

# LAYHILL SHOPPING CENTER

SILVER SPRING, MD

1,460 - 5,360 SF AVAILABLE

RAPPAPORT  
CULTIVATING PLACES

AZÚCAR RESTAURANT






# LAYHILL SHOPPING CENTER

## SILVER SPRING, MD

- | Excellent Parking-exceeds parking codes
- | Great visibility from Layhill Road and Bel Pre Road
- | Long term stable tenant base
- | Prominent pylon
- | Over 45,000 VPD
- | 4,520 SF Second Gen Restaurant. Space can be demised to 1,506 SF bays

### DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	14,475	108,865	299,583
 HOUSEHOLD INCOME	\$108,551	\$122,678	\$127,568
 TRAFFIC COUNTS	23,838 on Layhill road		

### CO-TENANTS





# LAYHILL SHOPPING CENTER SILVER SPRING, MD

SENIOR LIVING

**LEISURE WORLD PLAZA**




**LAYHILL SHOPPING CENTER**



GEORGIA AVENUE

BEL PRE ROAD 22,103 VPD

LAYHILL ROAD 23,838 VPD

BONIFANT ROAD 14,171 VPD

FLOOR DECOR

**PLAZA DEL MERCADO**






LAYHILL ROAD 23,768 VPD

THE HOME DEPOT

CONNECTICUT AVENUE

**NORTHGATE PLAZA**

*Michaels* *Walgreens* **KOHL'S**

**ASPEN HILL SHOPPING CENTER**





# SITE PLAN

LAYHILL SHOPPING CENTER | SILVER SPRING, MD

1,460 - 5,360 SF AVAILABLE



## TENANT LIST

LAYHILL SHOPPING CENTER | SILVER SPRING, MD

#	SQ. FT	MERCHANT
A1	1,600	Dunkin' Donuts
A2	4,520	Available
A3	1,520	Fuji Japan
A4	800	Custom
A5	1,000	Sang's Nails
A6	1,700	Bakery
B1	3,154	Maryland Alternative Relief
B2	4,503	Benjamin Moore Paint

#	SQ. FT	MERCHANT
B3	1,560	J&K Beer
B4A	2,000	Active Physical Therapy
B4B	2,000	Pollo Brasero
B5	4,000	Veterinarian
C1	1,000	Dentist
C2	1,200	Selam Market
C4	2,400	7-Eleven
C5/6	7,053	Azucar Restaurant Bar & Grill

#	SQ. FT	MERCHANT
D1	1,530	Subway
D2A	1,500	Lees kitchen
D2B	1,440	Pharmacy
D3	2,000	Cleaners
LL1	1,495	Available
LL2	2,995	Available
LL4	1,460	Available
LL5	3,900	Available



**LAYHILL SHOPPING CENTER | 14348 LAYHILL RD, SILVER SPRING, MD**

**Susan Bourgeois | [sbourgeois@rappaportco.com](mailto:sbourgeois@rappaportco.com) | 571.382.1288**

**Kyle Gamber | [kgamber@rappaportco.com](mailto:kgamber@rappaportco.com) | 571.382.1216**

**[rappaportco.com](http://rappaportco.com)**