

J&F OFFICE & RETAIL



1370 LAMBERTON DRIVE, SILVER SPRING, MD 20902



OFFERING SUMMARY

Lease Rate:	\$25 SF/yr (NNN)
Available SF:	566 SF
Building Size:	22,628 SF
Zoning:	H-45
Total Population:	18,333
Traffic Count:	15,888
Median Income:	\$91,826
Parking:	120

PROPERTY OVERVIEW

A mixed use building located in the Kemp Mill Center anchored by CVS, Truist, Shalom Strictly Kosher Meats, Ben Yehuda Pizza, and Kosher Pastry Oven. The MVA/MDOT facility brings over 8000 patrons a month to the center.

Less than 5 minutes to 1-495 and Georgia Ave, with a Ride On and WMATA bus stop just steps away. Wheaton Metro 10 minutes away.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 14	\$25.00 SF/yr	566 SF

FOR MORE INFORMATION, CONTACT

JIM HAMLIN
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 301.649.5500



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RETAILER MAP - 1370 LAMBERTON DRIVE, SILVER SPRING, MD 20902



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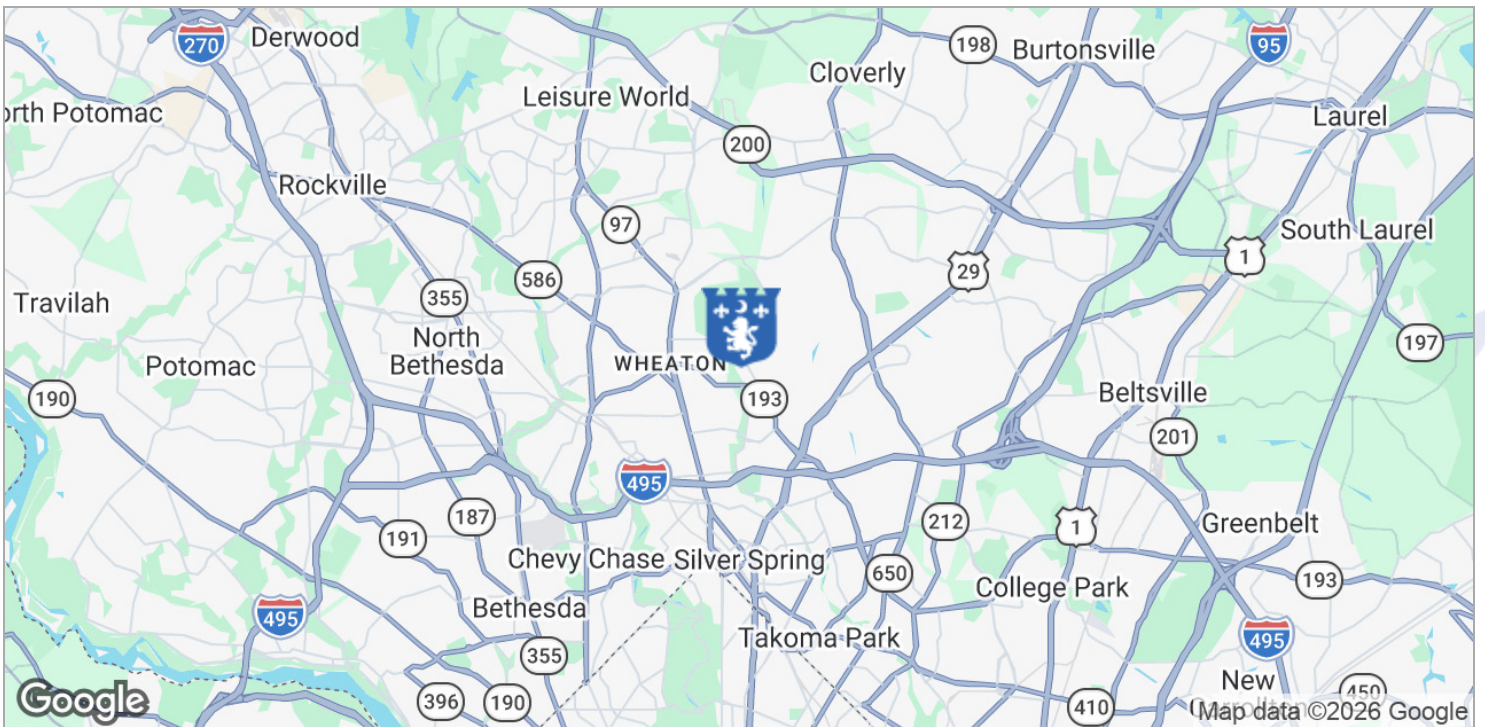
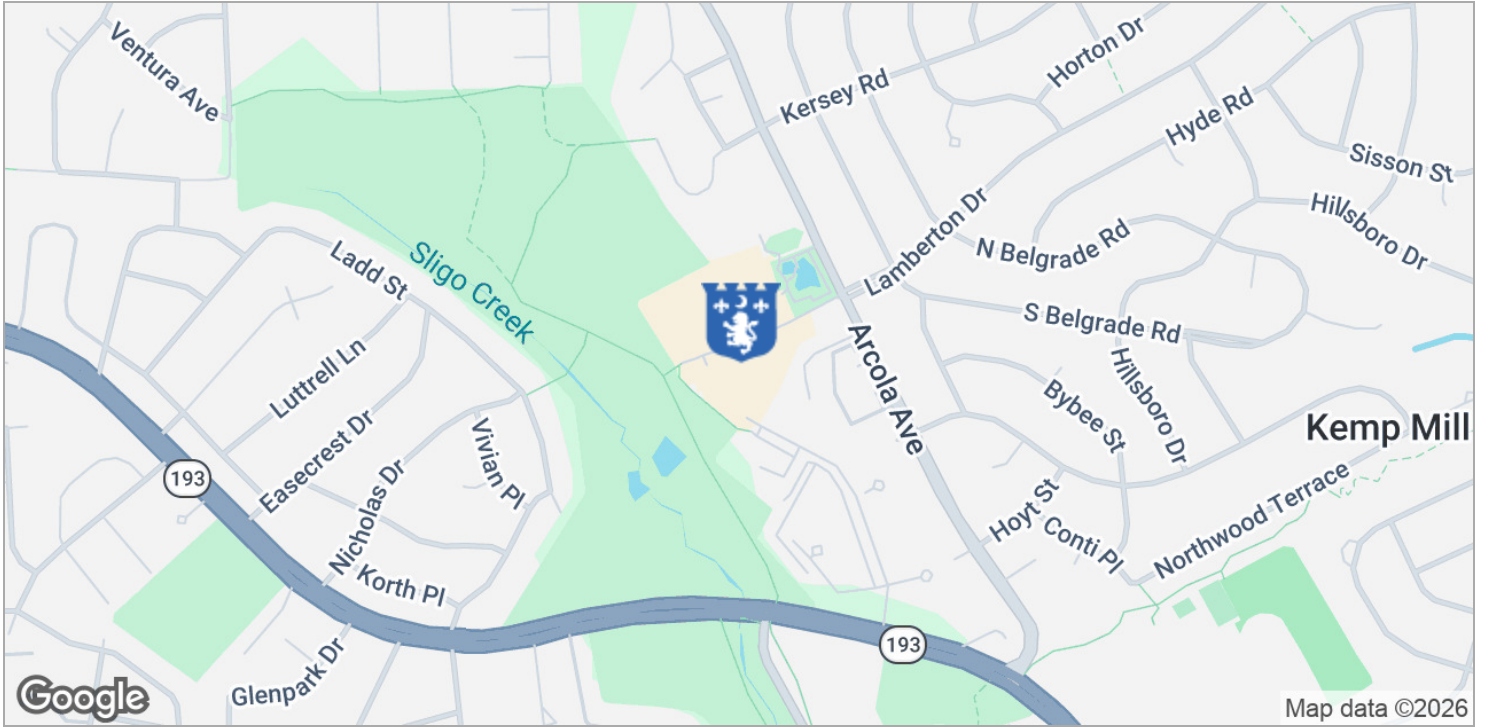


