



THAYER &
SPRING

**OVER 10,000 SF OF
NEW RETAIL SPACE
COMING SOON TO
SILVER SPRING.**

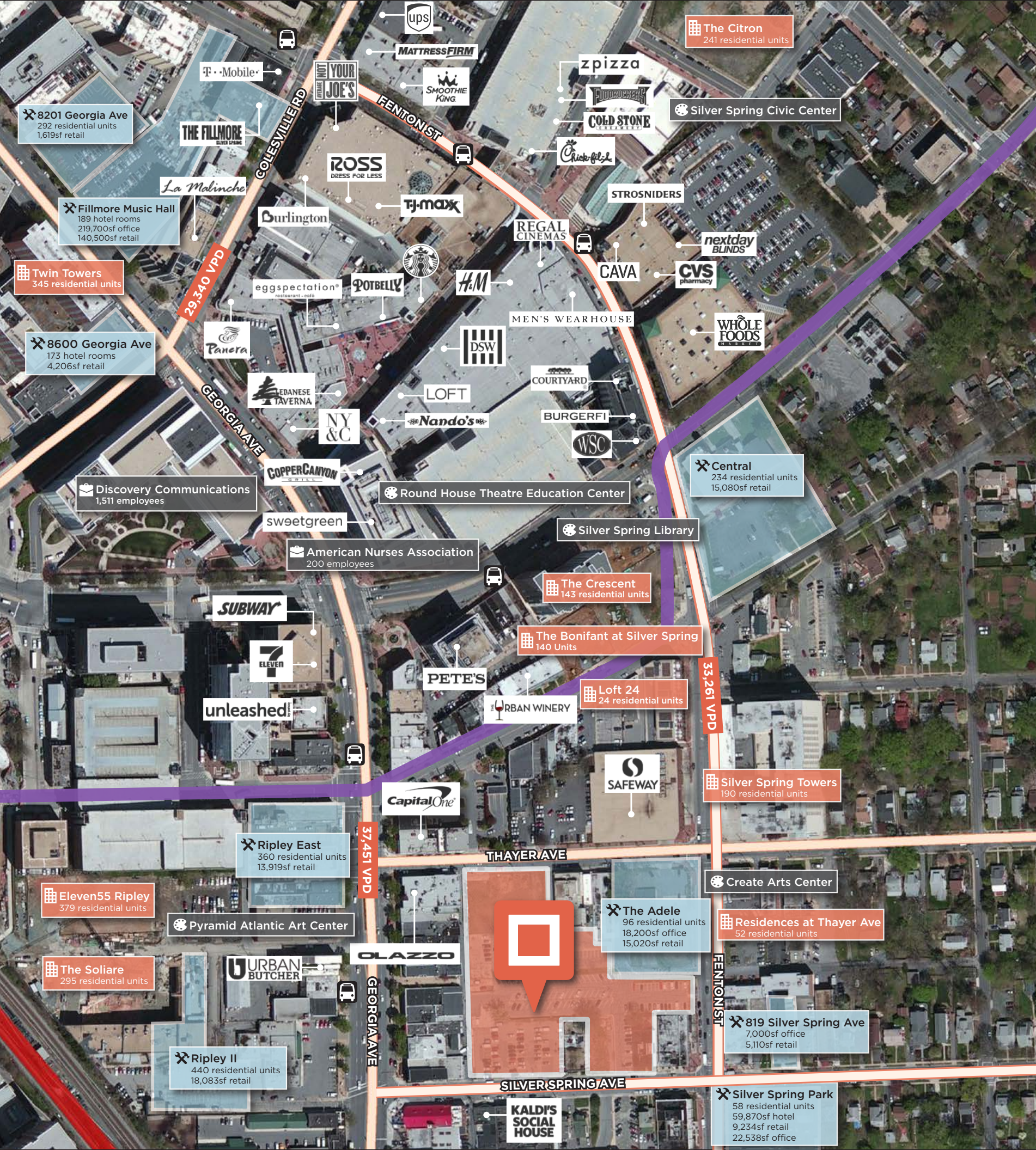
OPPORTUNITY OVERVIEW

- New Construction
- Approx. 2,400 SF patio space
- 41,901 VPD on Georgia Ave
- 399 Luxury Apartments in Phase I
- Potential for 280+ Apartments in Phase II
- 152 Public Parking Spaces
- Delivering Q4 2018



