

CENTRAL

8455 FENTON ST — SILVER SPRING

OPEN
EL SAPO
Cuban Social Club
@ pure barre®
Orangetheory
FITNESS
& pizza™
Central Nail Bar



OWNED BY


GROSVENOR

RETAIL LEASING BY

HR
RETAIL
A MEMBER OF CHAINLINK'S RETAIL ADVISORS



CENTRAL
SILVER SPRING, MARYLAND

H&R Retail is proud to present Central
on behalf of Grosvenor Americas.



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
98



TRANSIT SCORE
86



BIKE SCORE
84

TIMING

- **1,044 SF OF RETAIL SPACE AVAILABLE IMMEDIATELY**
- JOIN    & 

THE MARKET 2023 ESTIMATES

\$
EXTREMELY
HIGH INCOME

1 MILE
\$134,279
average
household
income

3 MILE
\$150,119
average
household
income

5 MILE
\$158,233
average
household
income


DENSE
POPULATION

1 MILE
41,065
people

3 MILE
245,318
people

5 MILE
631,291
people


DAYTIME
POPULATION

1 MILE
43,838
employees

3 MILE
194,263
employees

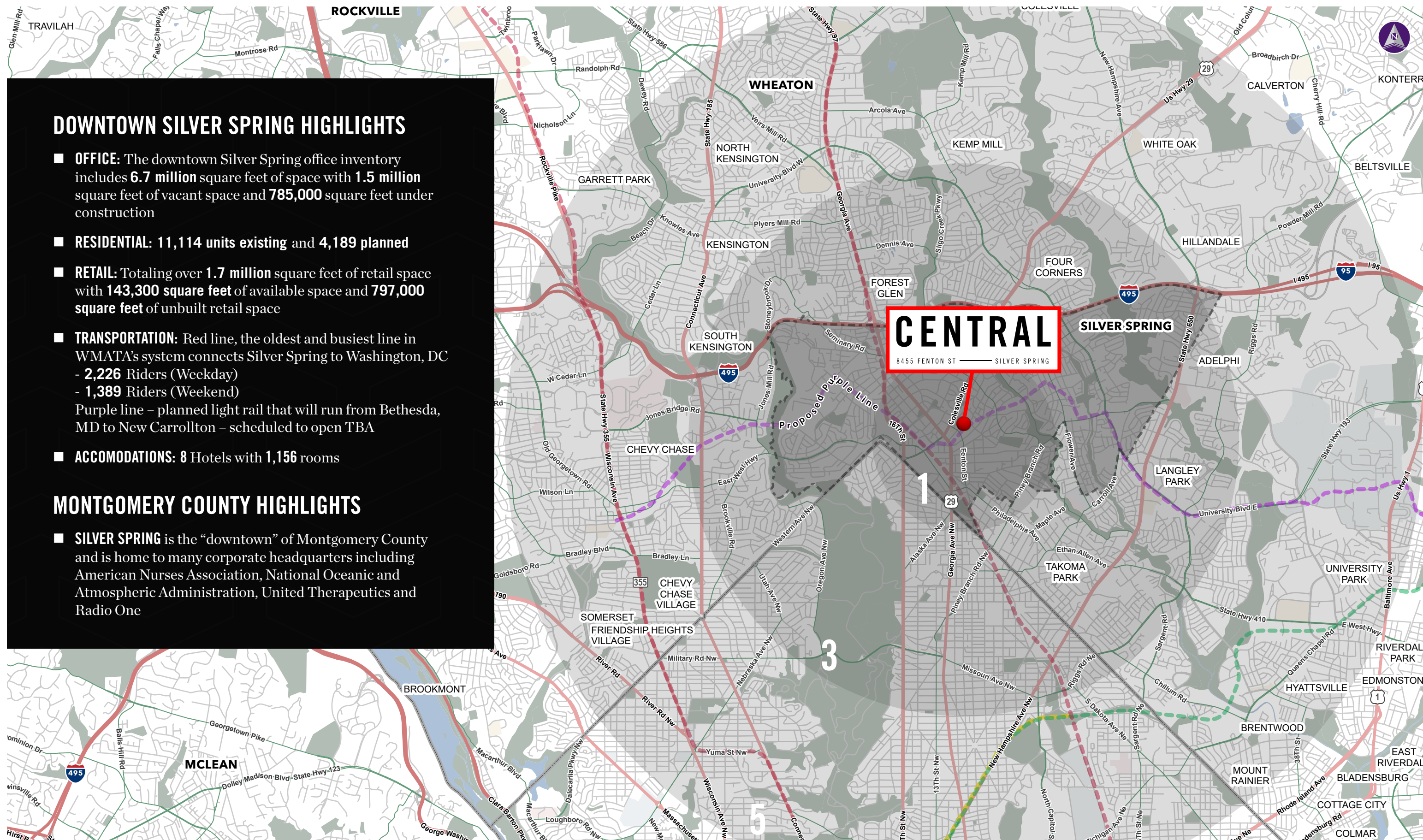
5 MILE
630,587
employees

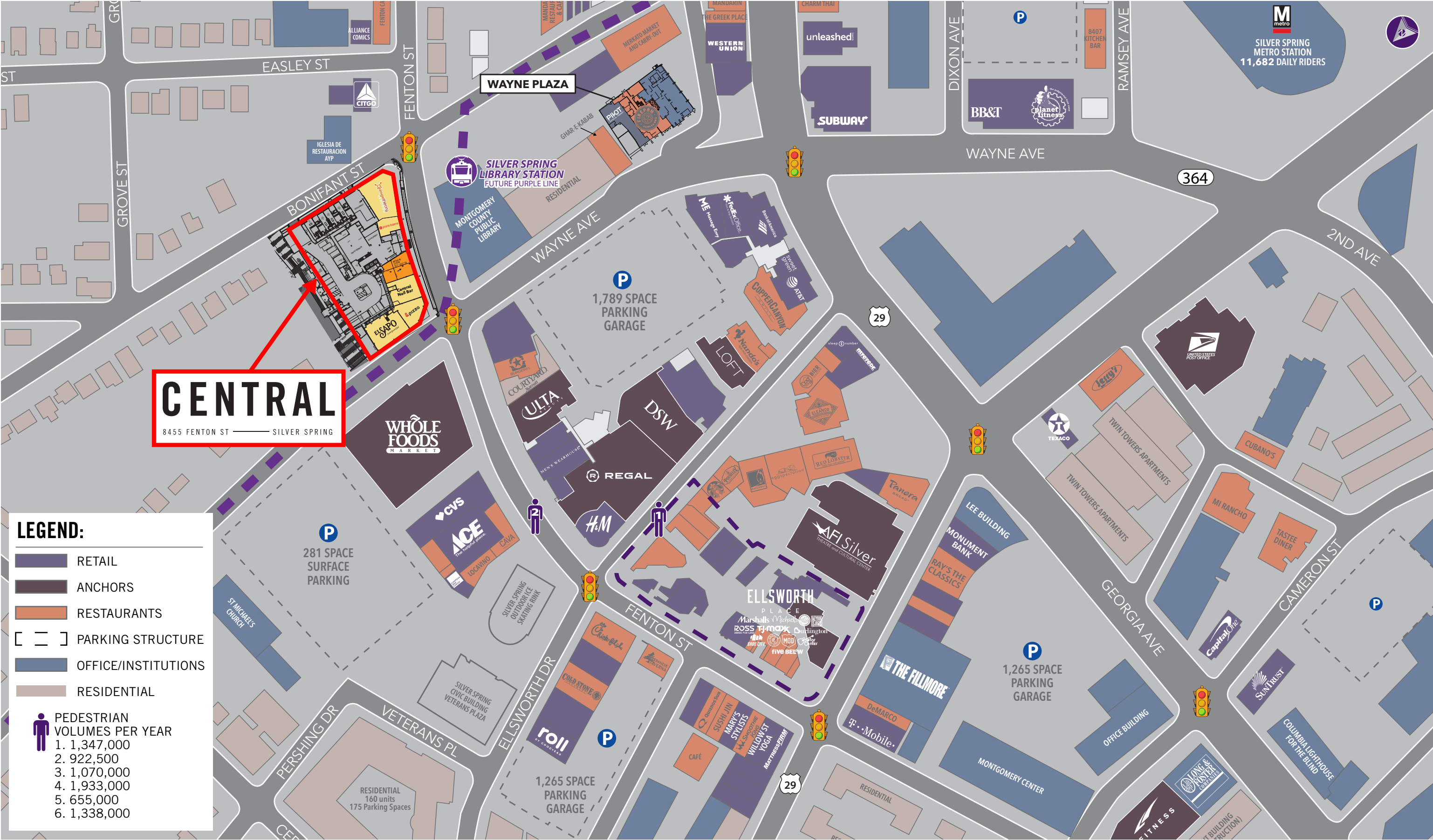
DOWNTOWN SILVER SPRING HIGHLIGHTS

- **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
 - **2,226** Riders (Weekday)
 - **1,389** Riders (Weekend)
 Purple line – planned light rail that will run from Bethesda, MD to New Carrollton – scheduled to open TBA
- **ACCOMODATIONS:** 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



