

# RESTAURANT OPPORTUNITY AT HILLANDALE GATEWAY

10100 NEW HAMPSHIRE AVE,  
SILVER SPRING, MD 20903



[CLICK HERE FOR VIRTUAL FLY-OVER!](#)

**DELIVERING SUMMER 2027  
RESTAURANT OPPORTUNITY**  
4,226 SF of available retail

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# OVERVIEW

## HILLANDALE GATEWAY

10100 NEW HAMPSHIRE AVE, SILVER SPRING, MD 20903, MONTGOMERY COUNTY

### RETAIL AVAILABLE FOR LEASE:

- Montgomery County's newest, mixed-use redevelopment at the intersection of New Hampshire Ave (44,057 ADT) and Powder Mill Rd (9,513 ADT) with a new transit station and dedicated retail parking. Immediately accessible to I-495.
- Retail opportunity coming available:
  - 4,226 SF, ground-level restaurant opportunity at the entrance into the project.
- Mixed-Income community delivering over 450 residential units in already established, dense trade area with population over 178,000 in 10-minute drive.

### OVERALL DEVELOPMENT PLAN:

Hillandale Gateway is an all-electric, mixed use, mixed income community that is targeting the most rigorous sustainable certifications in the building industry. Hillandale Gateway's focus on building science and innovative use of readily available building technologies will allow it to use 40% less energy than a code-compliant building of the same size. Providing a new transit center at the intersection of I-495 & New Hampshire Ave, Hillandale Gateway will be easily accessible and attractive to the 4,700 people in the surrounding City of Hillandale, MD.

STREET LEVEL VIEW



BIRD'S EYE VIEW



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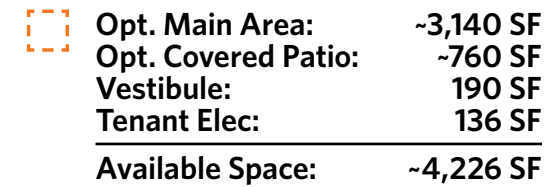
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### HILLANDALE GATEWAY

