



8216 Georgia Ave. Front view from Georgia Ave.



Freestanding pole sign along Georgia Ave.

OWNER - USER OPPORTUNITY - FOR SALE
Ideal for brewery, restaurant, lounge, religious uses and more...

5,843 Sq. Ft.
8216 Georgia Avenue
Silver Spring, Maryland 20910

TENANT: Landlord can deliver the property vacant, if needed. Entire property is currently leased to Third Hill Brewing Co. but we believe the building can be delivered vacant for a user/owner. This is a NNN lease except landlord covers the fire insurance cost. Tenant pays real estate tax, utilities, all maintenance including roof, structure, HVAC and other interior components.

SQUARE FEET: 5,843 s.f. of building at street level. The property contains +/- 7,062 square feet of land.

SALES PRICE: Reduced to \$3,500,000

REAL ESTATE TAX / INSURANCE: 2024 real estate taxes of \$22,424 paid by tenant & building insurance of +/- \$1,500 paid by landlord.

IMPROVEMENTS: This is a single level in-line cinderblock and brick retail building facing Georgia Avenue in downtown Silver Spring. There are multiple access points from the front, side and rear. The space is wheelchair accessible from a ramp along the side of the building and the building is sprinklered. The primary structure was built around 1922, however in 2017 the building was gutted and completely redesigned for its current use and brought up to code. There are two HVAC package units (10 ton and 5 ton) with gas fired furnace heat and electric A/C on the roof and interior ductwork providing central heat and air. The floors are smooth concrete. The roof is a white TPO rubber system with R-25 rigid insulation.

The interior is designed in sections that include the large Tap Room in the front along Georgia Ave., the large rear Brewery Room, exterior dining/gathering area, a kitchen, two large bathrooms, large walk-in cooler, office, storage and trash room.

The **Tap Room** contains seating for +/- 60 people with plenty of additional standing room as well, along with exterior elevated seating with a full canopy above with 4 large tables that can accommodate an additional +/- 24 people. The Tap Room has a bar / counter, 16 beer taps, hand sink, dishwashing station, customer water dispenser and two large glass panel roll up doors that provide an open and airy sensation to the space. There are high ceilings throughout the building.



Tap Room facing Georgia Ave.

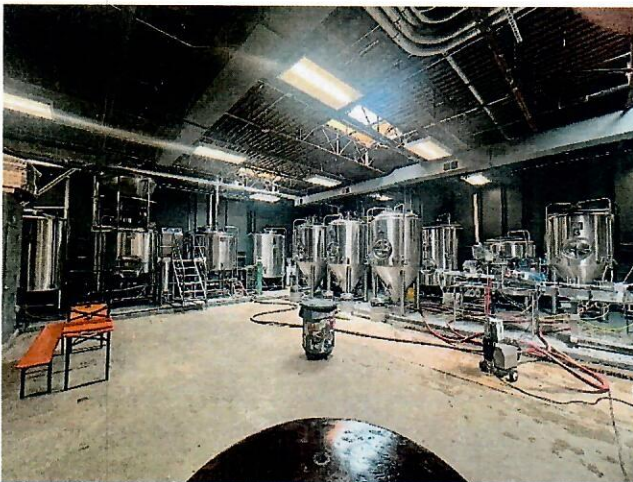


Tap Room bar / counter / seating.

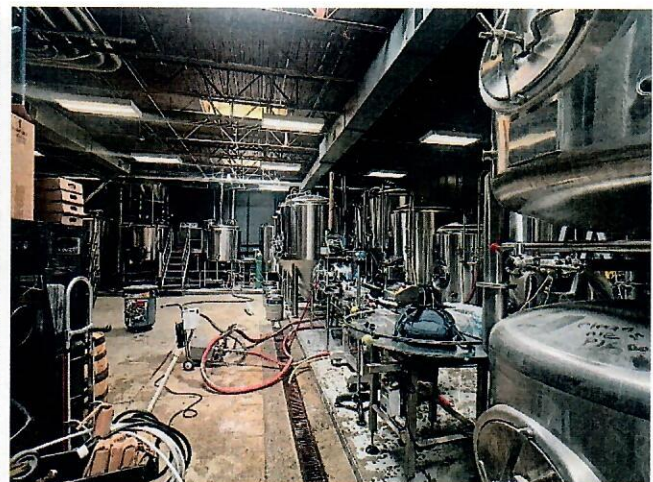


Tap Room facing the interior.

The large **Brewery Room** contains multiple stainless steel fermenter tanks and brewing equipment. This area has high ceilings, skylights, floor drain, storage, etc. There is a large open area allowing people to gather and view the activities within this space.

