



OFFICE/RETAIL MEDICAL SPACE FOR SUBLEASE

12331 Georgia Ave, Silver Spring, MD 20906



PROPERTY HIGHLIGHTS

- ✓ 1,444 SF OFFICE/RETAIL MEDICAL SPACE FOR SUBLEASE
- ✓ 4 TREATMENT ROOMS, BREAKROOM AND CUSTOMER WAITING AREA
- ✓ TRAFFIC COUNT 45,792 VPD
- ✓ LOCATED AT GLENMONT SHOPPING CENTER AND CLOSE TO MAJOR BUS ROUTES

OFFICE/RETAIL/MEDICAL SPACE FOR SUBLEASE

12331 GEORGIA AVENUE



OFFERING SUMMARY

LEASE RATE:	\$5500/month
SUBLEASE TERM:	December 31, 2025
AVAILABLE SF:	1,444 SF
PARKING:	Free and unreserved
ZONING:	CR3.0

PROPERTY HIGHLIGHTS

- 1,444 SF office/retail/medical space FOR SUBLEASE
- 4 treatment rooms
- Customer waiting area
- Breakroom
- Private restroom
- Located in the Glenmont Shopping Center at the intersection of Georgia Avenue and Randolph Road
- 2-minute walk to major bus routes.
- 5 miles to 495, 2 miles to the Inter County Highway

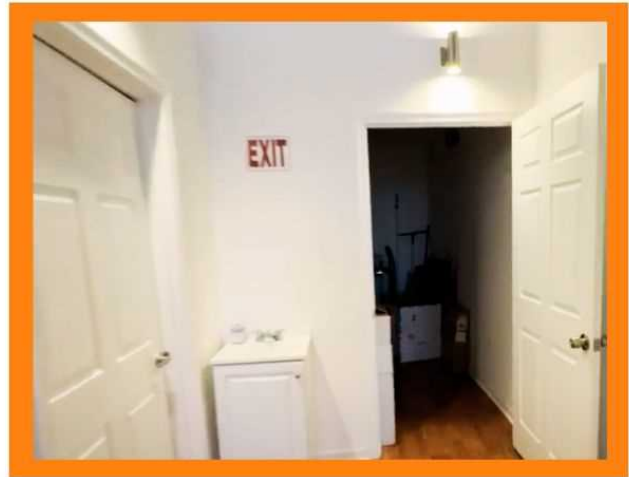
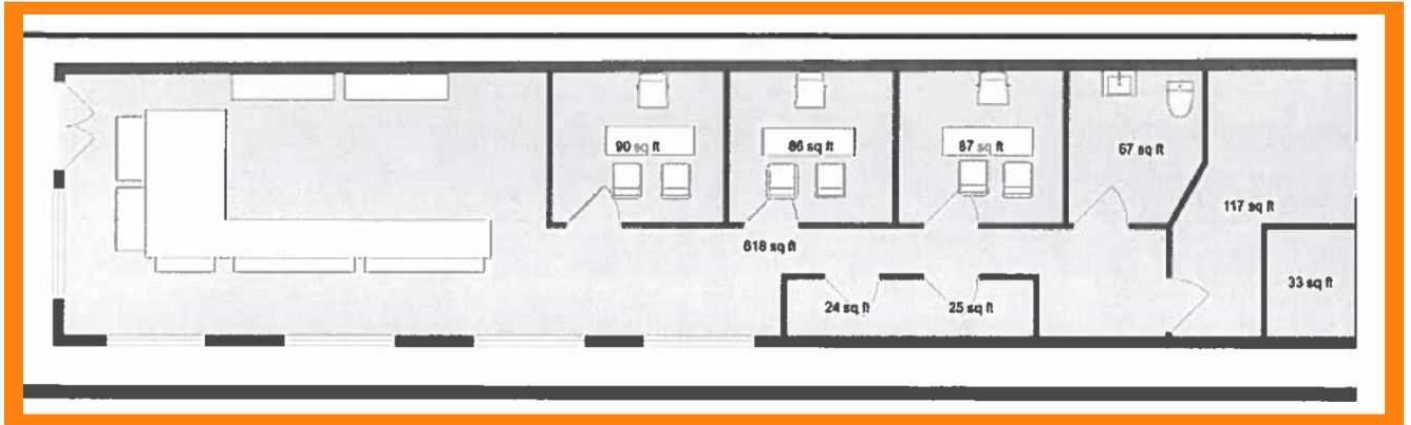