JOIN 

**PAD 1:**  
2,000 SF of available retail

**PAD 2:**  
2,800 SF of available retail  
(can be subdivided)

**AR CORNER:**  
4,226 SF of available retail

### HILLANDALE SHOPPING CENTER

SAFeway  CHIPOTLE   
unique   
value village   
QUICKWAY   
THE BAY GREEN CAFE 

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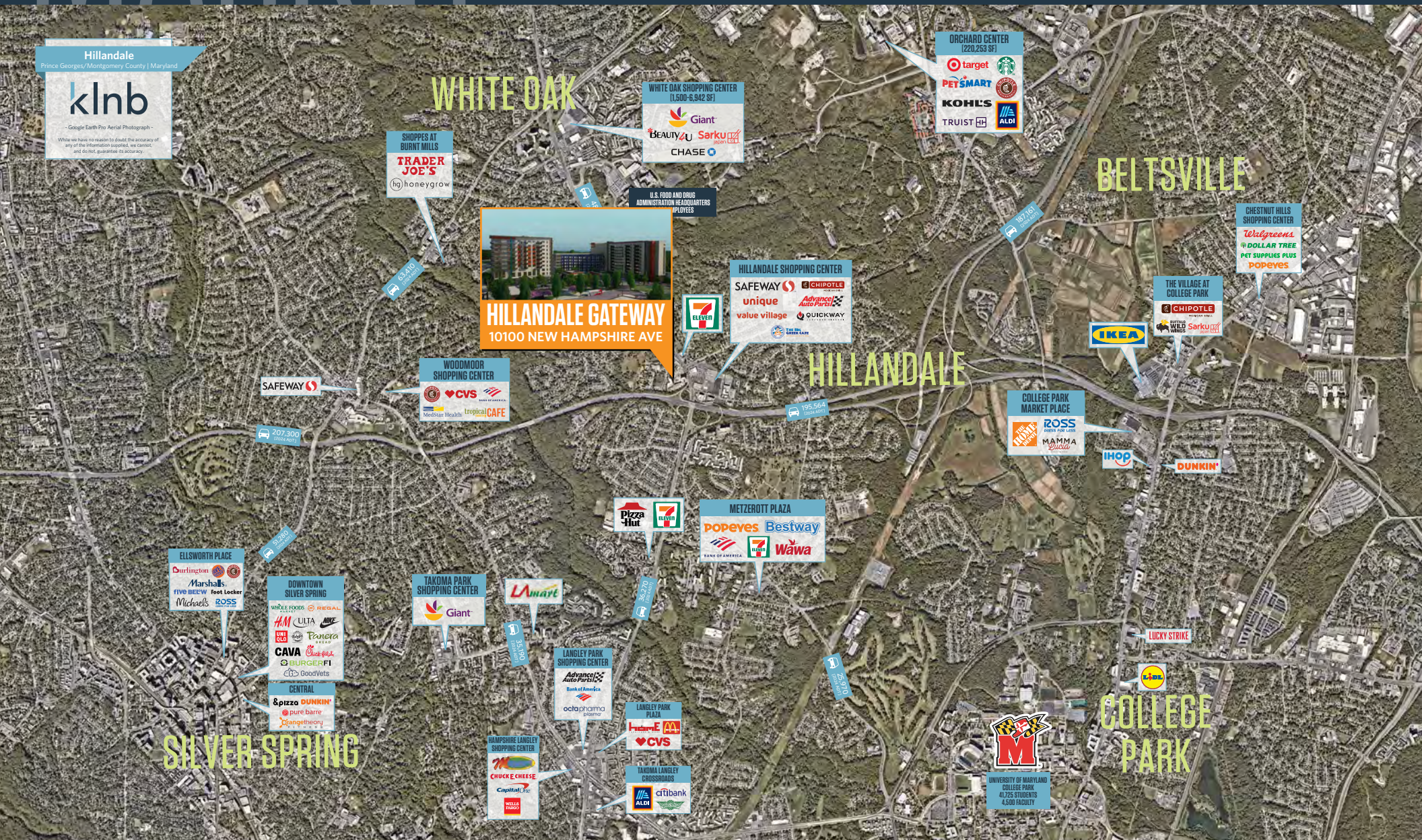
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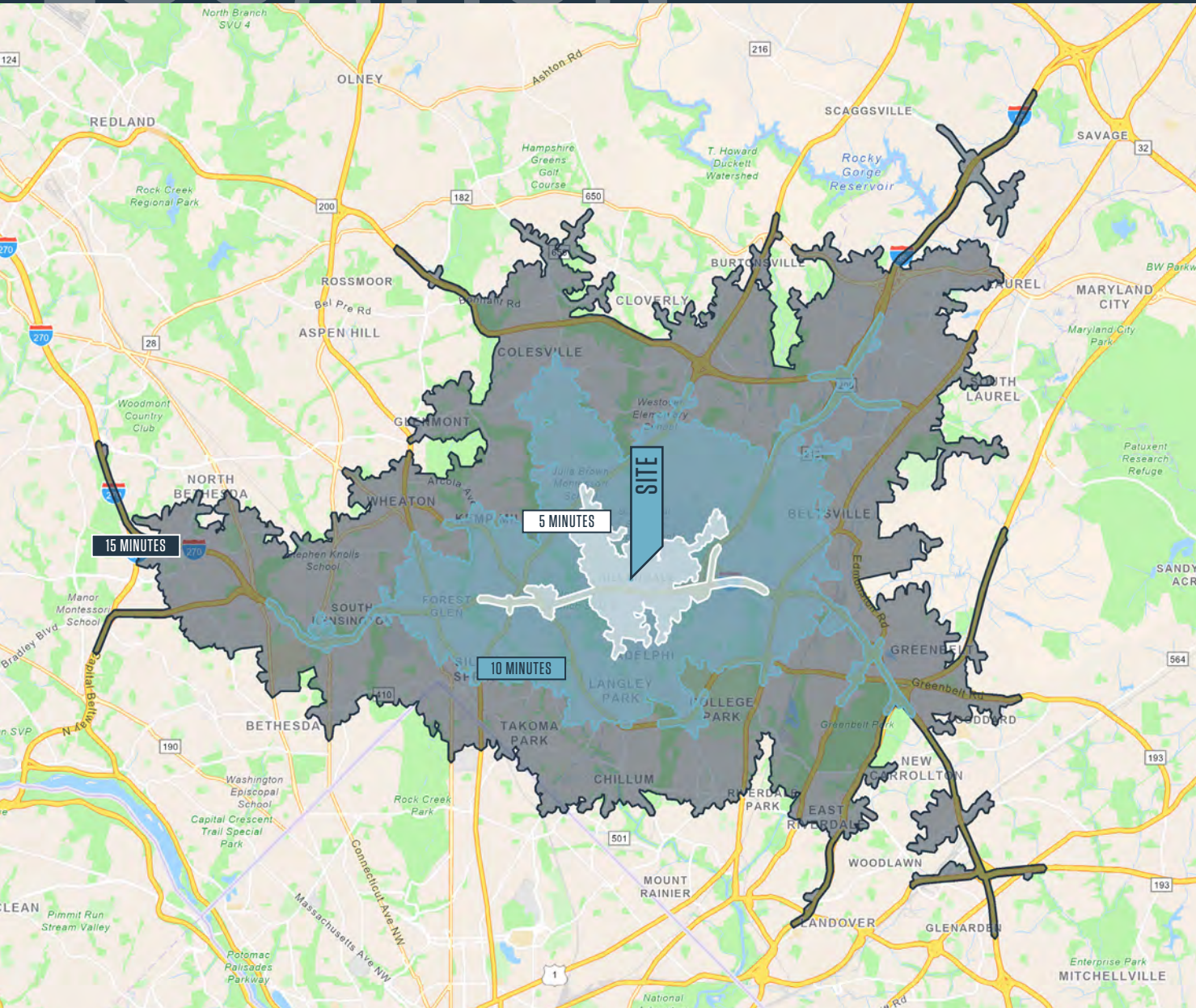




# LOCATION

## HILLDALE GATEWAY

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### DEMOGRAPHICS | 2026:

#### DRIVE TIME

| 5-MIN              | 10-MIN    | 15-MIN    |
|--------------------|-----------|-----------|
| Population         |           |           |
| 26,767             | 201,668   | 577,207   |
| Daytime Population |           |           |
| 8,192              | 85,435    | 311,660   |
| Households         |           |           |
| 8,320              | 70,263    | 207,841   |
| Average HH Income  |           |           |
| \$137,872          | \$144,061 | \$156,296 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

### TRAFFIC COUNTS | 2024:

|                   |             |
|-------------------|-------------|
| New Hampshire Ave | 44,057 ADT  |
| 495               | 212,721 ADT |

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## FOR MORE INFORMATION, PLEASE CONTACT:

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