

# 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:**

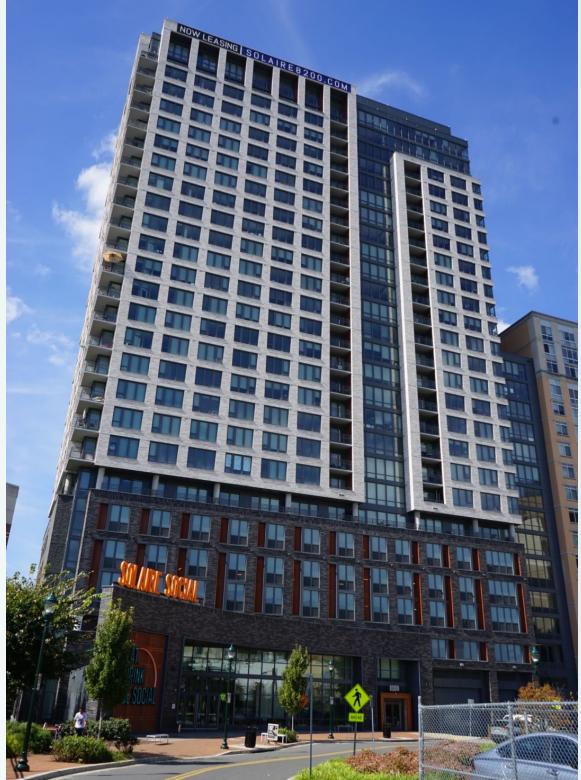
**Patient First**

**Walgreens**

**SAFEWAY**

**BLACK LION** CAFÉ



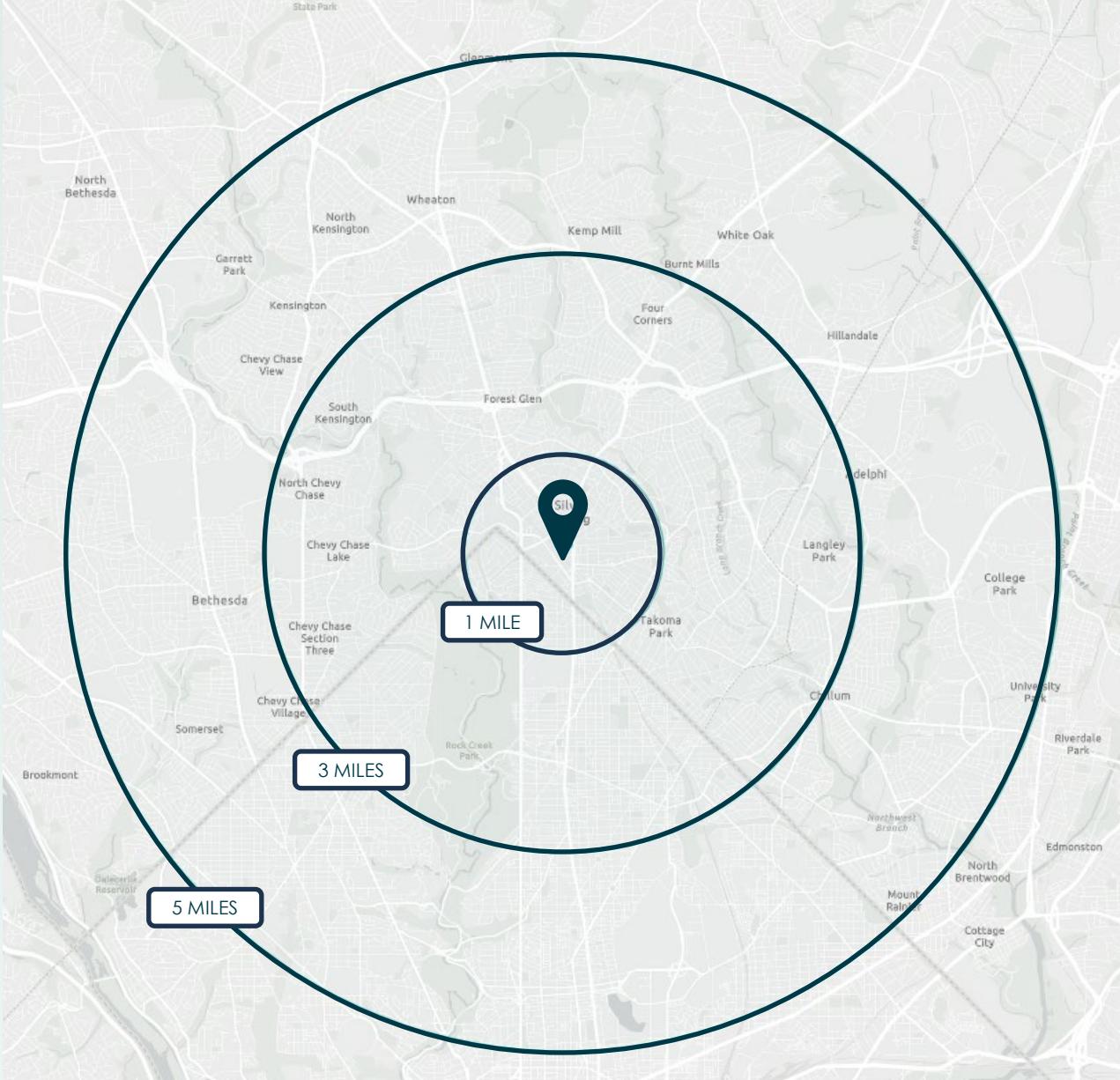


