



**Layhill Shopping Center**  
Silver Spring, MD

1,460 - 4,520 SF available



# Silver Spring

Maryland

- Excellent parking that exceeds local parking code requirements
- High visibility from both Layhill Road and Bel Pre Road
- Strong, long-term tenant base providing stability and consistent traffic
- Highly visible pylon signage opportunity
- 4,520 SF second-generation restaurant space available
- Space can be demised into 1,506 SF bays to accommodate multiple users



## 2026 Demographics

	1 mi.	3 mi.	5 mi.
<b>Population</b>	22,874	39,521	151,492
<b>Daytime Population</b>	2,565	3,745	20,903
<b>Household Income</b>	\$107,074	\$116,770	\$117,686
<b>Traffic Counts</b>	20,000 on Layhill Road		

## Area Retailers





MANOR COUNTRY CLUB

**Leisure World Plaza**

TRUIST

Giant

LeZo Pizza

Crisp & Juicy

THE JOINT  
...the chiropractic place

ARGYLE COUNTRY CLUB

# Layhill Shopping Center

BEL PRE ROAD 18,000 VPD

**Plaza Del Mercado**

ALDI

LAIFITNESS.

Starbucks

T-Mobile

UPS

CVS pharmacy

GEORGIA AVENUE

FLOOR DECOR

THE HOME DEPOT

CONNECTICUT AVENUE

**Northgate Plaza**

Michael's Walgreens KOHL'S

BONFANT ROAD 11,000 VPD

LAYHILL ROAD 20,000 VPD

**Aspen Hill Shopping Center**

five BELOW

Giant

CVS pharmacy

CHIPOTE MEXICANO

Panera BREAD

# SITE PLAN

1,460 - 4,520 SF available

● Space Available



# Tenant List

Space #	Sq. Ft.	Tenant
A1	1,600	Dunkin'
<b>A2</b>	<b>4,520</b>	<b>Available</b>
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

Space #	Sq. Ft.	Tenant
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

Space #	Sq. Ft.	Tenant
D1	1,530	Subway
D2A	1,500	Lee's Kitchen
D2B	1,440	Pharmacy
D3	2,000	Cleaners
<b>LL1</b>	<b>1,495</b>	<b>Available</b>
<b>LL2</b>	<b>2,995</b>	<b>Available</b>
<b>LL4</b>	<b>1,460</b>	<b>Available</b>
<b>LL5</b>	<b>3,900</b>	<b>Available</b>

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