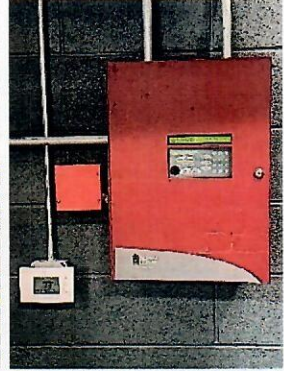


Brewery Room with stainless steel fermenter tanks.



Similar view also showing floor drain and skylights.

There is a **Kitchen** area (+/- 216 s.f.) for assembling of prepared foods. This room contains 4 refrigerators, 3 compartment sink, 2 handsinks and counters. There is no hood system. There is a large walk-in cooler (+/- 400 s.f.) for storage of kegs and other beverages.



Kitchen/Prep area, refrigerators, 3 compartment sink. Large walk-in refrigerator, about 400 s.f. Fire alarm annunciator panel.

SECURITY AGREEMENT: In the event of a default under the lease by tenant, landlord holds a lien on tenant's equipment. A full list of the secured items can be provided as needed.

SIGNAGE: The pole sign provides excellent signage facing Georgia Avenue.

ALARM SYSTEM: The building is currently serviced by an alarm system and fire alarm annunciator panel with pull stations and strobes.

ZONING: The underlying property zoning is CR 5.0 with a 5 FAR for both commercial and residential uses and a 300' height limit. This site has the potential for 35,310 s.f. of development with bonus density being achieved by providing additional MPDU's. A wide variety of commercial office/medical, restaurant and retail uses are allowed in this zoning. This property is located in a Parking District so no on-site parking is required.

PARKING: The property has street parking spaces in front of the building along Georgia Avenue and on the side streets. It is located within the Central Business District parking district. There is no required on-site parking. Silver Spring Metro garages (#5) are located behind the building, a +/- 200 space County garage is located across Georgia Ave. (#3), and a County garage is also along Silver Spring Ave. (#4). See Silver Spring parking lot district map attached.

FUTURE PURPLE LINE METRO: Scheduled to be completed in December 2027 the new Purple Line Metro station will be about three blocks from the subject property at the Silver Spring Library at the corner of Fenton St. and Wayne Ave. The existing Red Line Metro station is 3 blocks away at Colesville Rd. and Wayne Ave. It is anticipated that once the Purple Line is completed additional real estate development will occur along its route which could be an additional boost to the downtown Silver Spring market.

LOCATION: The property is located on the west side of Georgia Ave. between Ripley Street and Silver Spring Avenue three blocks from the corner of Colesville Road (Route 29) and Georgia Avenue and the Silver Spring Metro Station and Silver Spring Downtown Redevelopment.

LEGAL DESCRIPTION: Montgomery County Tax Map JN 33, Block 4, Lot 3, Lees Addition Subdivision. Tax district 13 account # 01048030

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 withdrawal from the market without notice

DISTRICTS AND INCENTIVE PROGRAMS AFFECTING THE PROPERTY:

Parking Lot District: The building is located in a Central Business District which is a Parking Lot District. The County provides nearby garages to meet the parking requirements for any use in the building. In this zoning no parking is required on site. See parking lot map attached.

Silver Spring Art & Entertainment District: This is a District that helps develop and promote community involvement, tourism and business revitalization through tax-related incentives that attract artists, arts organizations and other creative enterprises. Some of the benefits range from being exempt from State admissions and amusement taxes, property tax credits for renovation projects, green tape zone to assist in obtaining County permits and more.

Downtown Silver Spring Overlay Zone: The purpose of the DSS Overlay Zone is to implement the recommendations of the Silver Spring Downtown and Adjacent Communities Plan as it relates to land use, building height, density, affordable housing, public benefit points, design, and public open space.

Silver Spring Urban District: The property is located in this zone which provides enhanced services to the CBD to ensure that downtown Silver Spring is maintained as a clean, safe and attractive environment to promote a vibrant social and business climate. SSUD services include ambassadorship, security, streetscape maintenance, walkway repairs, tree maintenance, marketing, promotions and special events that include summer concert series, Silver Spring Jazz Festival, Thanksgiving Parade and other events that attract people to downtown Silver Spring.

State Priority Funding Area: 1997 Planning Legislation capitalizes on the state's influence on economic growth and development. This law directs state spending to Priority Funding Areas (PFA's). PFA's are existing communities and places designated by local governments indicating where they want state investment to support future growth.