## DEMOGRAPHICS

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

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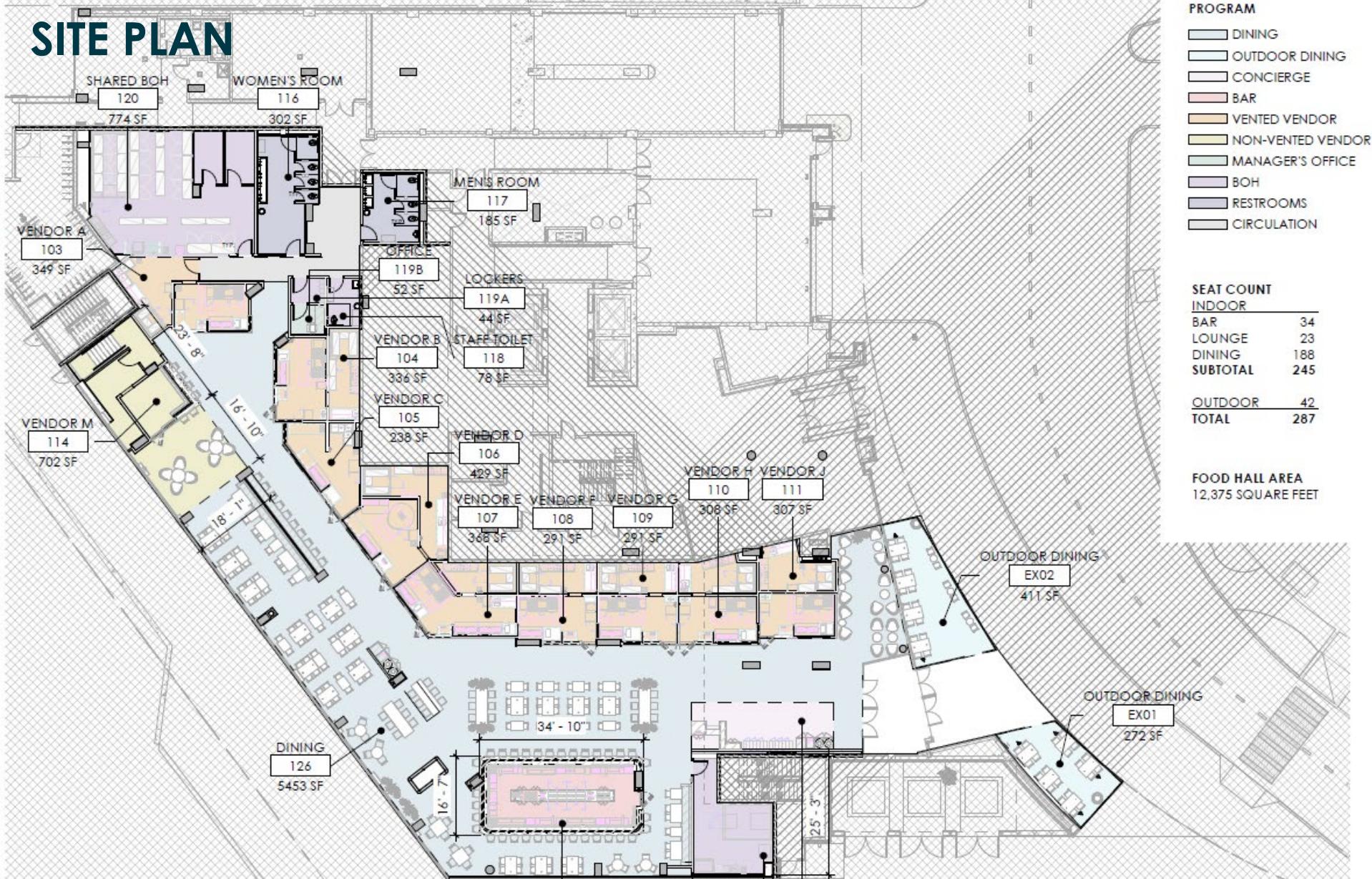


