

KLNB

8719 Colesville Road // Silver Spring, MD 20910

POTENTIAL PARKING IN REAR

YOUR SIGN HERE

LIQUOR-WINE

PARKING
IN REAR

COLESVILLE ROAD 34,792 ADT

2,097 SF Street Level Plus 10,284 SF Lower Level Available

For More
Information,
Please Contact:

Matt Skalet
mskalet@klnb.com
202.420.7775

Ben Becker
bbecker@klnb.com
202.420.7773

5225 Wisconsin Avenue, NW
Suite 600
Washington, DC 20015

KLNBretail
Commercial Real Estate Services

KLNB**8719 Colesville Road //** Silver Spring, MD 20910**Property Highlights:**

- > Rare opportunity for large 12,381 SF block of space in Downtown Silver Spring
 - > 2,097 SF Street Level
 - > 10,284 SF Lower Level
- > Prime signage opportunity on Colesville Road 34,792 ADT
- > Steps from the newly renovated Ellsworth Place and Downtown Silver Spring
- > Parking opportunity in the rear of the property

Demographic Snapshot // 2017:

	.25-Mile	1-Mile	2-Mile
Population	3,304	36,274	101,807
Households	2,178	17,667	42,179
Daytime Population	8,076	26,228	48,491
Average HH Income	\$94,819	\$105,560	\$112,643

Traffic Counts // 2017:

Colesville Rd.	34,792 (ADT)
----------------	--------------

Parking in Rear:

For More
Information,
Please Contact:

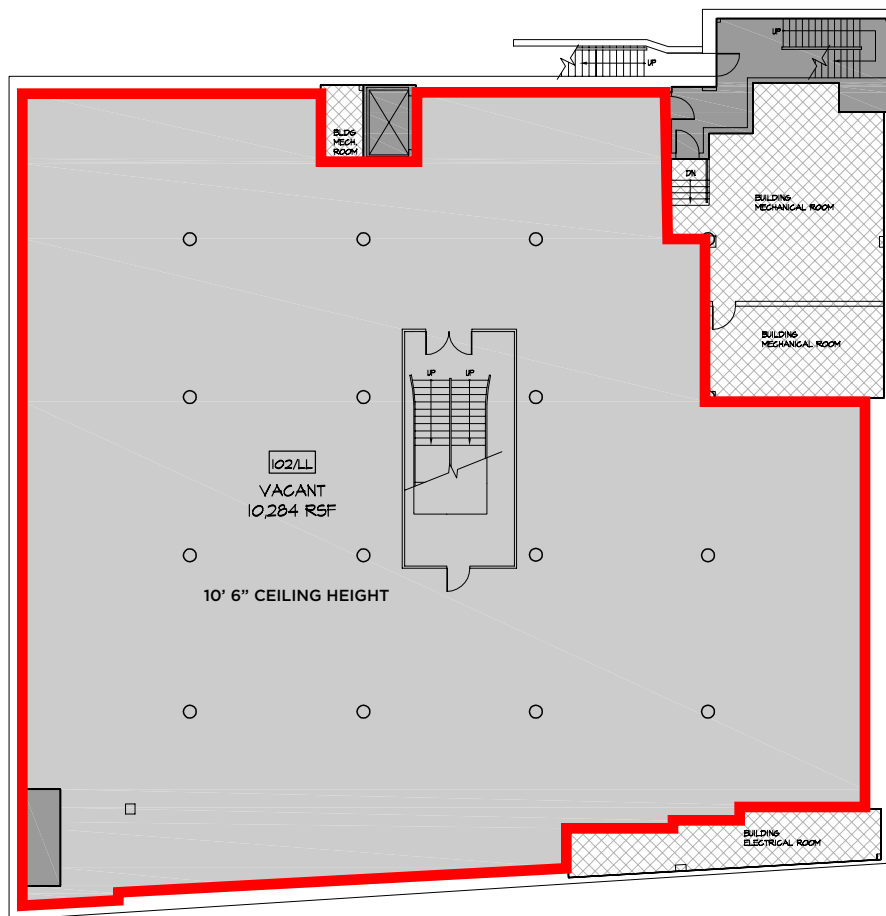
Matt Skalet
mskalet@klnb.com
202.420.7775