UNDER CONSTRUCTION OR PLANNED DEVELOPMENTS NEARBY: 1) Urby apartment building to include 394 multi-family units and 7,611 s.f. of retail near the corner of Fenton Street and Silver Spring Ave. in the same block as 8241 Georgia Ave. Received County approval. 2) 8787 Georgia Ave., the former Park and Planning Building, is being developed now to include 375 multi-family units and 32,000 s.f. of retail at the corner of Spring Street and Georgia Ave. 3) 8600 Georgia Ave. approved for a 173 Residence Inn hotel and retail building at the corner of Georgia Ave. and Colesville Rd. 4) 1424 Fenwick Lane, Elizabeth Square a 996,109 s.f. development to include 906 multi-family units, 5,451 s.f. retail and a new County Recreation and Aquatic Center at 2nd Ave. and Fenwick Lane. 5) Ripley 2 located behind the subject property to include 440 multi-family units and 18,083 s.f. of retail to include a food court concept. 6) Housing Opportunities Commission received County approval and started construction for its new 82,220 s.f. office headquarters building at the corner of 2nd Avenue and Fenwick Lane. 7) 8605 Cameron Street, The Guardian office building is being converted into residential apartment building and is under construction now. Once complete five additional stories will be added to the building creating a 75,000 s.f. structure. 8) 850 Sligo Avenue at the corner of Fenton Street will be redeveloped into multi-family residential apartments.

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EQUIPMENT SCHEDULE

NO.	DESCRIPTION	MANUFACTURER	MODEL
1	50 GAL. COOL DOWN TANK	ATLANTIC BOTTLE SUPPLY	HTC1000L
11	300L HOT LIQUID TANK	ATLANTIC BOTTLE SUPPLY	HTC1000L
12	100L HOT LIQUID TANK	ATLANTIC BOTTLE SUPPLY	HTC1000L
13	100L HOT LIQUID TANK	ATLANTIC BOTTLE SUPPLY	HTC1000L
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KEY NOTES

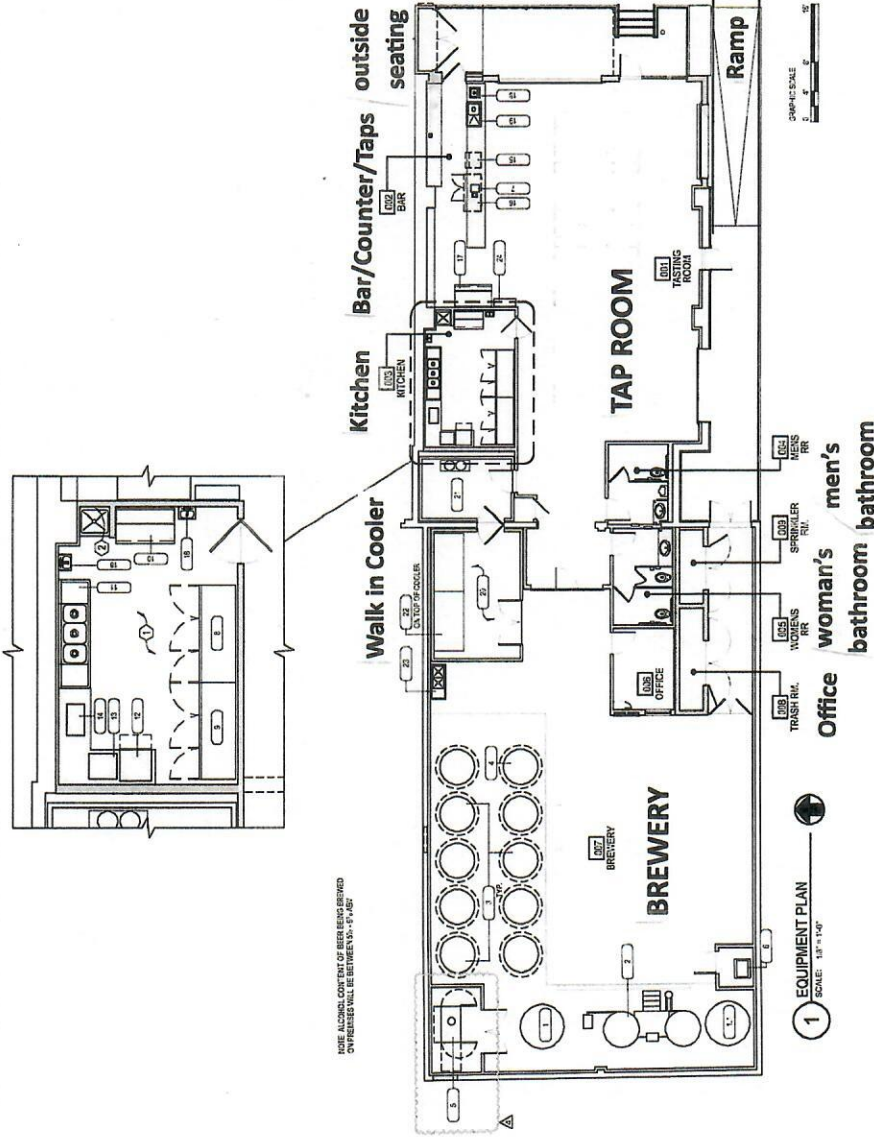
1. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION AND OPERATION MANUALS. REFER TO MANUFACTURER'S LITERATURE FOR DIMENSIONS AND SERVICE AREAS/DRAWINGS.

