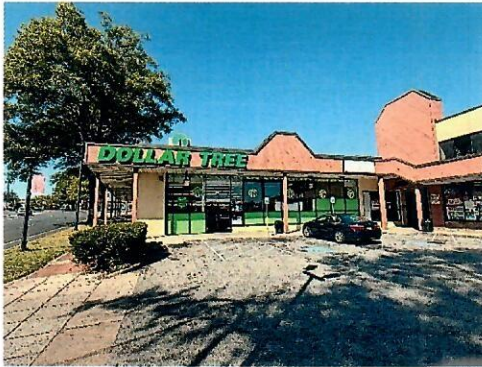
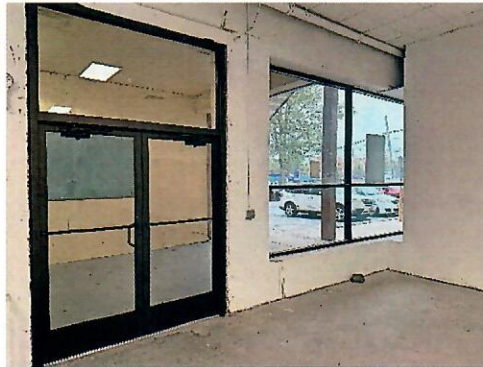




Commercial & Investment  
Realty Associates, LLC



Space next to the Dollar Tree



New front doors & partial glass storefront



Wide open space with bathrooms in rear

## 2319 University Blvd. – 6,600 S.F. +

### STREET LEVEL - RETAIL SPACE – SIGNAGE - PARKING - FOR LEASE

Silver Spring, Md. 20902

**2319 University Blvd.** is a retail space of 6,600 s.f. at grade. This is a wide-open space with high drop ceilings & lights and is sprinklered throughout. There are large separate men's and woman's bathrooms towards the rear of the space. There is a 4' roll up door and a 3' exit door that face the alley on the side of the property. Landlord just installed double 3' glass main entrance doors. There is an existing retail signage box facing the parking lot along University Blvd. Available immediately.

**1<sup>st</sup> Floor Rental Rate: ONLY \$12 p.s.f. or \$6,600/month plus real estate tax and CAM fees of +/- \$4.50 p.s.f. Tenant responsible for own utilities. Total rental rate only \$9,075/month plus utilities.**

**Basement space:** One can lease only the first floor, but the +/- 7,700 s.f. basement is also available for lease if tenant needed additional storage space. Landlord is asking \$5 p.s.f. for the basement area, if rented, negotiable.

**Zoning:** CR 4.0 A wide variety of retail, service and office uses are permitted in this zoning category. Dollar Tree has an exclusive use clause limiting another similar uses and banquet halls. The space is ideal for restaurant, services uses and many retail uses.