**VIEW FROM
GEORGIA AVE**





IN THE HEART OF THE MIX



DEMOGRAPHIC SNAPSHOT

WITHIN 1 MILE



WALK SCORE
97



RESIDENTIAL POPULATION
36,032



AVERAGE MEDIAN HOUSEHOLD INCOME
\$105,013



MEDIAN AGE
37.66



METRO RIDERSHIP
SILVER SPRING AWPB
12,850

**Purple line coming soon*



RESIDENTIAL POPULATION GROWTH

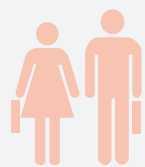
2000-2010 **7.91%**

2010-2017 **12.97%**

2017-2022 **5.74%**



MEDIAN HOME VALUE
\$573,441

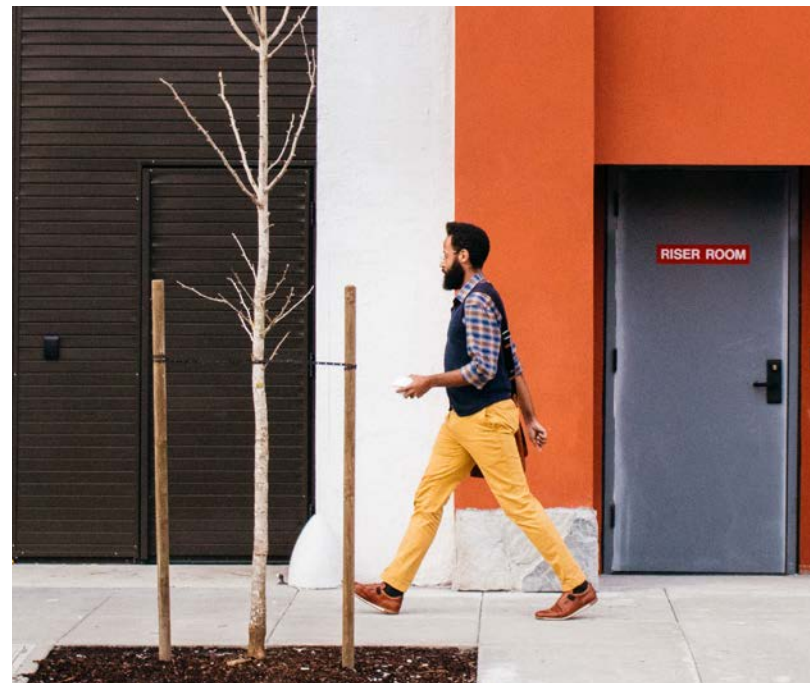


DAYTIME POPULATION
29,313

Diversity is the hallmark of Midtown Mix, a group of mostly middle income urban segments. It's the most ethnically diverse social group, and consists of a mix of singles and couples, homeowners and renters, college alumni and high school graduates. In Midtown Mix, the households are dominated by consumers who pursue active lives—frequently bars, health clubs, and restaurants at high rates—listen to progressive music, drive small imports, and acquire the latest consumer electronics.



MIDTOWN MIX
65.2%



The Urban Uptown segment is home to the nation's wealthiest urban consumers. Members of this social group tend to be midscale to upscale, college educated and ethnically diverse, with above-average concentrations of Asian and Hispanic Americans. Although this group is diverse in terms of housing styles and family sizes, residents share an upscale urban perspective that's reflected in their marketplace choices. Urban Uptown consumers tend to frequent the arts, shop at exclusive retailers, drive luxury imports, travel abroad, and spend heavily on computer and wireless technology.