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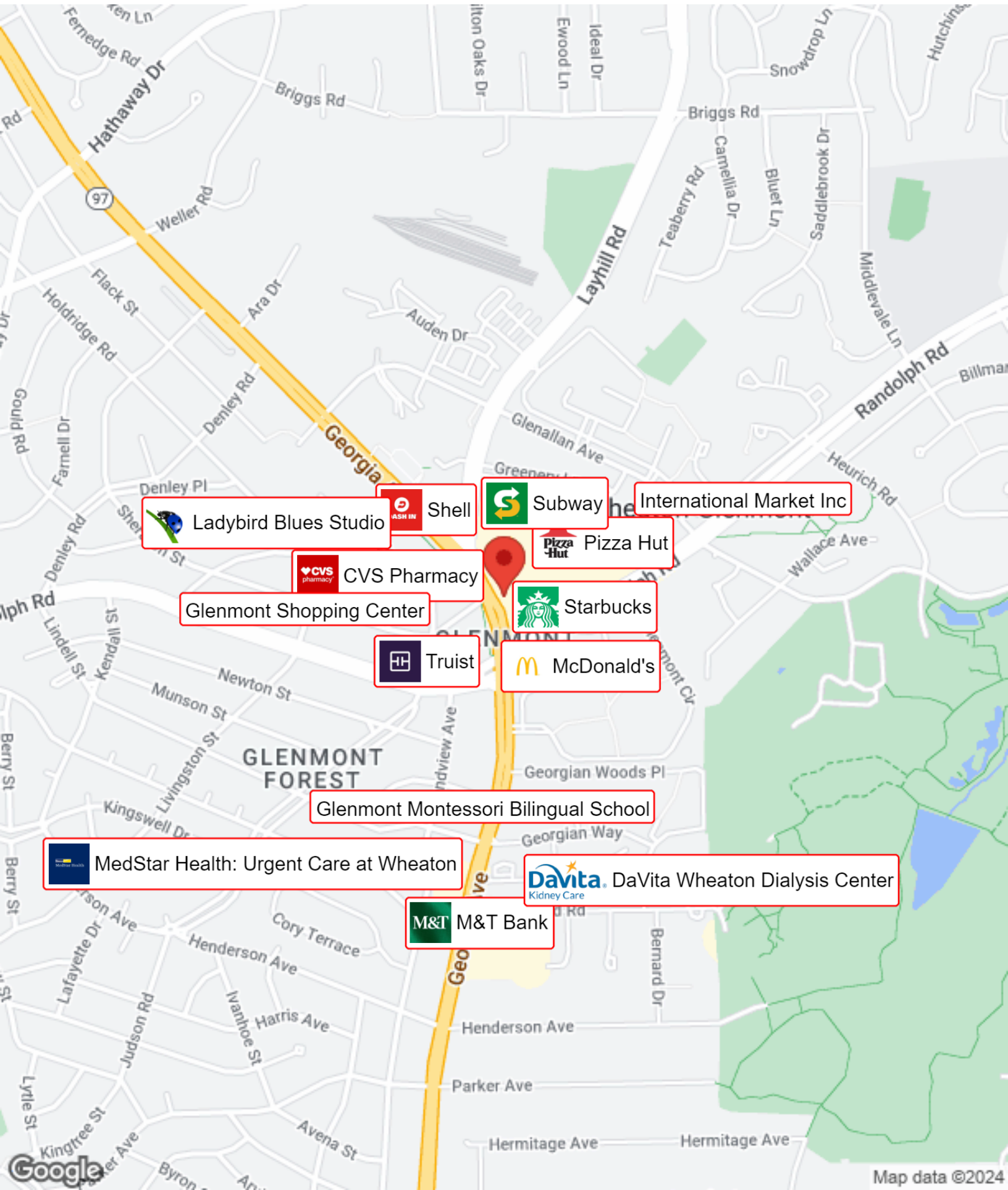
PHOTOS AND FLOOR PLAN

