DOWN TOWN SILVER SPRING

RAPPAPORT
CULTIVATING PLACES

Where **Community, Culture,** and **Commerce Converge**

Downtown Silver Spring is a leading mixed-use destination **attracting 5.4 million annual visits**, offering a dynamic mix of shopping, dining, entertainment, residential, and office uses.

With **direct access to the Silver Spring Metro Station** on the Red Line and future connectivity via the Purple Line, Downtown Silver Spring benefits from outstanding regional accessibility and a steady flow of residents, employees, and visitors, leading it to be the **third most visited lifestyle center** in the DC Metro Area.





The **Heartbeat** of **Silver Spring**

- Premier mixed-use destination in the heart of Silver Spring
- Significant regional draw with 5.4 million annual visits, ranking as the 3rd most visited lifestyle center in the Washington, DC Metro Area and the 2nd most visited in Maryland
- Exceptional transit connectivity with direct access to the Silver Spring Metro Station on the Red Line, serving approximately 6,500 daily riders, and future Purple Line service
- Highly walkable location along Georgia Avenue, adjacent to Ellsworth Place and surrounded by an affluent residential population and near multiple corporate headquarters
- Anchored by a compelling mix of national retailers, restaurants, and entertainment, including Whole Foods Market, Nike, and Uniqlo