Ben Becker
bbcker@klnb.com
202.420.7773

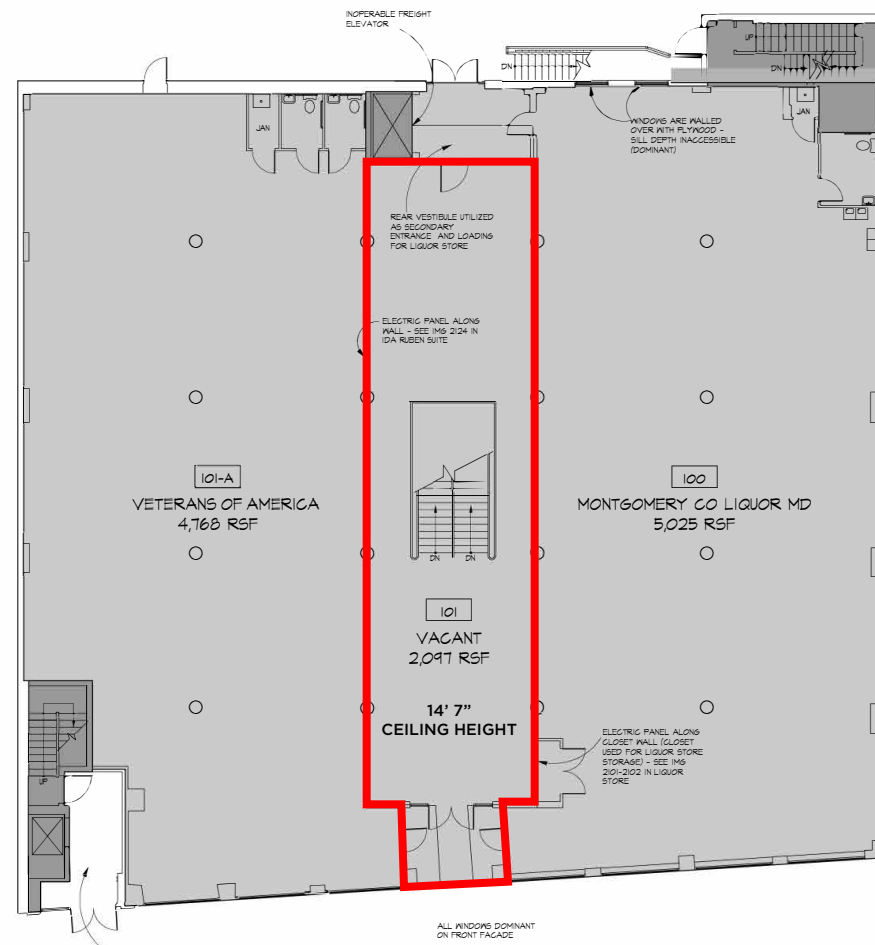
5225 Wisconsin Ave, NW
Suite 600
Washington, DC 20015

KLNBretail
Commercial Real Estate Services

LOWER LEVEL



STREET LEVEL



COLESVILLE ROAD 34,792 ADT

Site Plan

For More
Information,
Please Contact:

Matt Skalet
mskalet@klnb.com
202.420.7775

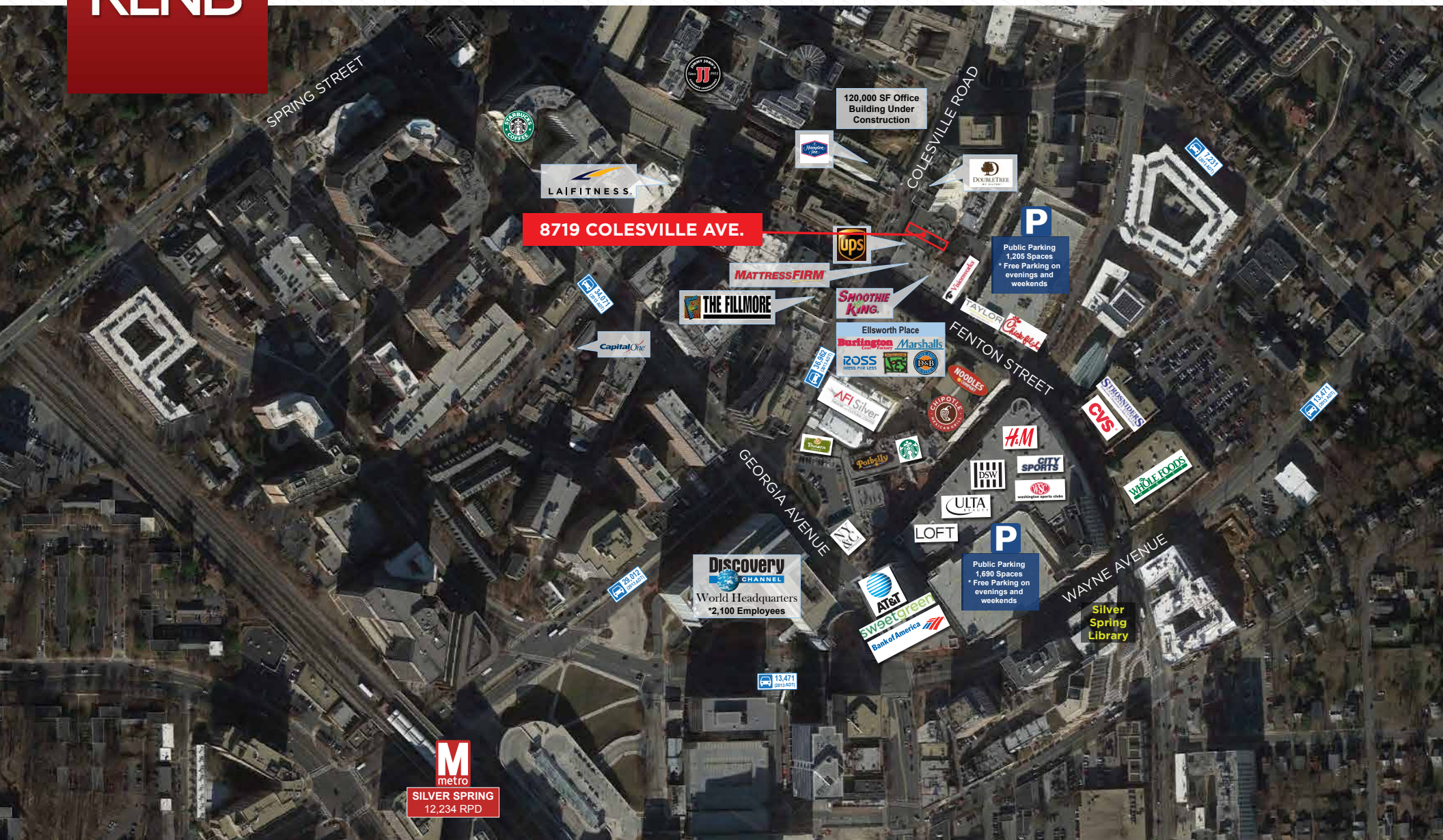
Ben Becker
bbecker@klnb.com
202.420.7773

5225 Wisconsin Avenue, NW
Suite 600
Washington, DC 20015

KLNBretail
Commercial Real Estate Services

KLNB

8719 Colesville Road // Silver Spring, MD 20910



Area Map - Close Up

For More
Information,
Please Contact:

Matt Skalet
mskalet@klnb.com
202.420.7775

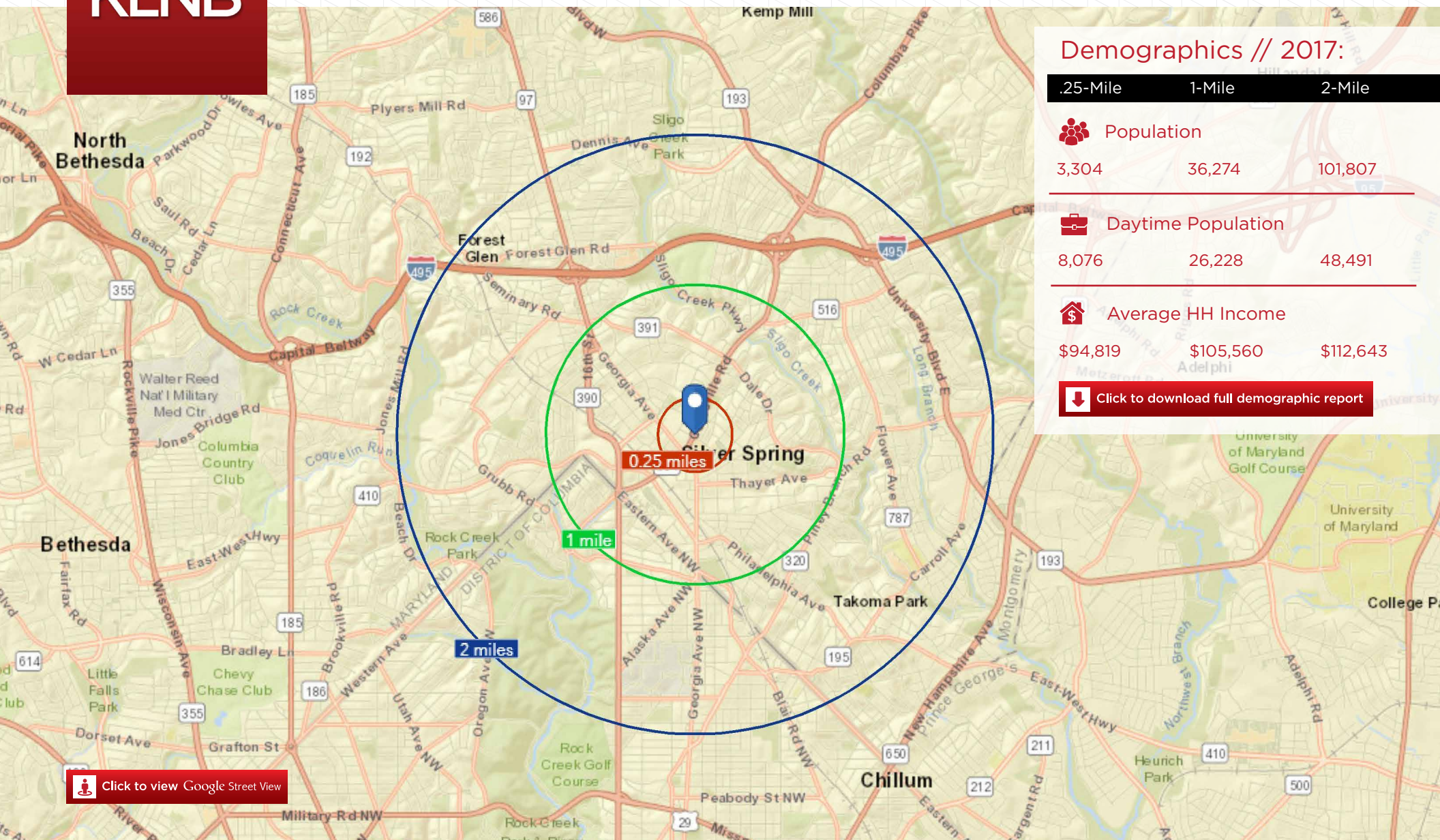
Ben Becker
bbecker@klnb.com
202.420.7773

5225 Wisconsin Avenue, NW
Suite 600
Washington, DC 20015

KLNBretail
Commercial Real Estate Services

KLNB

8719 Colesville Road // Silver Spring, MD 20910



Demographics // 2017:

.25-Mile	1-Mile	2-Mile
Population		
3,304	36,274	101,807
Daytime Population		
8,076	26,228	48,491
Average HH Income		
\$94,819	\$105,560	\$112,643
Click to download full demographic report		

Location & Demographics

For More
Information,
Please Contact:

Matt Skalet
mskalet@klnb.com
202.420.7775

Ben Becker
bbecker@klnb.com
202.420.7773

5225 Wisconsin Avenue, NW
Suite 600
Washington, DC 20015

KLNBretail
Commercial Real Estate Services

KLNB

8719 Colesville Road

Silver Spring, MD 20910



Click here to visit
property website

For More Information, Please Contact:

Matt Skalet
mskalet@klnb.com
202.420.7775

Ben Becker
bbecker@klnb.com
202.420.7773



5225 Wisconsin Avenue NW, Suite 600, Washington, DC 20015
Phone: 202.375.7500

www.

klnbretail.com



facebook.com/KLNBLLC



@KLNBLLC



linkedin.com/company/klnb

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.