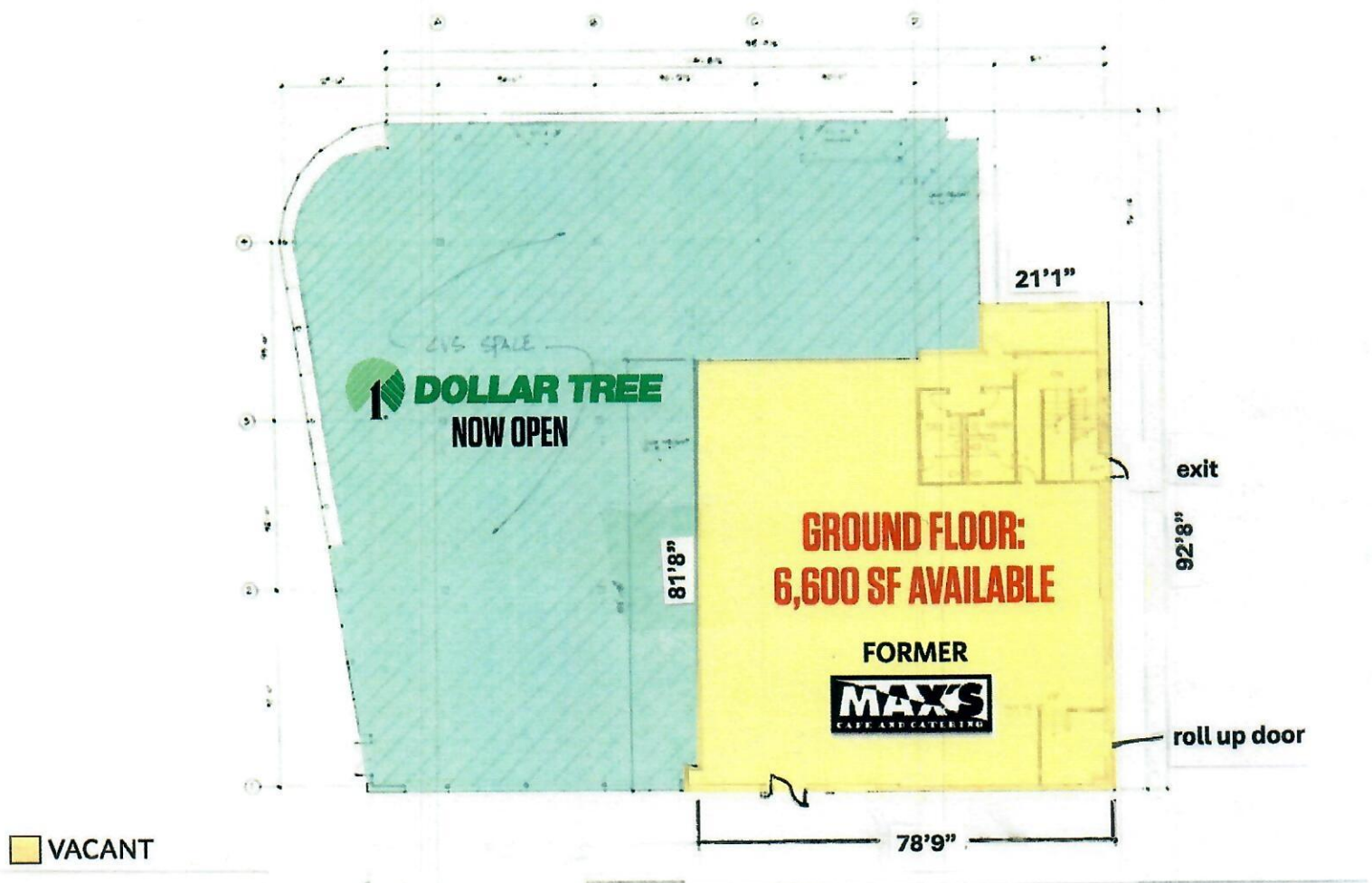
**Parking:** There is plenty of free on-site parking in the spaces that front along University Blvd. and in the large over flow lot behind the shopping center accessible from Elkins Avenue.

**Join current tenants:** The current tenants in this retail complex include Dollar Tree, Mundo Latin Market, Ever Payer, Laundry, Check Cashing, City Food, La Baguette Bakery, Full Key Restaurant, Beer & Wine and Pho House Restaurant.

This information was furnished to us by sources we deem to be reliable, but no warranty or representation is made as to the accuracy thereof.  
Subject to correction of errors, omissions changes of price, prior sale or lease or withdrawal from the market without notice.