Demographics

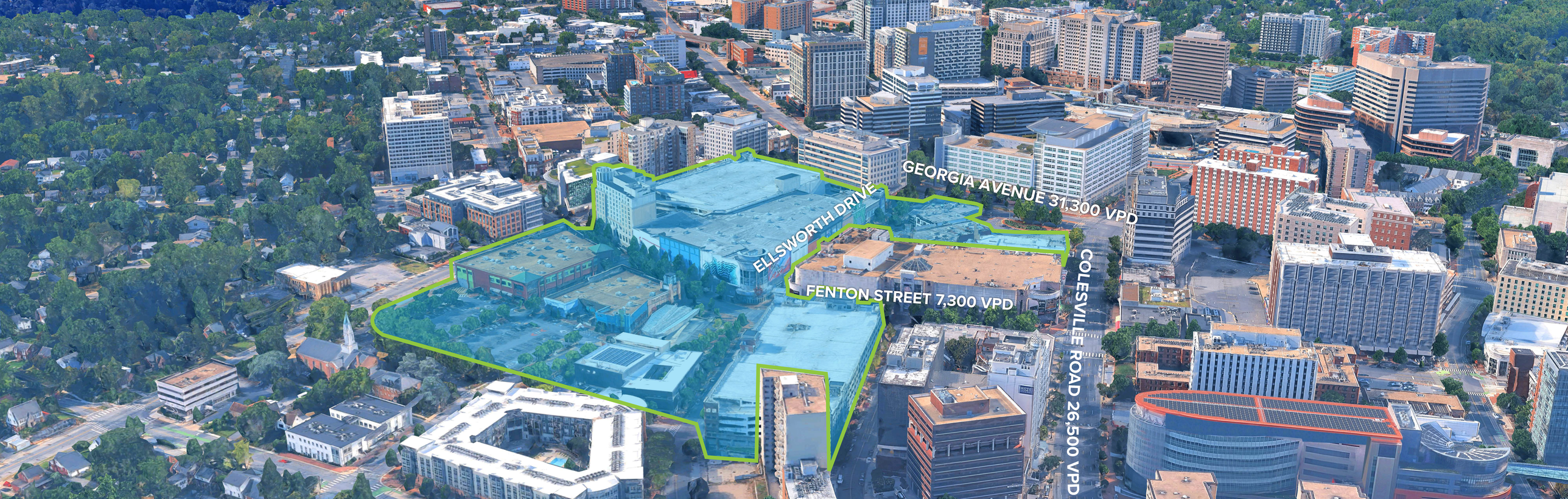
15-min. Drive Time

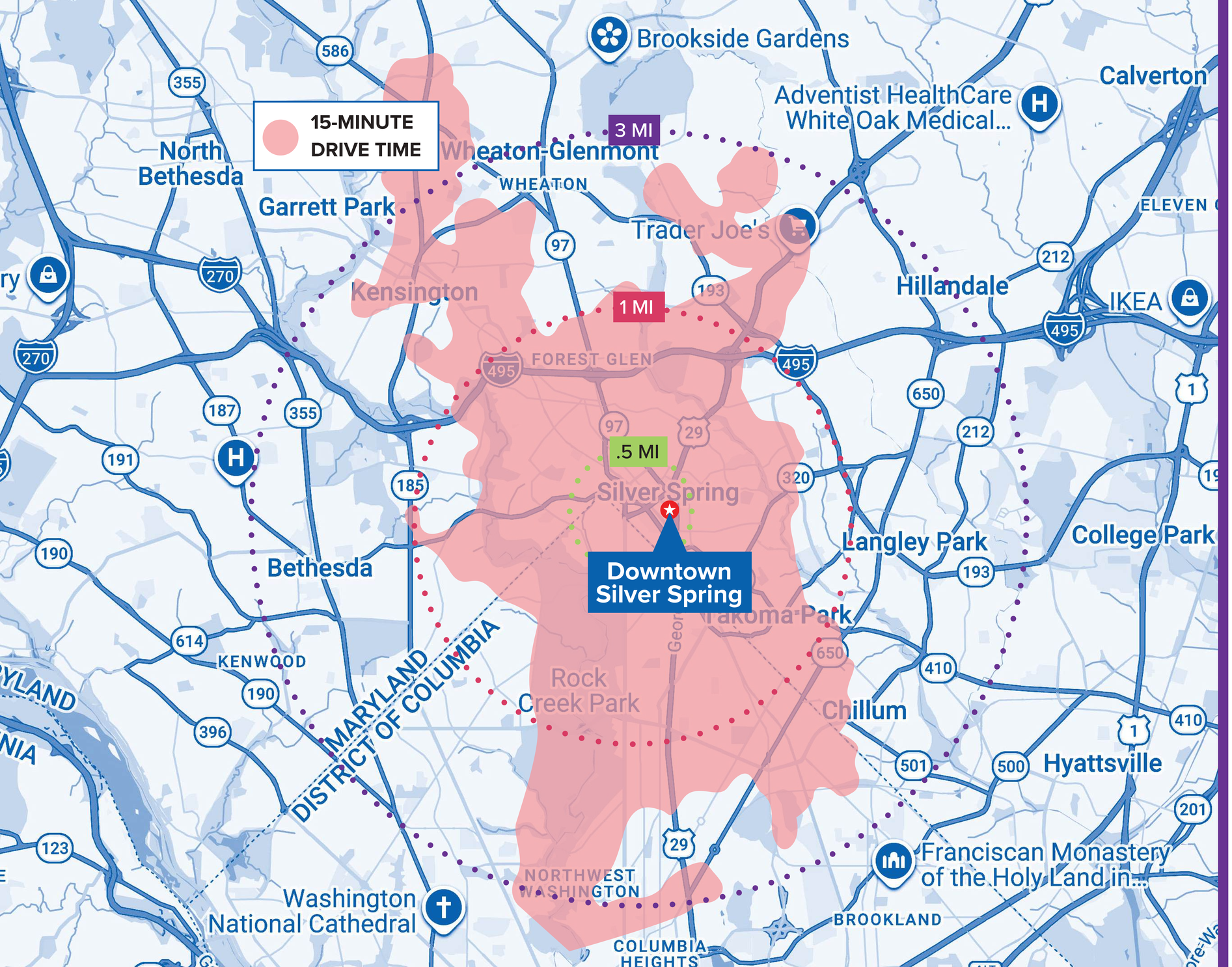
Total Population	Daytime Population	Average HH Income	Bachelor's Degree or Higher	Annual Visits
416,877	171,833	$188,077	59.9%	5.4 Million

Psychographics

Top Three Audience Profiles

17.6%	**Power Elite** (wealthy, well-invested, charitable giving, active and fit)
12.4%	**Booming with Confidence** (highly educated, affluent, savvy investors)
11.6%	**Young City Solos** (singles, downtown commuters, active lifestyles, career driven)





Silver Spring
Maryland

A **DYNAMIC** MIX OF **RESIDENTS** AND **BUSINESSES**

- 6.7 Million SF of Office Space
- 12,000+ Residential Units
- 1,100+ Residential Units in the Development Pipeline