2. DO NOT INSTALL MCP INK/ACTIVE INK/INK CARTRIDGE WITH OTHER.

GENERAL NOTES

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2. DO NOT INSTALL MCP INK/ACTIVE INK/INK CARTRIDGE WITH OTHER.



8216 Georgia Ave., Silver Spring, Md. 20910
Third Hill Brewery Co.

GTM ARCHITECTS

1000 KENNEDY ROAD
 SUITE 200
 SILVER SPRING, MD 20910
 301.583.1000
 WWW.GTMARCHITECTS.COM

GTM

301.583.1000

RIPLEY PROJECT, LLC
 4719 HANCOCK LANE, BETHESDA, MD

Owner
 4426 GEORGIA AVE, SILVER SPRING, MD

DATE: 06/20/2018
 CHECKED BY: JW
 DRAWN BY: RF
 SCALE: AS NOTED

EQUIPMENT PLAN & SCHEDULE

Sheet No. **I100**

DATE: 06/20/2018
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CONSTRUCTION NOTES

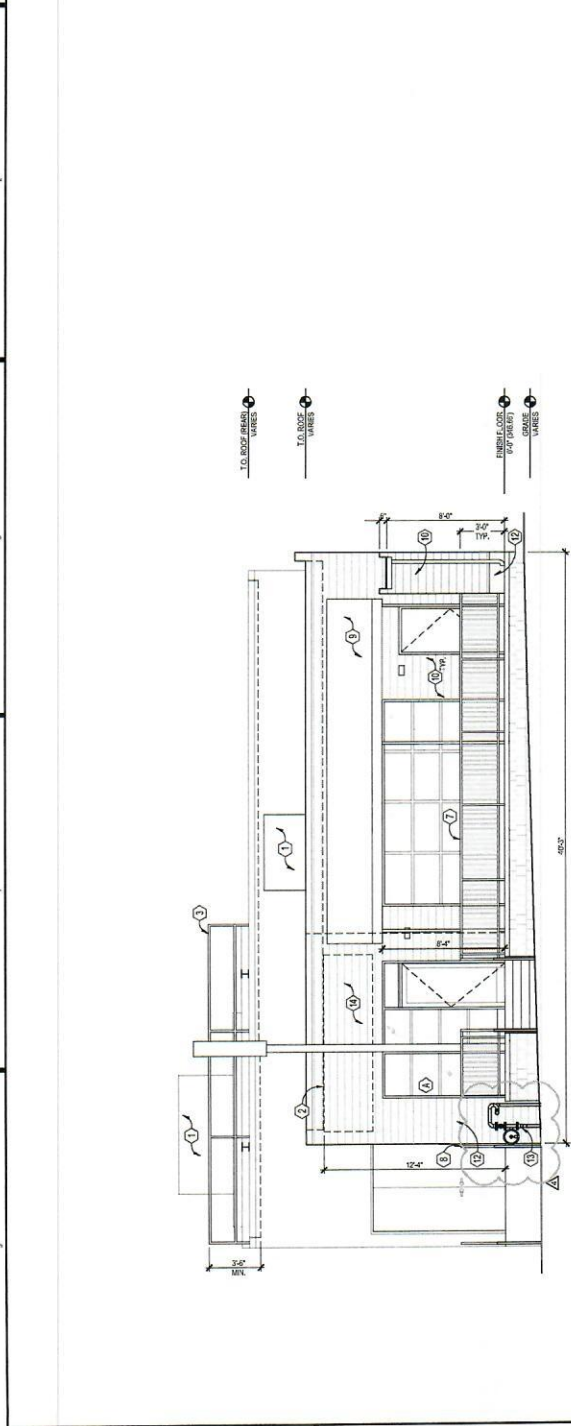
- 1) RTU REFER TO MECHANICAL DRAWINGS.
- 2) 10" x 14" BUILDING MOUNTED SIGN (402 89)
- 3) NEW 4" PAINTED STEEL GUARD RAIL AND JOINT REFER TO DETAIL J2000.
- 4) NEW SIGN MOUNTED BY TENANT.
- 5) SAND AND REPAINT POLE, COLOR TBD.
- 6) NOT USED.
- 7) 2" X 4" W/ 1/2" FINISH BRANCHED PLYWOOD AND 1/2" OSB 1/2" COULTS IS 1" MINIMAL 4" STEEL W/ 1/2" BRANCHED PLYWOOD IS GREATER THAN 1/2".
- 8) STEEL ADJACENT HANDRAIL FRAMED AND 1/2" OSB (COLOR: 7.8.1)
- 9) SAND AND REPAINT SIGN, MOUNT TO WALL, 1/2" BRANCHED PLYWOOD IS GREATER THAN 1/2" PER AT THE COLOR: 7.8.1.
- 10) NEW FIBER CEMENT 3/4" LAP SIDING ON FRONT BALANCE SOUTH/EAST FACIDE.
- 11) NEW 1/2" X 1/2" X 1/2" BRANCHED PLYWOOD AND 1/2" OSB 1/2" COULTS IS 1" MINIMAL 4" STEEL W/ 1/2" BRANCHED PLYWOOD IS GREATER THAN 1/2".
- 12) 1/2" X 2" X 1/2" BOARD AT BOTTOM OF ALL CEMENT BOARD LAP JOINTS. SEE SECTIONS.
- 13) GAS METER REFER TO MEP DRAWINGS.
- 14) SECTION OF NEW STRUCTURAL STEEL WALL.
- 15) 4" MASONRY UNIT FENCE (W/AL COATED FINISH AND PAINTED STEEL POSTS (COLOR: 7.8.1))

