

LEISURE WORLD PLAZA

SILVER SPRING, MD

1,000 - 4,000 SF AVAILABLE

RAPPAPORT
CULTIVATING PLACES



LEISURE WORLD PLAZA

SILVER SPRING, MD

- Leisure World Plaza is a 110,530 SF community center anchored by Giant
- Features an excellent mix of retailers and restaurants including Capital One, Ledo Pizza, and PNC Bank
- Strategically located on Georgia Avenue, the center serves the Ohey, Aspen Hill, Rockville and Layhill communities and Leisure World, a 610-acre-master planned community with more than 8,500 senior residents
- Just minutes south from the Intercounty Connector (Maryland Route 200)

DEMOGRAPHICS 2025

	1 MILE	3 MILES	5 MILES
 POPULATION	20,959	103,266	283,171
 DAYTIME POPULATION	3,042	13,841	123,900
 HOUSEHOLD INCOME	\$91,615	\$124,790	\$132,017
 TRAFFIC COUNTS	39,000 on Georgia Avenue		

CO-TENANTS



LEISURE WORLD PLAZA
SILVER SPRING, MD



LEISURE WORLD PLAZA



LEISURE WORLD
SENIOR GATED LIVING
COMMUNITY WITH
RESORT-STYLE AMENITIES
5,660 HOUSEHOLDS

PLAZA DEL MERCADO

McDonald's CVS pharmacy
Advance Auto Parts Starbucks

ROCK CREEK VILLAGE

CVS pharmacy SAFEWAY
TRUIST Pizza Hut SUBWAY

NORTHGATE PLAZA

RITE AID COSTCO Roy Rogers DUNKIN' DONUTS
Tuesday Morning KOHL'S Michaels

ASPEN MANOR

OUTBACK STEAKHOUSE AutoZone
Advance Auto Parts LOTTE market
SUBWAY Ritas Pizza Hut

LAYHILL SHOPPING CENTER

7-Eleven citi SUNOCO

ASPEN HILL SHOPPING CENTER

Giant FIVE BELOW GNC
Capital One CHIPOTLE MEXICAN GRILL GameStop
Panera BREAD Hair Cuttery



MARYLAND ROUTE 200 55,160 VPD
GEORGIA AVENUE 44,646 VPD

SITE PLAN - SHOPPING CENTER

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TENANT LIST

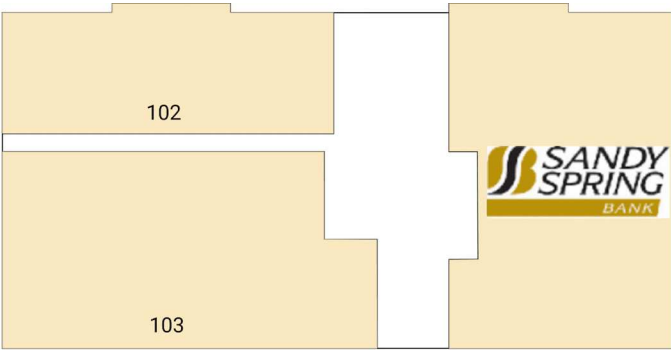
LEISURE WORLD PLAZA | SILVER SPRING, MD

#	SQ. FT	MERCHANT
Pad Site	4,500	PNC Bank
001	55,330	Giant
002	1,600	Old World Favorites Beer
003	1,600	Available
004	2,000	Ledo Pizza
005	1,000	Avalon Nail Salon
006	1,000	Available
007	1,800	Birkenstock
009	3,600	Sha's Creation
010	2,400	Goldcastle Jewelers
012	2,743	Tea Horse Sichuan Bistro
013	2,000	CAM Physical Therapy
015	4,000	Montgomery County Liquor Store

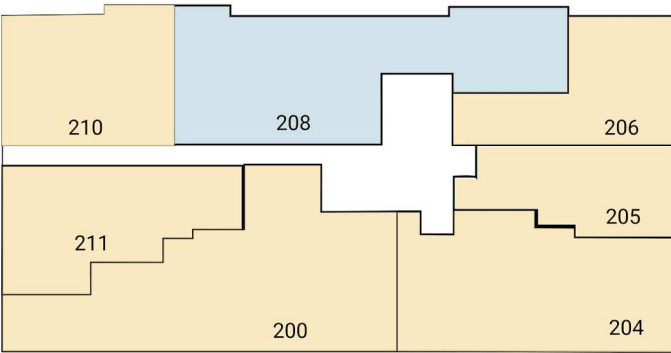
#	SQ. FT	MERCHANT
016	2,000	Montomery Co. Liquor Store
018	4,000	Honey Baked Ham
019	4,000	Weichert Realtors
022	4,000	Available
023	1,600	Nancy's Kitchen
024	1,600	Subway
025	1,600	Leisureworld Opticians
026	1,600	US Postal Service
027	1,600	Crisp & Juicy
028	2,400	TRUIST
029	5,000	Burger King
030	1,800	M&T Bank
100	3,910	Sandy Spring National Bank
101	819	Community Imaging Partners

#	SQ. FT	MERCHANT
102	2,238	Gregori Kurtzman
103	2,881	Community Imaging Partners
200	2,891	Potomac Valley Orthopedics
204	1,960	Foot & Ankle Specialist
205	1,286	Dr. Goyal
206	978	Chrosniak, Schwartzbauer, and Mehta M.D.
208	2,092	Capital Eye Care
210	1,191	Neurology Center
211	1,200	Sunshine Painting
300	11,524	Chesapeake Urology Associates
400	1	Bank of America

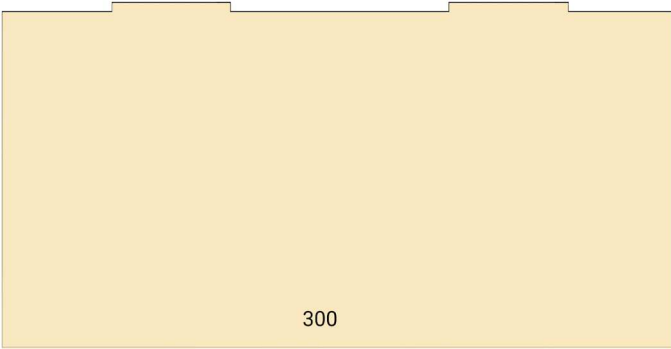
PROFESSIONAL BUILDING
LEISURE WORLD PLAZA | SILVER SPRING, MD
2,217 SF AVAILABLE



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

TENANT LIST

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LEISURE WORLD PLAZA | 3800-3860 INTERNATIONAL DRIVE, SILVER SPRING, MD

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