URBAN UPTOWN
30.6%

The most affluent suburban social group, Elite Suburbs is a world of six-figure incomes, post-graduate degrees, single-family homes, and managerial and professional occupations. The segments here are predominantly white with significant concentrations of well-off Asian-Americans. Befitting their lofty salaries, S1 members are big consumers of large homes, expensive clothes, luxury cars, and foreign travel. Despite representing a small portion of the U.S. population, they hold a large share of the nation's personal net worth.



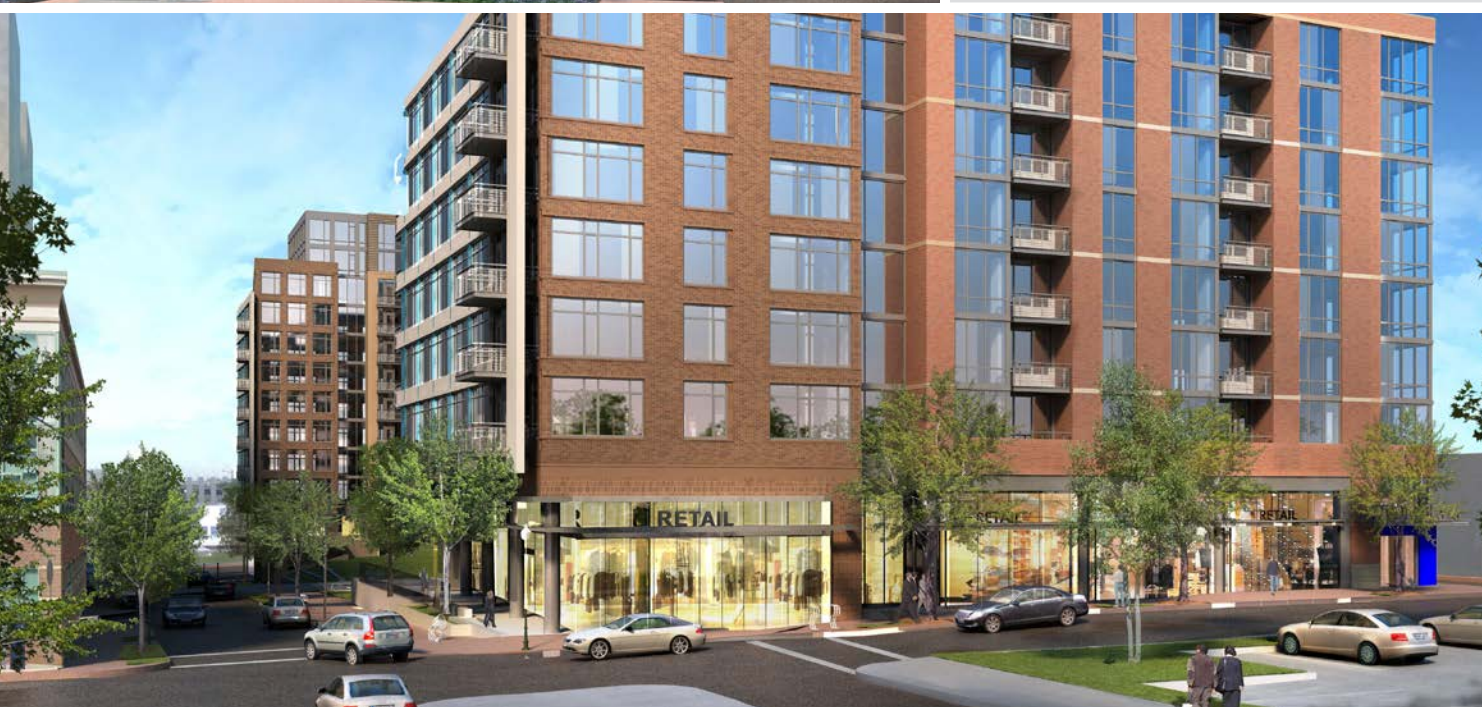
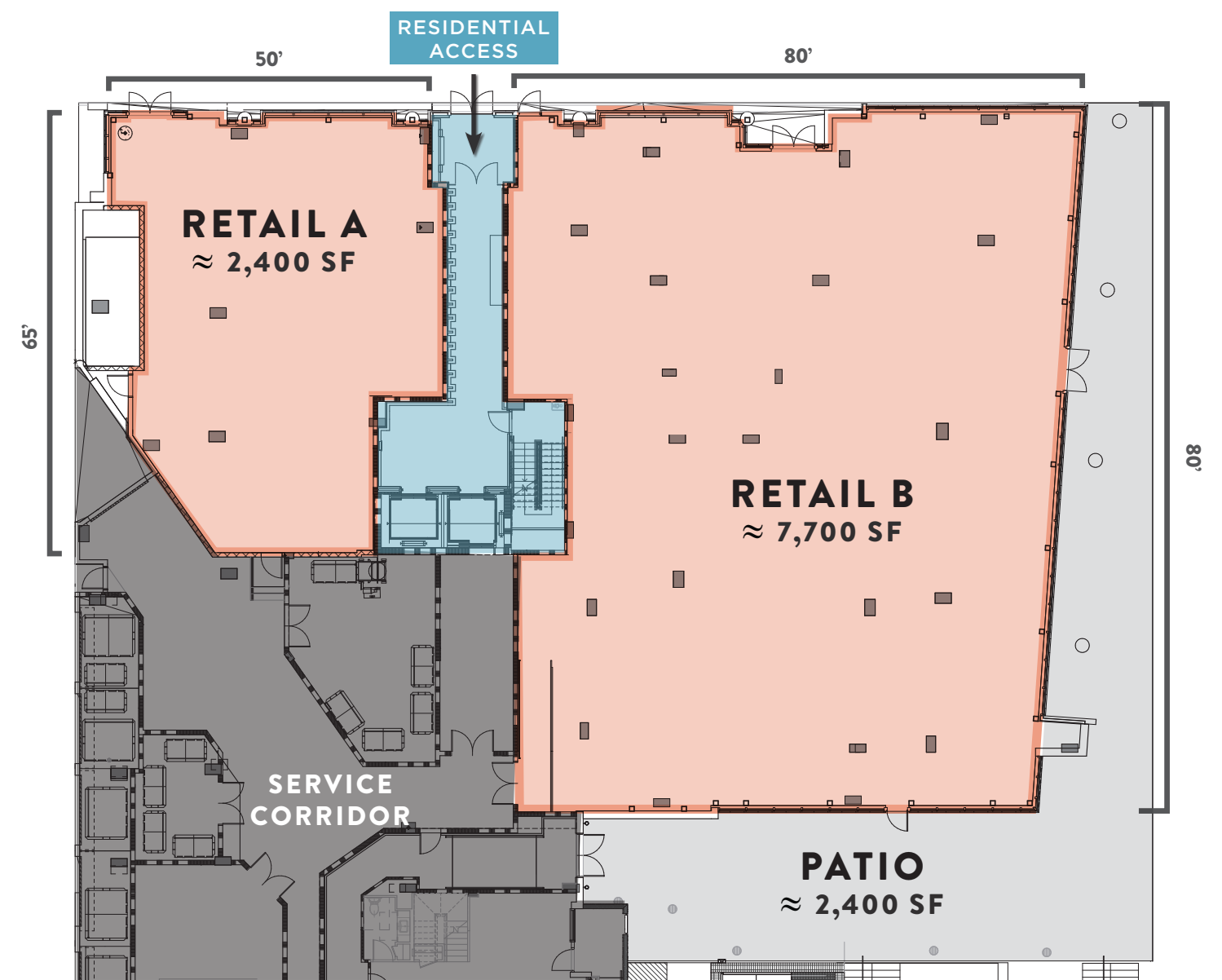
ELITE SUBURBS
3.3%

STUDIO PLAZA

919 SILVER SPRING AVE

SPECS | DETAILS

- Retail A \approx 2,400 SF
- Retail B \approx 7,700 SF (Divisible) | Patio Space \approx 2,400 SF
- Ceiling Heights: 22'
- Phase I: 399 Apartment Units
- Phase II: 280+ Apartment Units
- Fully Vented for Restaurant Use
- Retail parking is either on public streets or adjacent public underground garage





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