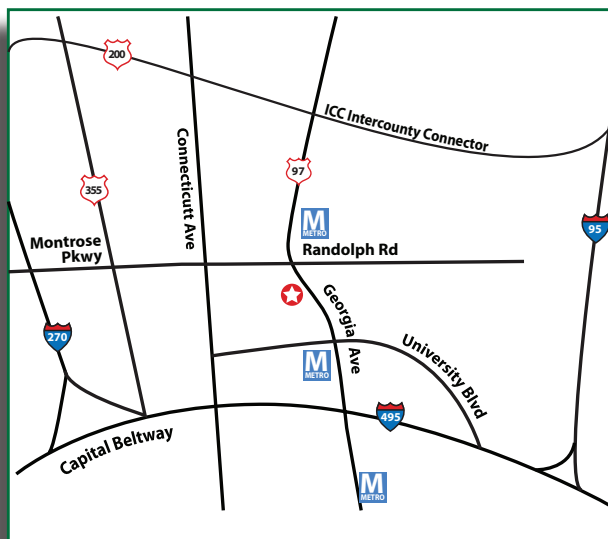


# 5,600 SF RETAIL/OFFICE SPACE



## GEORGIA AVENUE

12106-12134 Georgia Avenue  
Silver Spring, MD



- Sited immediately on Georgia Avenue.
- Convenient in and out access.
- Going-to-work side of road.
- Abundant free parking.
- Located on Metrobus and Ride-on stop.
- Less than a mile to Wheaton Metro Subway.
- Easily accessible from I-495, and from I-270 and I-95 via Inter-County Connector, MD 200.

### AVAILABLE:

- 3,900 sf ground floor office or retail *plus*
- 1,700 sf second floor offices or open retail mezzanine.
- Ground floor is expandable by 1,150 sf
- 24 hour access, heating and cooling.
- Separately metered.
- Average daily traffic count—50,581
- Three mile demographics:
  - Population—150,065
  - Daytime employment—36,098
  - Median HH income--\$78,739



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