12331 Georgia Ave, Silver Spring, MD 20906



BUSINESS MAP

12331 GEORGIA AVENUE



Ladybird Blues Studio

Shell

Subway

International Market Inc

Pizza Hut

CVS Pharmacy

Glenmont Shopping Center

Starbucks

Truist

McDonald's

GLENMONT FOREST

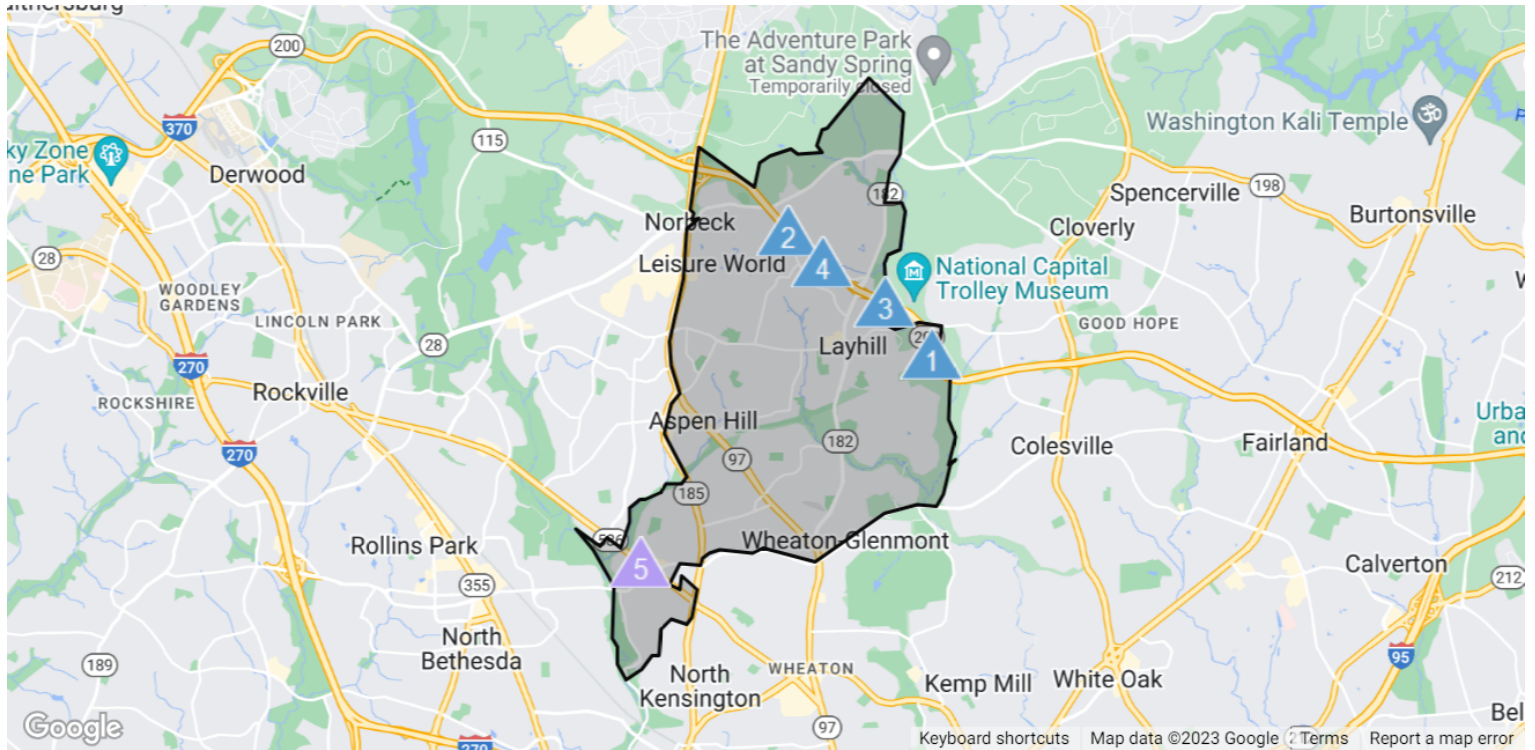
Glenmont Montessori Bilingual School

MedStar Health: Urgent Care at Wheaton

DaVita Wheaton Dialysis Center

M&T Bank

Traffic Counts



Daily Traffic Counts:
▲ Up 6,000 / day
▲ 6,001 – 15,000
▲ 15,001 – 30,000
▲ 30,001 – 50,000
▲ 50,001 – 100,000
▲ Over 100,000 / day

1

58,202

2022 Est. daily traffic counts

Street: **Intercounty Connector**
 Cross: **Long Green Ct**
 Cross Dir: **W**
 Dist: **0.15 miles**

Historical counts

Year	Count	Type
2018	58,146	AADT

2

57,834

2022 Est. daily traffic counts

Street: **Intercounty Connector**
 Cross: **Longmeade Crossing Dr**
 Cross Dir: **SE**
 Dist: **0.17 miles**

Historical counts

Year	Count	Type
2018	57,779	AADT

3

56,718

2022 Est. daily traffic counts

Street: **Intercounty Connector**
 Cross: –
 Cross Dir: –
 Dist: –

Historical counts

Year	Count	Type
2017	56,650	AADT

4

56,010

2022 Est. daily traffic counts

Street: **Intercounty Connector**
 Cross: –
 Cross Dir: –
 Dist: –

Historical counts

Year	Count	Type
2017	55,943	AADT

5

45,792

2022 Est. daily traffic counts

Street: **Veirs Mill Rd**
 Cross: **Harvard St**
 Cross Dir: **NW**
 Dist: **0.04 miles**

Historical counts

Year	Count	Type
2012	46,052	AADT
1993	52,625	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

HELEN DELLHEIM

MANAGING DIRECTOR



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