |
| \$143,517                | \$170,038 | \$180,003 |
| <i>Average HH Income</i> |           |           |
| 36.0                     | 37.9      | 36.5      |
| <i>Average Age</i>       |           |           |



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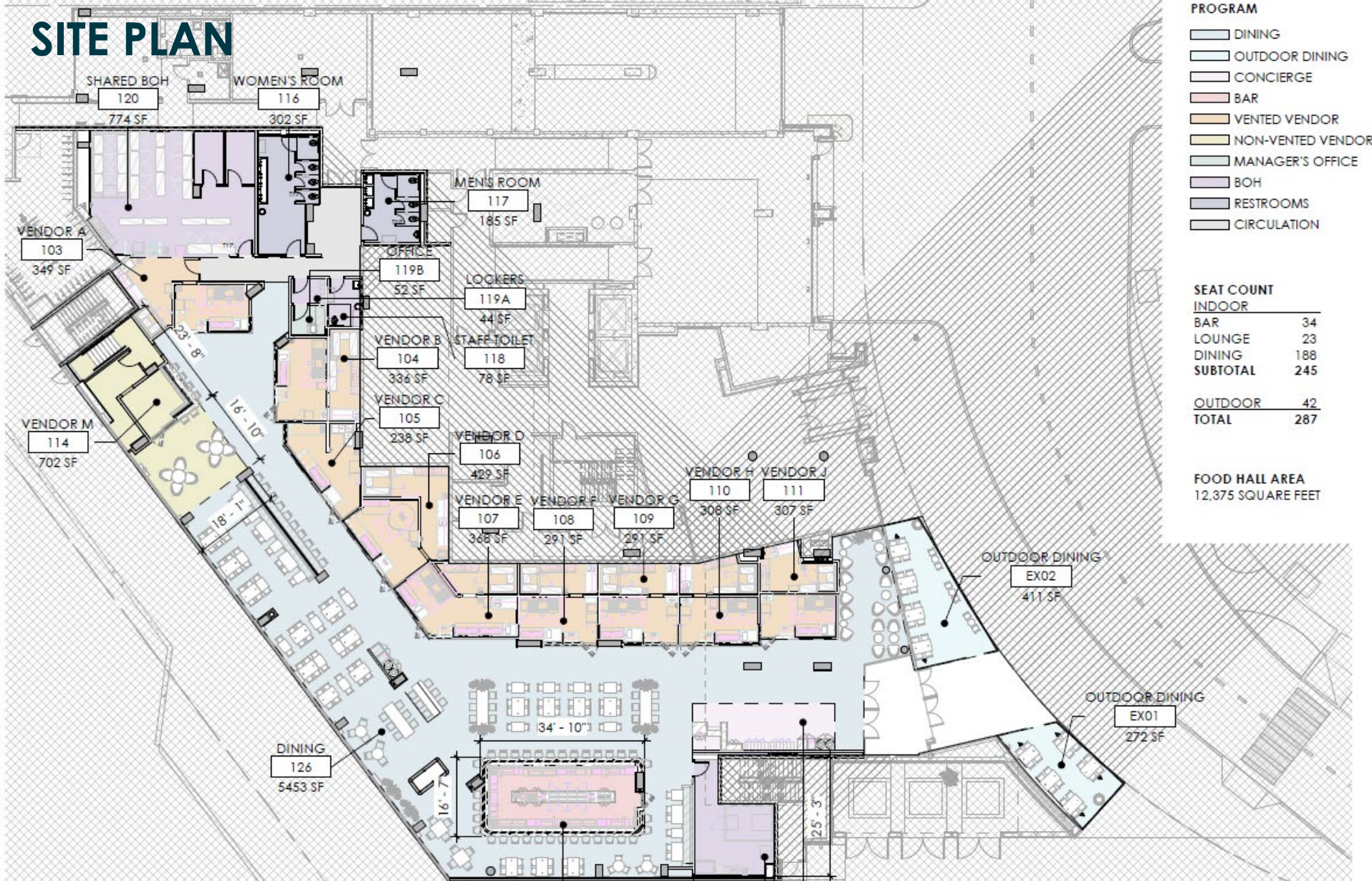
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# SITE PLAN



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# THE MARKET

BLAIR PARK SHOPPING CENTER

Giant CVS

DISTRICT TFCO STARBUCKS

Solaire Social

MARC M metro

planet fitness

Children's National Medical Center

DOWNTOWN SILVER SPRING/ELLSWORTH PLACE

Tatte BAKERY & CAFE

UNIQLO

Michaels

NIKE

Chick-fil-A

AVE'S BISTRO

H&M

REGAL

WHOLE FOODS MARKET

Third Mill Brewing

GEORGIA AVE - 40,352 VPD

FUTURE PURPLE LINE ROUTE

SAFEWAY

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**WILLARD**

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