

FOR LEASE

NEWLY CONSTRUCTED
RETAIL PAD SITE

THE BLAIRS

1300 EAST-WEST HWY
SILVER SPRING, MD 20910



1,782 SF Space + 619 SF Patio

Located within The Blair District, a metro-adjacent, eco-friendly lifestyle community in bustling downtown Silver Spring

1,400 Apartments | 90,000 SF Retail | 70,000 SF Office



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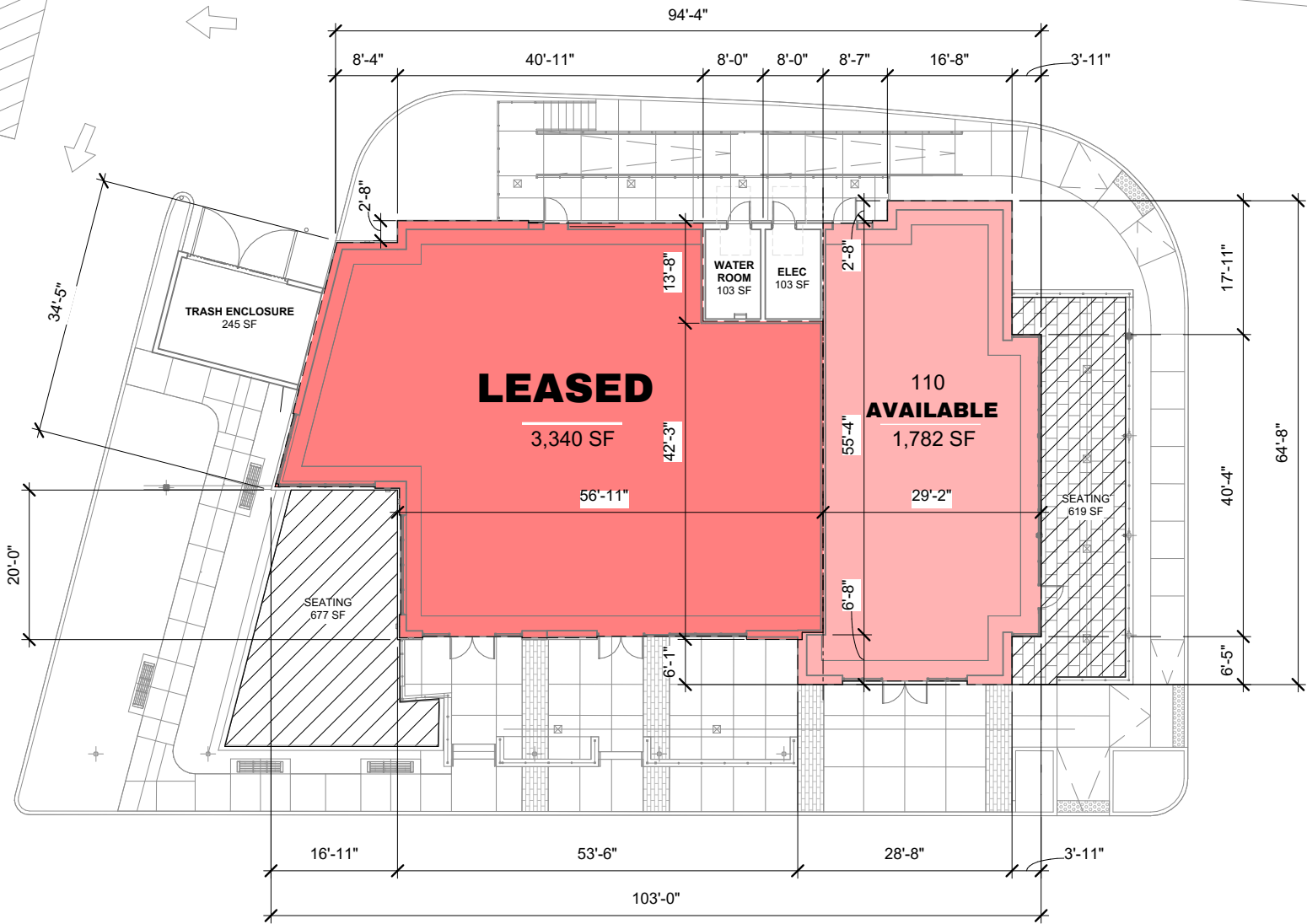


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SITE PLAN



GENTLER PLAN



Available

- **400 Onsite Surface Parking Spaces**

- **1,200 Garage Spaces**

(across the street, free nights & weekends)

THE BLAIRS

within a 2-mile radius

\$153,758

average household income

38.9

median age

54,519

daytime workforce

mile radius

1 mi.

3 mi.

5 mi.

Median Age

37.4

38.5

37.3

Avg. HHI

\$132,796

\$159,683

\$166,727

Total Population

39,815

230,737

661,033

Daytime
Workforce

29,965

91,453

355,915

drive time

5 min.

10 min.

15 min.

Median Age

38.1

39.7

38.4

Avg. HHI

\$142,013

\$167,195

\$163,950

Total Population

50,225

207,299

591,719

Daytime
Workforce

33,650

107,057

309,749

THE BLAIRS



Highly Accessible Location

- Major thoroughfares connecting DC and Montgomery County
 - **16th St**
41,710 VPD
 - **Colesville Rd**
15,001 VPD
 - **East-West Hwy**
22,240 VPD
 - **Georgia Ave**
40,352 VPD



Metro

- **Silver Spring** - 13th highest circulated station out of 148
- **589,268** monthly riders
- **Purple Line** under construction - direct connections to Bethesda, College Park, New Carrollton



- Direct line to Union Station



- **130 Buses**
- **Average 4,500 adult riders daily**

