

CENTRAL

8455 FENTON ST — SILVER SPRING

JOIN

DUNKIN'

@ pure barre®

Orangetheory
FITNESS

& pizza™

CENTRAL NAIL BAR

AVAILABLE: 3,606 SF 2ND GENERATION RESTAURANT WITH PATIO

RETAIL LEASING BY

HR
RETAIL
A MEMBER OF CHAINLINKS RETAIL ADVISORS



CENTRAL
SILVER SPRING, MARYLAND
H&R Retail is proud to present Central



PROJECT HIGHLIGHTS

- **CENTRAL** is a **231,000 SF** mixed-use development site comprising **243** residential rental units above **15,080 SF** of retail space.
- Adjacent to the busiest bus depot in the DC area, with over **60,000 riders** per day
- **FOOT TRAFFIC:** more than **8.3 million** pedestrians a year at Central and an additional 1 million pedestrians for special events



WALK SCORE
99



TRANSIT SCORE
87



BIKE SCORE
82

TIMING

- **3,606 SF OF 2ND GENERATION RESTAURANT SPACE AVAILABLE IMMEDIATELY**

■ JOIN **DUNKIN'** **@pure barre** **Orangetheory** **& pizza**

THE MARKET 2024 ESTIMATES

\$
EXTREMELY
HIGH INCOME

1 MILE
\$148,278
average
household
income

3 MILE
\$159,531
average
household
income

5 MILE
\$166,170
average
household
income

DENSE
POPULATION

1 MILE
39,919
people

3 MILE
248,644
people

5 MILE
658,076
people

DAYTIME
POPULATION

1 MILE
46,098
employees

3 MILE
201,923
employees

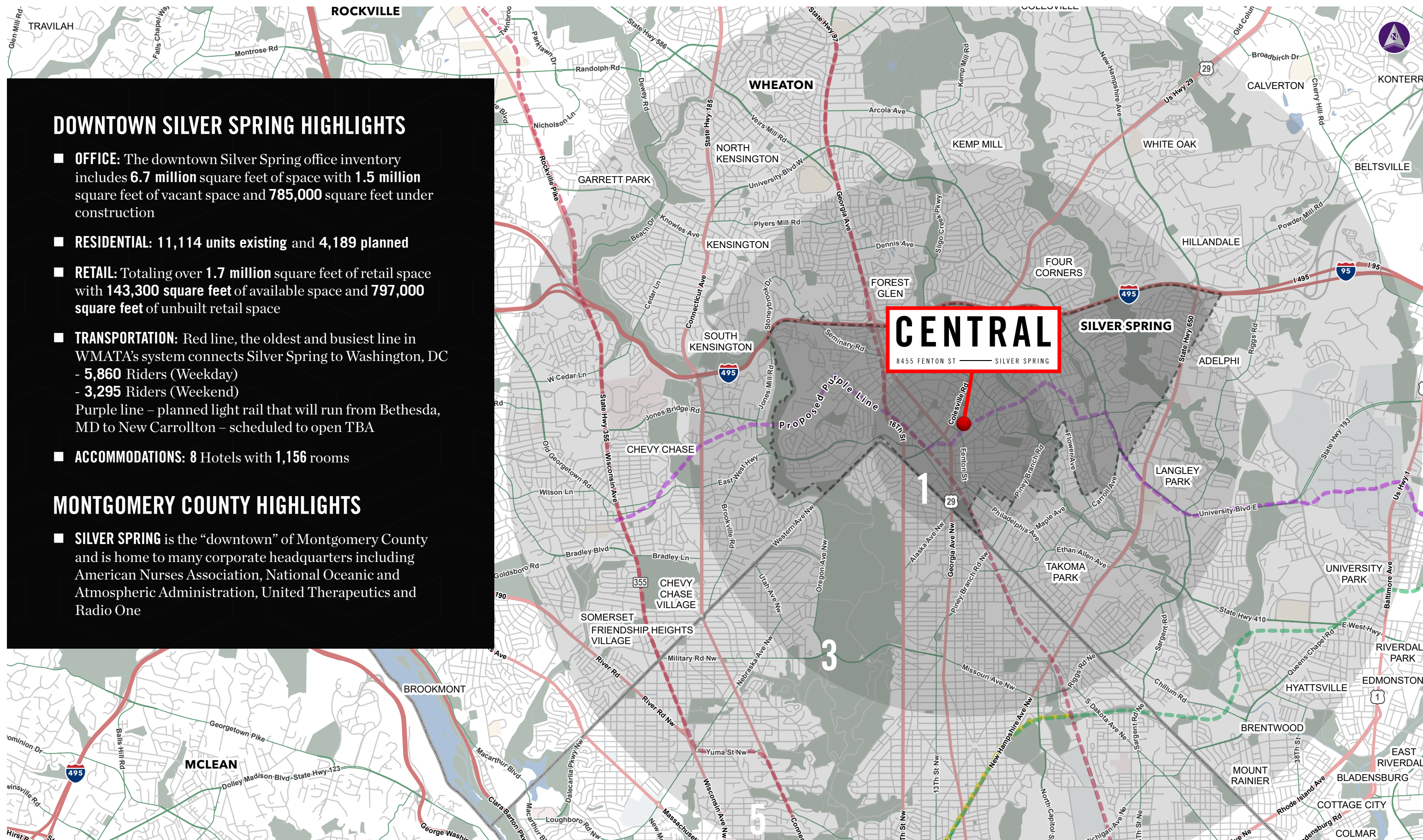
5 MILE
650,501
employees

DOWNTOWN SILVER SPRING HIGHLIGHTS

- **OFFICE:** The downtown Silver Spring office inventory includes **6.7 million** square feet of space with **1.5 million** square feet of vacant space and **785,000** square feet under construction
- **RESIDENTIAL:** 11,114 units existing and 4,189 planned
- **RETAIL:** Totaling over **1.7 million** square feet of retail space with **143,300 square feet** of available space and **797,000 square feet** of unbuilt retail space
- **TRANSPORTATION:** Red line, the oldest and busiest line in WMATA's system connects Silver Spring to Washington, DC
 - 5,860 Riders (Weekday)
 - 3,295 Riders (Weekend)
 Purple line – planned light rail that will run from Bethesda, MD to New Carrollton – scheduled to open TBA
- **ACCOMMODATIONS:** 8 Hotels with 1,156 rooms

MONTGOMERY COUNTY HIGHLIGHTS

- **SILVER SPRING** is the “downtown” of Montgomery County and is home to many corporate headquarters including American Nurses Association, National Oceanic and Atmospheric Administration, United Therapeutics and Radio One





RETAIL FLOOR PLAN



Space #	Street Level Retail			
	Gross Floor Area (SF)	Ceiling Height	Frontage (SF)	Vent
RETAIL 1-2	3,606	13'-5" 15'-5"	70'	Yes
RETAIL 3	&pizza			
RETAIL 4	Central Nail Bar			
RETAIL 5a	Dunkin'			
RETAIL 5b	1,044	14'-1" 20'-3"	34'-7 5/8"	No
RETAIL 6	Pure Barre			
RETAIL 7	Orange Theory Fitness			
TOTAL	15,080			

Site Plan Key

AVAILABLE

AT LEASE

LEASED







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