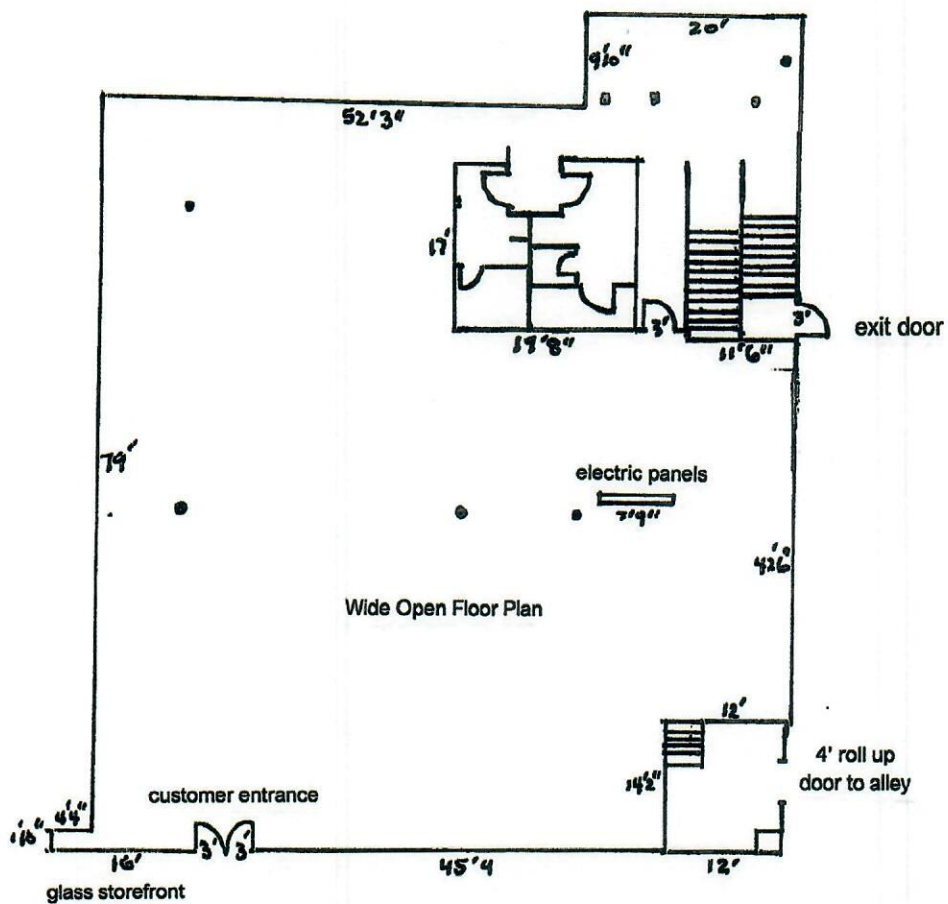
# Former Max's Café Space - FOR LEASE

## Entry Level Floor Plan





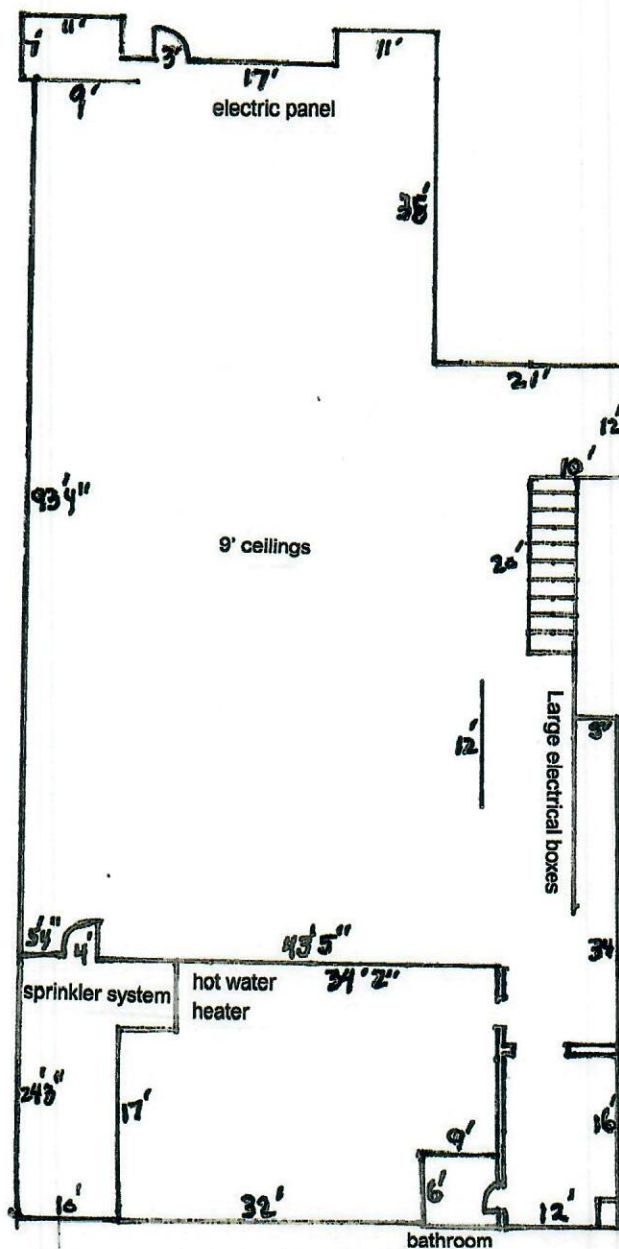
## Retail Floor Plan (Street Level) +/- 6,600 s.f.



