

PROPERTY HIGHLIGHTS

- Located off the intersection of Georgia Avenue (MD Route 97) and Olney Sandy Spring Road (MD Route 108) with access from both roads
- Unparalleled visibility from Olney Sandy Spring Road (MD Route 108)
- Anchored by one of the top performing stores in the Washington DC Metropolitan market
- Shadow anchored by and
- Easy access to the Intercounty Connector (ICC)/ MD 200 (~2 miles)
- Multiple access points throughout the property, including a full movement traffic light
- Olney is an affluent trade area with household incomes of \$177k within a 3 mile radius

DEMOGRAPHICS

	POPULATION	HH INCOME	EMPLOYEES
1 MILE	13,297	\$156,697	13,440
3 MILES	44,695	\$177,519	40,916
5 MILES	116,198	\$155,504	101,854



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