SIGN TABULATION

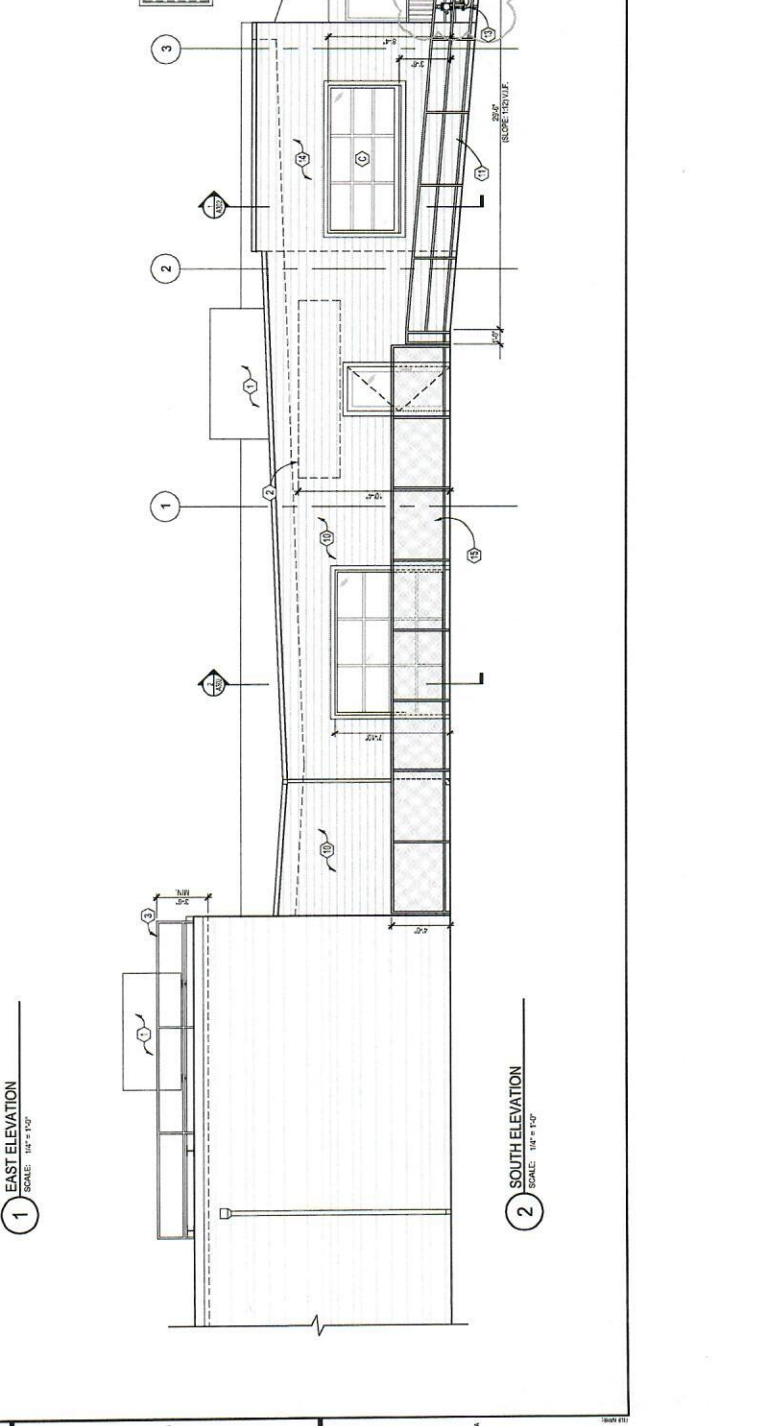
BUILDING MOUNTED SIGNAGE:
 PER SECTION 4.3.3 OF THE MONTGOMERY COUNTY SIGN CODE, MAXIMUM BUILDING SIGNAGE = 2.33' FOR EACH LINEAR FOOT OF FRONTAGE.
 PROVIDED BONE: 4'-0" X 14'-0" X 2'-0" (TOTAL 110.0 SF)
 PER SECTION 4.3.3 OF THE MONTGOMERY COUNTY SIGN CODE, MAXIMUM BUILDING SIGNAGE = 2.33' FOR EACH LINEAR FOOT OF FRONTAGE.
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PEREGRINATING SIGNAGE:

SIGNAGE POLE & BOX TO REMAIN. TENANT ITEMS TO REPLACE SIGN PANEL ONLY.
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 SIGNAGE POLE & BOX TO REMAIN. TENANT ITEMS TO REPLACE SIGN PANEL ONLY.



1 EAST ELEVATION
 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

GTM ARCHITECTS

1715 W. GARDEN DRIVE, SUITE 200
 FAYETTEVILLE, AR 72704
 479-783-3666
 479-783-3667

CTM

1715 W. GARDEN DRIVE, SUITE 200
 FAYETTEVILLE, AR 72704
 479-783-3666
 479-783-3667

SEP



Consultant

Project
ASTROLABE BREWERY
 8241 GEORGIA AVE. SILVER SPRING

Developer
RIPLEY PROJECT, LLC
 4771 HANDEL LANE, BETHELSDA, MD

OWNER REPRESENTATIVE	05/01/2018
OWNER REPRESENTATIVE	02/02/2018
PERMIT REVISION	02/02/2017
PERMIT COMMUNITY	09/29/2017
PERMIT SET - CONNET COMMENT	09/08/2017
PERMIT SET - PERCOLA SET	08/15/2017
PERMIT SET - PERCOLA SET	04/20/2017
SCHEDULED DESIGN	DATE