These floor plans are approximate interior plans of the space for lease.  
If exact measurements are required one should remeasure for accuracy.

## Lower Level Floor Plan (Basement) +/- 7,700 s.f.

structural concrete columns approximately 15' apart throughout basement. Space is ideal for storage use.



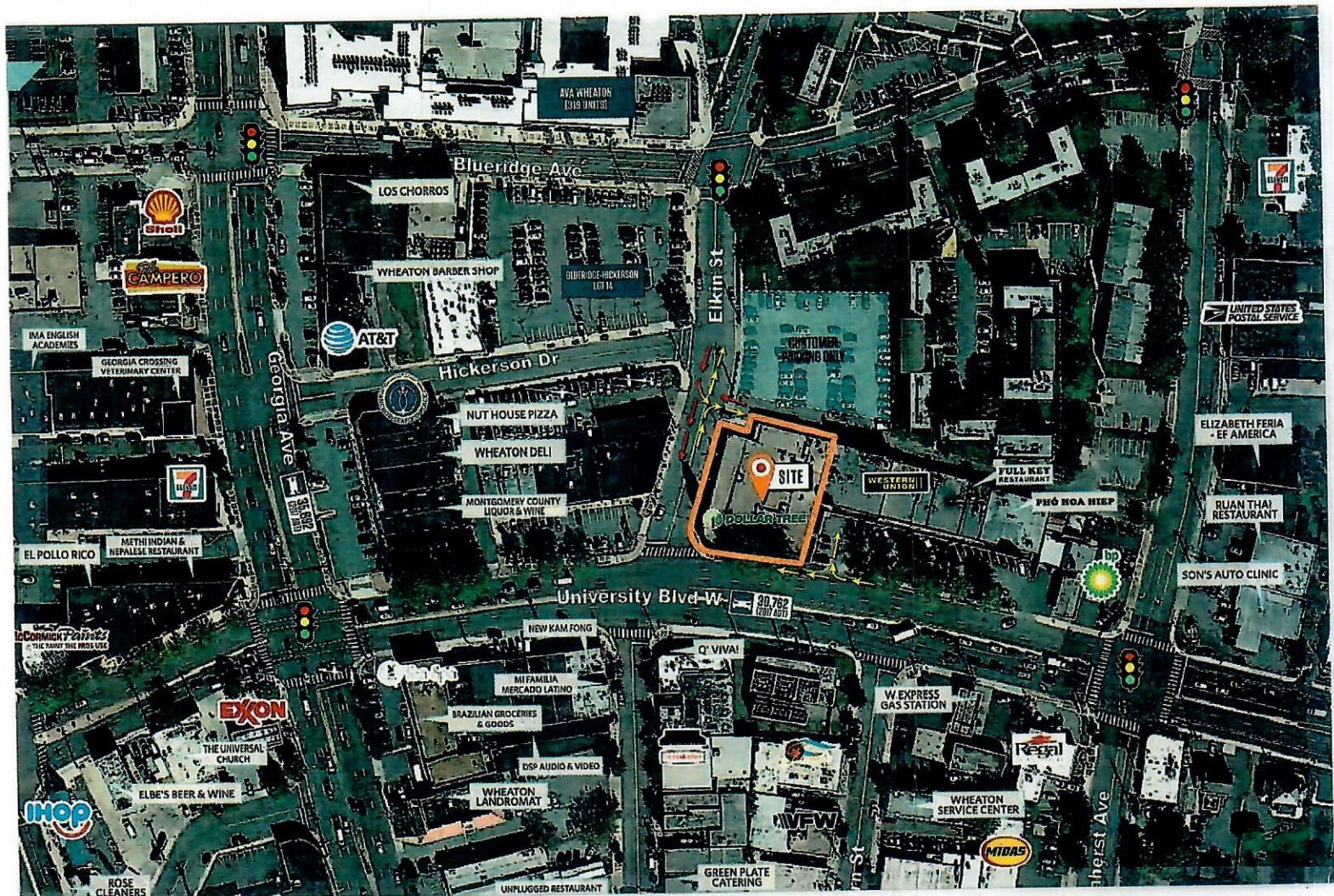
These floor plans are approximate interior plans of the space for lease. If exact measurements are required one should remeasure for accuracy.