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LOCATION MAPS - 1370 LAMBERTON DRIVE, SILVER SPRING, MD 20902



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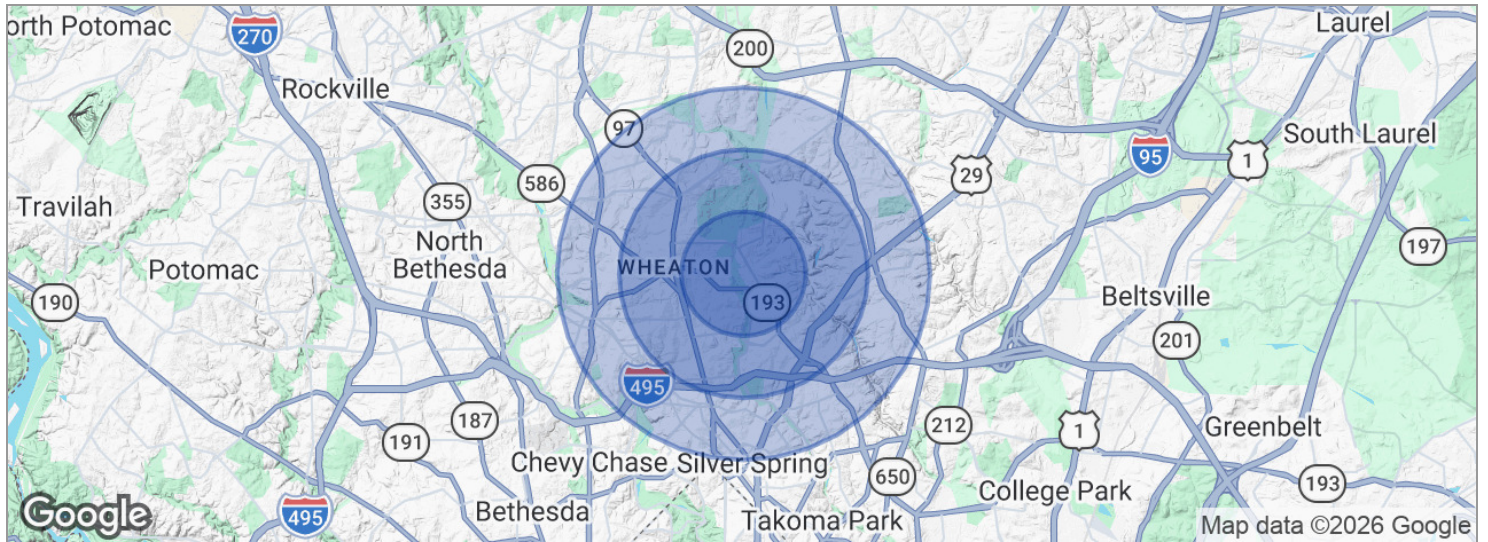


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DEMOGRAPHICS MAP - 1370 LAMBERTON DRIVE, SILVER SPRING, MD 20902



POPULATION

	1 MILE	2 MILES	3 MILES
Total population	18,333	64,607	142,741
Median age	35.1	36.6	37.8
Median age (male)	34.4	35.6	36.4
Median age (Female)	35.9	37.7	39.3

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	6,521	23,040	52,294
# of persons per HH	2.8	2.8	2.7
Average HH income	\$91,826	\$101,503	\$106,940
Average house value	\$392,275	\$431,683	\$475,072

* Demographic data derived from 2020 ACS - US Census

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