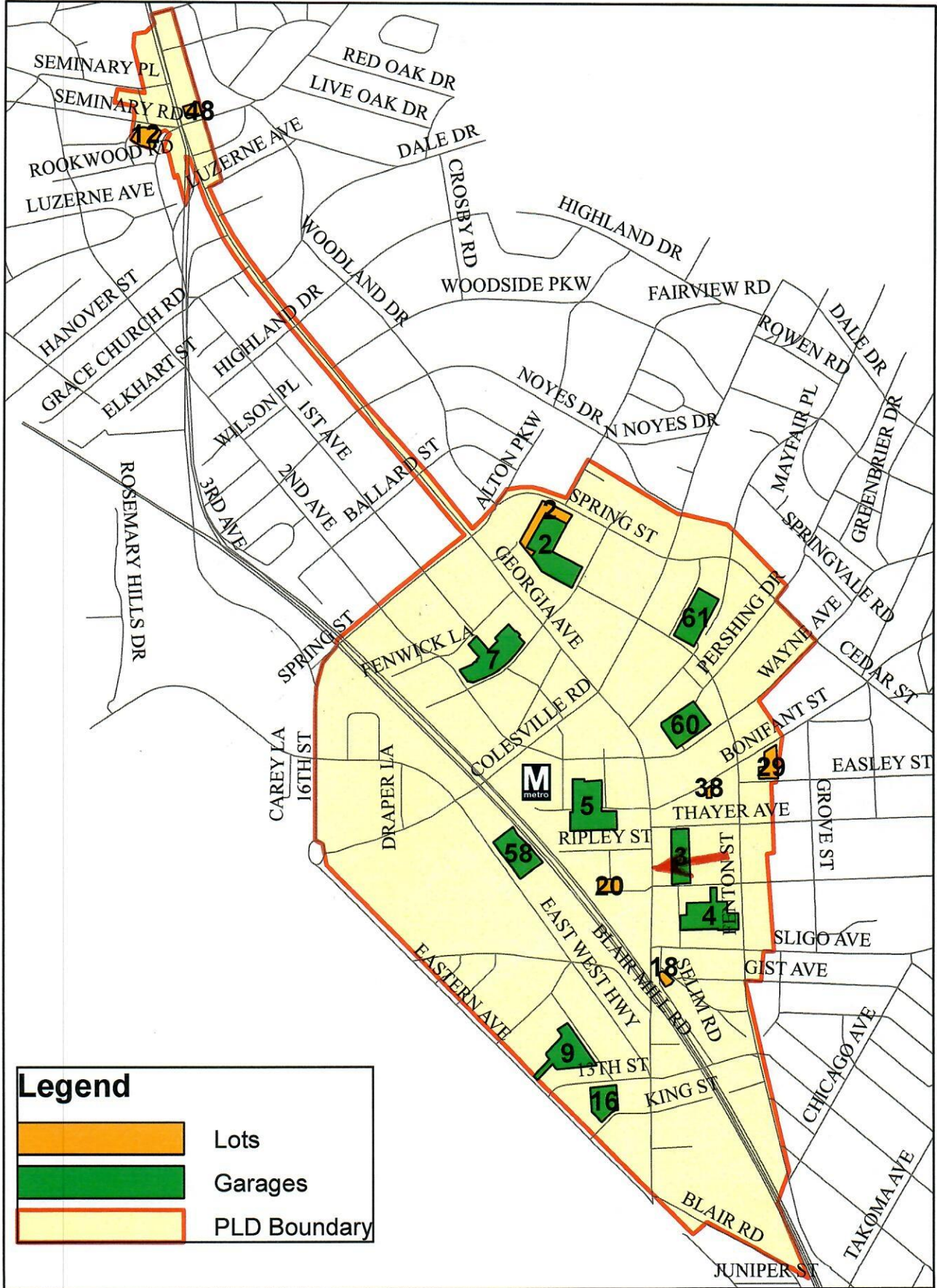
GTM Project No. 16.0080
 Checked By: JMW
 Drawn By: RF
 Scale: AS NOTED

Sheet Title
BUILDING ELEVATIONS

Sheet No.
A200

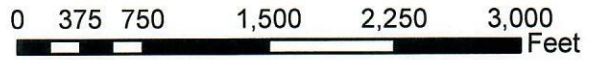
UNIVERSITY OF ARIZONA ARCHITECTS, P.C.