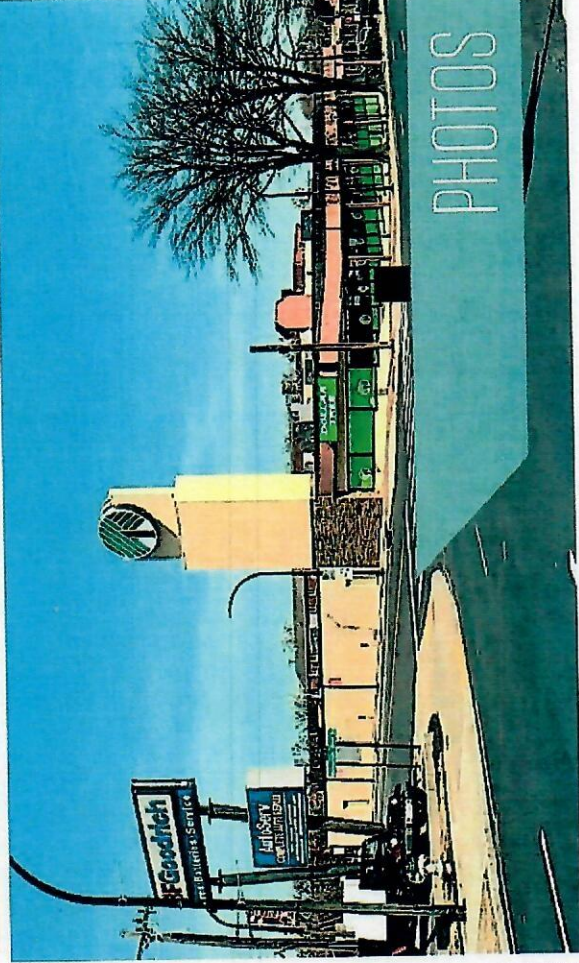
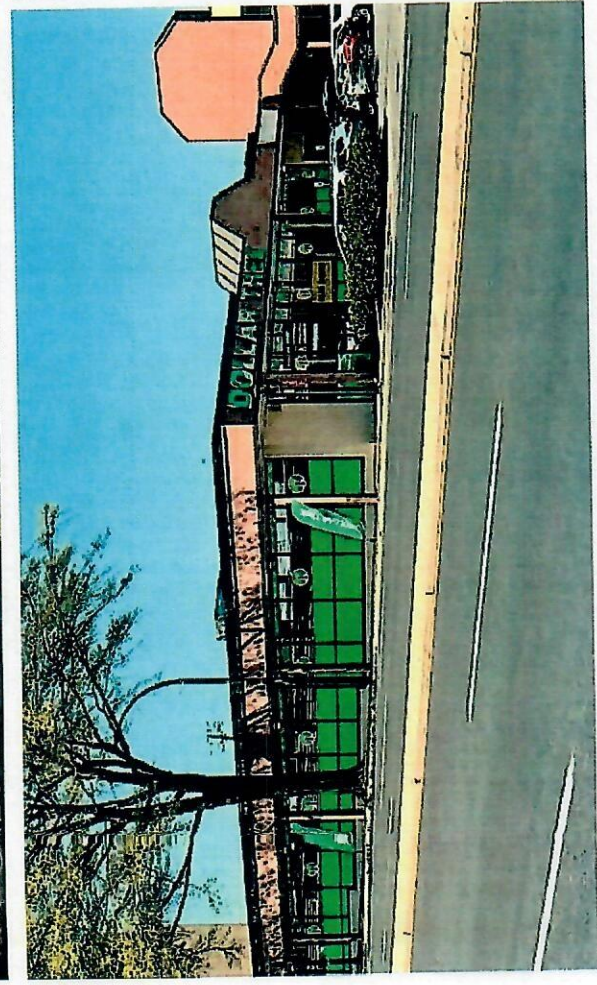
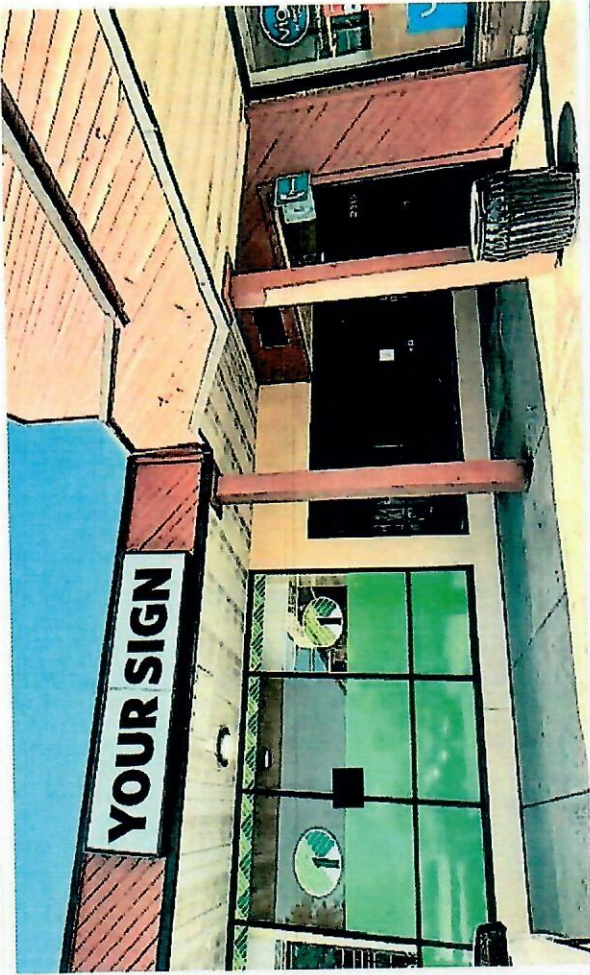
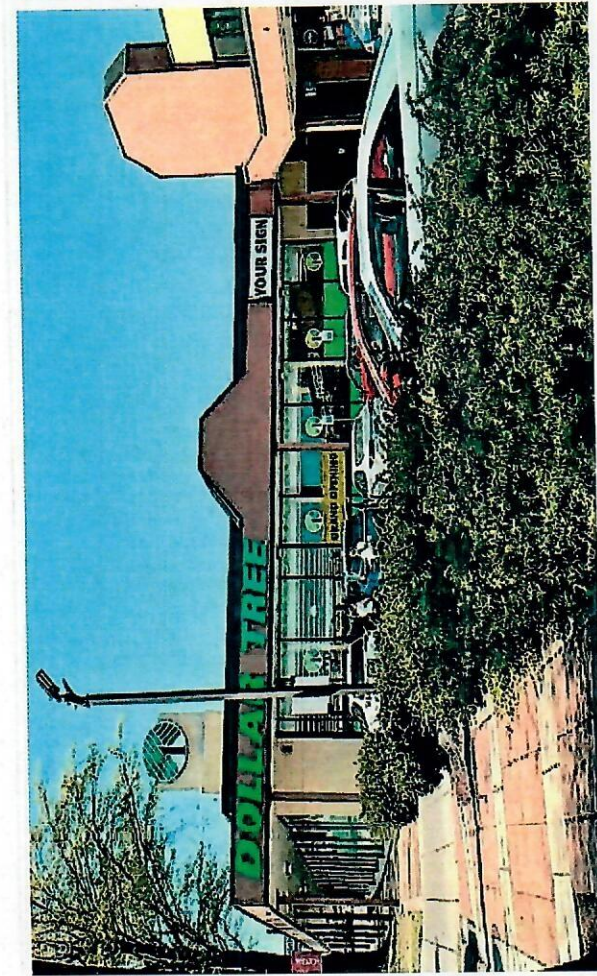
**2319 University Blvd. Wheaton, Md. 20902**

**6,600 s.f. at grade space with additional optional lower space for LEASE**

**(Space next to Dollar Tree)**







PHOTOS



# Montgomery County Zoning (last amended: June 18, 2024 H-150)