LIVE MUSIC AND CULTURAL **DESTINATION**

THE FILLMORE SILVER SPRING

AFI Silver THEATRE and CULTURAL CENTER

CORPORATE **HEADQUARTERS**

RADIO ONE

United Therapeutics CORPORATION

FDA

Children's National

American Nurses Association

Downtown Silver Spring

N

MOM's Organic Market

LA FITNESS

THE FILLMORE SILVER SPRING

FENTON ST

ELLSWORTH DR

WAYNE AVE

COLESVILLE RD 26,500 VPD

GEORGIA AVE 31,300 VPD

Ellsworth Place

Marshalls · Dave & Buster's · Burlington · Michaels · ROSS DRESS FOR LESS · DSW DESIGNER SHOE WAREHOUSE

WHOLE FOODS MARKET · CVS · GOLD'S GYM · Panera BREAD · CAVA · ULTA BEAUTY · AT&T · Nando's · H&M · FedEx · MISSTOYA'S CREOLE HOUSE · REGAL

Central

DUNKIN' · orangetheory FITNESS · pure barre

planet fitness

SAFEWAY

16th Street
Future Purple Line

Silver Spring Library
Future Purple Line

Silver Spring Metro
6,970 Average Daily Riders

Blair Park Shopping Center

DISTRICT TYCO · Giant

DISTRICT OF COLUMBIA

Site **Plan**

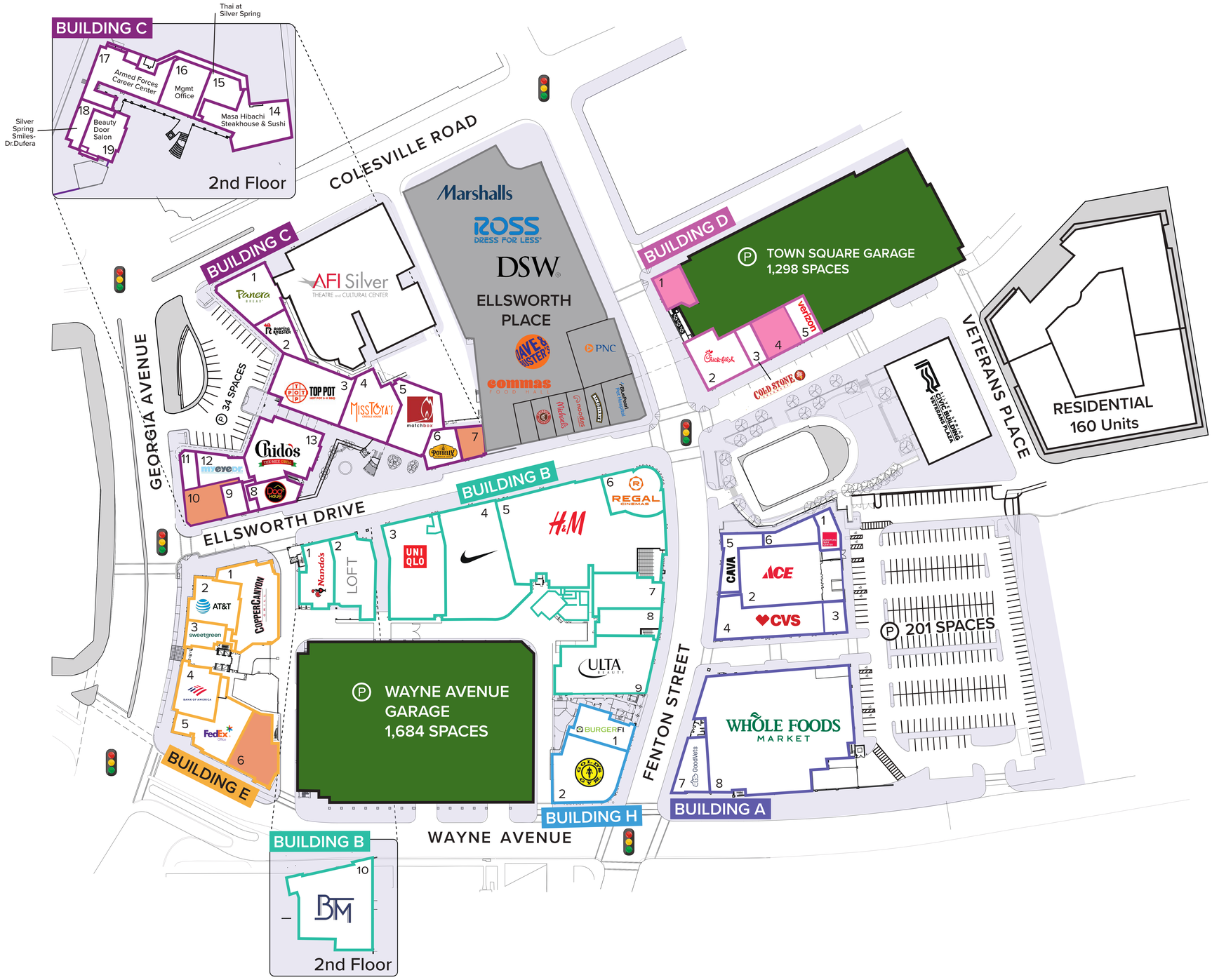
AVAILABLE SPACE

Suite	Condition	Size
C7	2nd Gen Retail	1,708 SF
C10	2nd Gen Retail	3,055 SF
D1	2nd Gen Restaurant	2,375 SF
D4	2nd Gen Restaurant	3,100 SF
E6	2nd Gen Retail	5,524 SF

Available

Available
(Vented for Food Uses)

Parking Garage



Tenant **Roster**

Building A

1	1,389 SF	European Wax Center
2	14,594 SF	Ace Hardware of Silver Spring
3	1,541 SF	Ultra Nail Bar
4	7,825 SF	CVS
5	2,992 SF	Cava Mezze Grill
6	2,484 SF	Locavino
7	3,301 SF	GoodVets
8	33,340 SF	Whole Foods Market

Building B

1	4,903 SF	Nando's
2	5,577 SF	LOFT