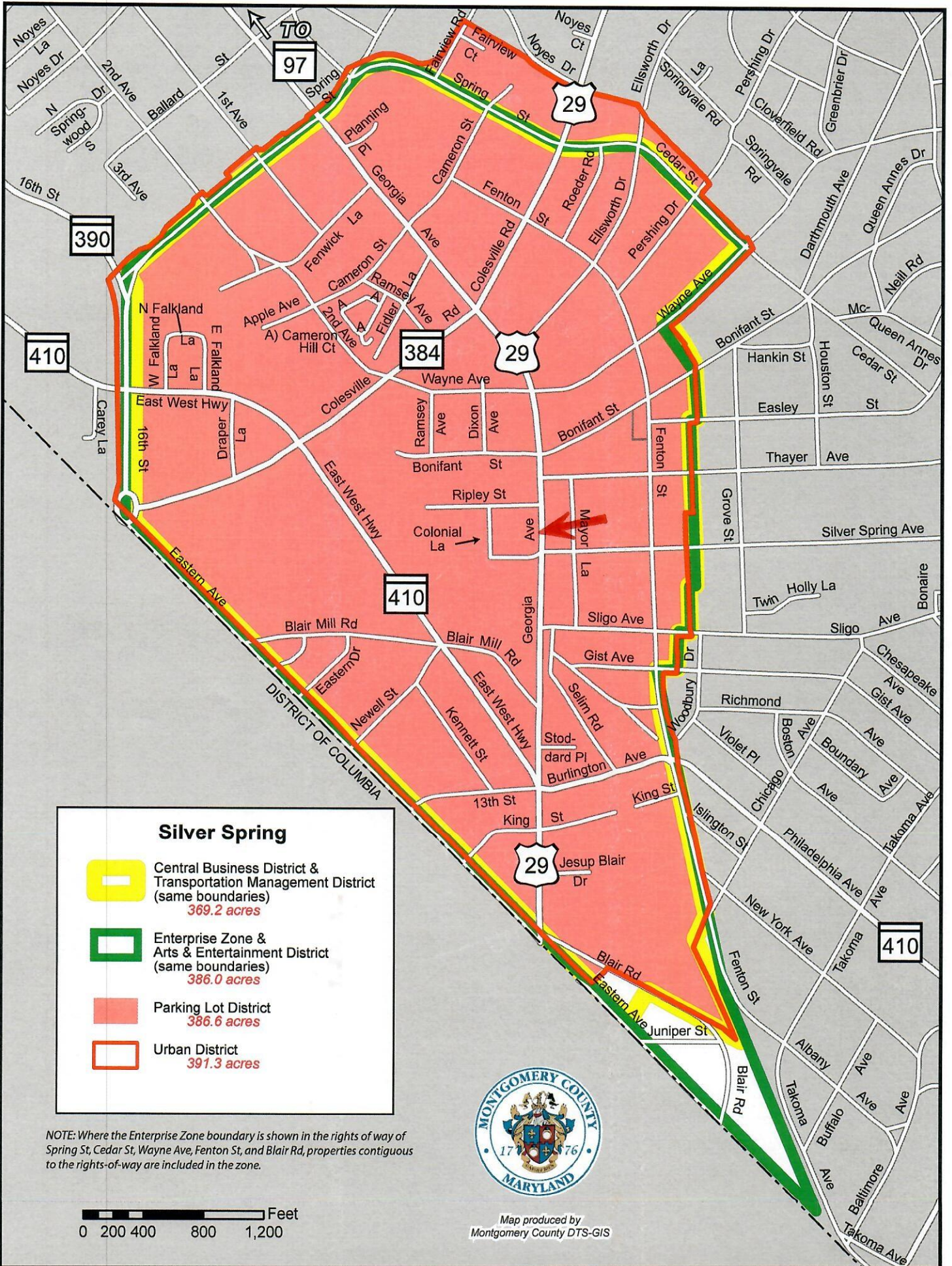
Silver Spring Parking Lot District



Legend

-  Lots
-  Garages
-  PLD Boundary





0 200 400 800 1,200 Feet



Demographic Summary Report

8216 Georgia Ave, Silver Spring, MD 20910

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **5,800 SF**
 Year Built: **1922**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	42,018	231,560	616,216
2023 Estimate	40,901	233,023	622,243
2010 Census	31,480	221,140	587,700
Growth 2023 - 2028	2.73%	-0.63%	-0.97%
Growth 2010 - 2023	29.93%	5.37%	5.88%
2023 Population by Hispanic Origin	5,572	72,206	169,530
2023 Population	40,901	233,023	622,243
White	18,069 44.18%	123,098 52.83%	363,134 58.36%
Black	17,741 43.38%	81,636 35.03%	180,889 29.07%
Am. Indian & Alaskan	243 0.59%	4,846 2.08%	9,208 1.48%
Asian	3,131 7.66%	13,515 5.80%	44,831 7.20%
Hawaiian & Pacific Island	36 0.09%	1,029 0.44%	1,804 0.29%
Other	1,681 4.11%	8,900 3.82%	22,376 3.60%
U.S. Armed Forces	48	523	1,892
Households			
2028 Projection	21,318	88,178	241,040
2023 Estimate	20,641	88,760	244,415
2010 Census	15,295	82,830	229,561
Growth 2023 - 2028	3.28%	-0.66%	-1.38%
Growth 2010 - 2023	34.95%	7.16%	6.47%
Owner Occupied	5,996 29.05%	44,879 50.56%	119,253 48.79%
Renter Occupied	14,646 70.96%	43,881 49.44%	125,162 51.21%
2023 Households by HH Income			
Income: <\$25,000	2,273 11.01%	10,009 11.28%	27,514 11.26%
Income: \$25,000 - \$50,000	3,382 16.38%	13,559 15.28%	31,316 12.81%
Income: \$50,000 - \$75,000	2,364 11.45%	11,608 13.08%	30,916 12.65%
Income: \$75,000 - \$100,000	2,344 11.36%	10,205 11.50%	29,274 11.98%
Income: \$100,000 - \$125,000	2,355 11.41%	8,735 9.84%	24,472 10.01%
Income: \$125,000 - \$150,000	1,861 9.02%	6,396 7.21%	18,449 7.55%
Income: \$150,000 - \$200,000	2,751 13.33%	9,482 10.68%	28,590 11.70%
Income: \$200,000+	3,311 16.04%	18,765 21.14%	53,884 22.05%
2023 Avg Household Income	\$122,676	\$130,465	\$134,970
2023 Med Household Income	\$99,546	\$97,546	\$103,256