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# SITE PLAN



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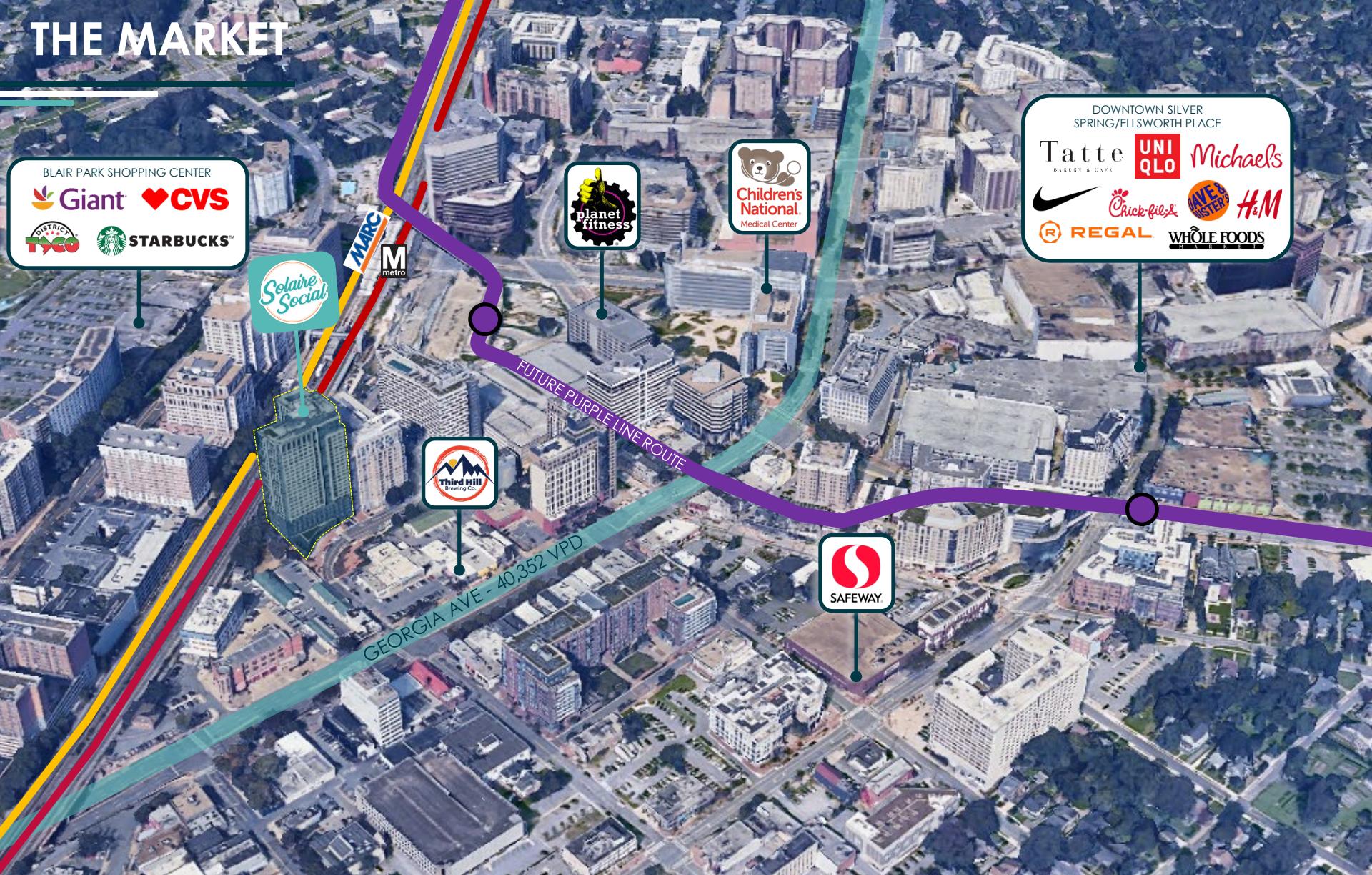
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# THE MARKET



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**WILLARD**



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