3	11,484 SF	Uniqlo
4	16,007 SF	Nike
5	25,424 SF	H&M
6	97,770 SF	Regal Cinemas
7	5,029 SF	Men's Warehouse
8	2,885 SF	Kusshi Ko
9	10,810 SF	Ulta
10	11,894 SF	Maryland Youth Ballet

Building C

1	5,503 SF	Panera Bread Company
2	2,435 SF	Roaming Rooster
3	7,264 SF	Top Pot Hot Pot & K BBQ
4	5,524 SF	Miss Toya's Creole House
5	5,994 SF	Matchbox
6	2,403 SF	Potbelly Sandwich Works
7	1,708 SF	Available
8	3,210 SF	Dog Haus Biergarten
9	1,487 SF	Bibibop Asian Grill
10	3,055 SF	Available
11	3,055 SF	Falafel, Inc.
12	2,853 SF	MyEyeDr.
13	8,647 SF	Chido's
14	7,141 SF	Masa Hibachi Steakhouse & Sushi
15	2,141 SF	PFA Silver Spring LC (Mgmt Office)
16	4,171 SF	Thai at Silver Spring
17	5,446 SF	Armed Forces Career Center
18	1834 SF	Silver Spring Smiles-Dr.Dufera
19	3,352 SF	Beauty Door Salon

Building D

1	2,375 SF	Available
2	5,007 SF	Chick-fil-A
3	1,501 SF	Cold Stone Creamery
4	3,100 SF	Available
5	1,726 SF	Verizon

Building H

1	2,375 SF	BurgerFi
2	24,882 SF	Gold's Gym

Building E

1	7,490 SF	Copper Canyon
2	4,505 SF	AT&T
3	1,852 SF	Sweetgreen
4	4,312 SF	Bank of America
5	5,374 SF	FedEx
6	5,524 SF	Available


matchbox


BURGER
NATURAL BURGERS • FRIES • DOGS • CUSTARD • CRAFT BEERS & MORE
ALL NATURAL
FRIES • DOGS • CUSTARD
8506


SILVER SPRING


WHOLE FOODS
MARKET
833
LOCAL
DO NOT ENTER


UNIQLO
WAYNE AVENUE GARAGE
TO PARKING
LOFT

RAPPAPORT
CULTIVATING PLACES®

Downtown Silver Spring
920 Ellsworth Dr, Silver Spring, MD 20910

Mike Howard | mhoward@rappaportco.com | 202.255.4202
Susan Bourgeois | sbourgeois@rappaportco.com | 571.382.1288