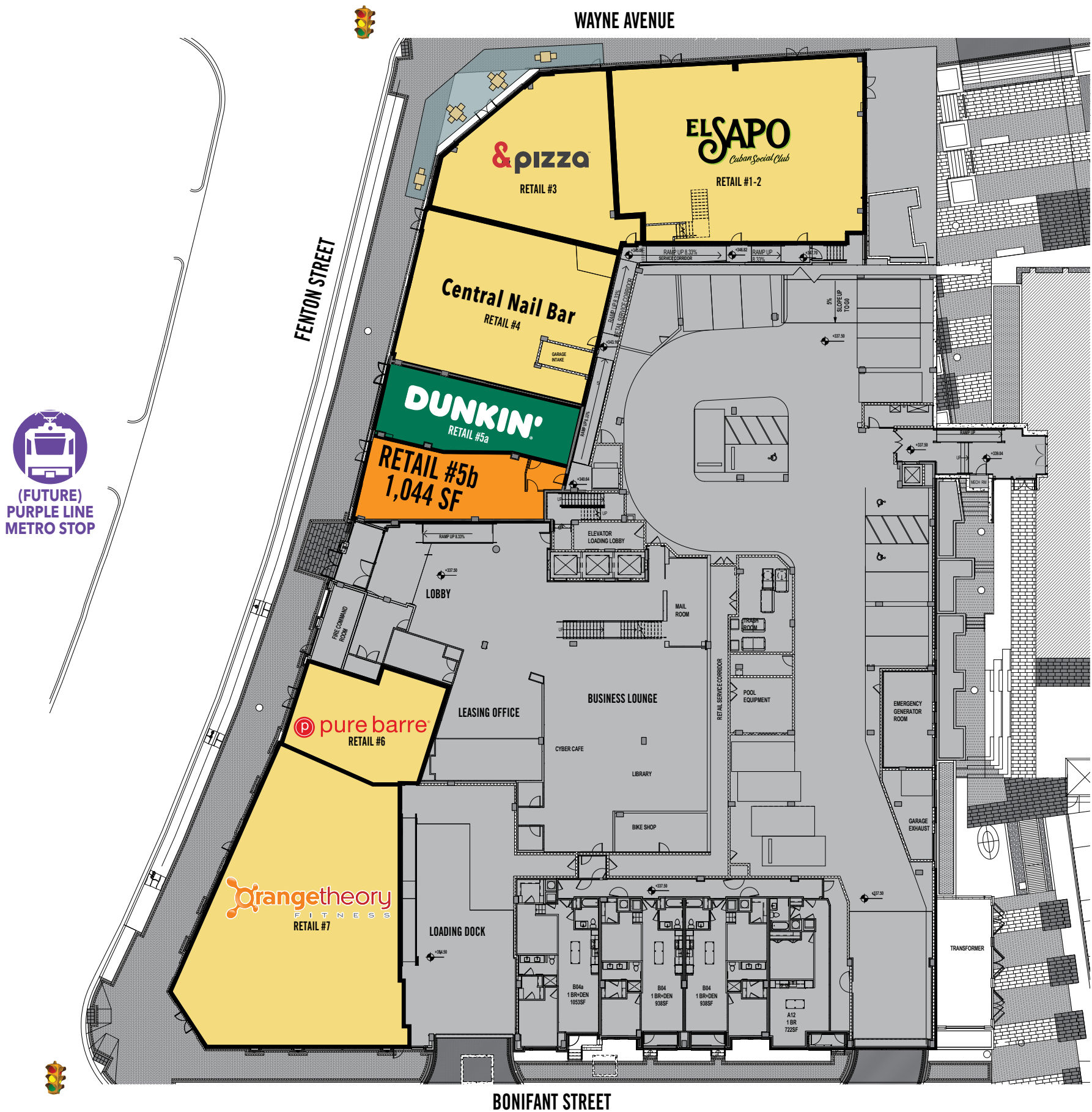
Space #	Street Level Retail			
	Gross Floor Area (SF)	Ceiling Height	Frontage (SF)	Vent
RETAIL 1	El Sapo Cuban Social Club			
RETAIL 2				
RETAIL 3	&pizza			
RETAIL 4	Central Nail Bar			
RETAIL 5a	Dunkin'			
RETAIL 5b	1,044	14'-1" 20'-3"	34'-7 5/8"	No
RETAIL 6	Pure Barre			
RETAIL 7	Orange Theory Fitness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

Site Plan Key

AVAILABLE

LEASED

COMING SOON







CENTRAL

8455 FENTON ST — SILVER SPRING



RETAIL LEASING BY

H&R
RETAIL
A MEMBER OF CHAINLINKS RETAIL ADVISORS

Bradley Buslik
240.482.3609
bbuslik@hrretail.com

Sean Harcourt
240.482.3606
sean@hrretail.com

OWNED BY


GROSVENOR

3 Bethesda Metro Center | Suite 620 | Bethesda, MD 20814
Telephone 301.656.3030 | www.hrretail.com

Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility. H&R Retail, Inc.