



AVAILABLE
Ground Lease
Directly Adjacent to Metro

M
metro **GLENMONT
METRO STATION**

12415 Georgia Avenue

Silver Spring, MD 20906

Property Summary

- 0.87± acres (37,886± SF) of land
- Zoned CR 2.0
- Prime Silver Spring location
- Excellent frontage and access along Georgia Avenue (Route 97)
- Adjacent to Glenmont Metro Station
- Finished site, ready to go



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AVAILABLE
**Ground Lease
 by Metro Station**



Demographics & Traffic

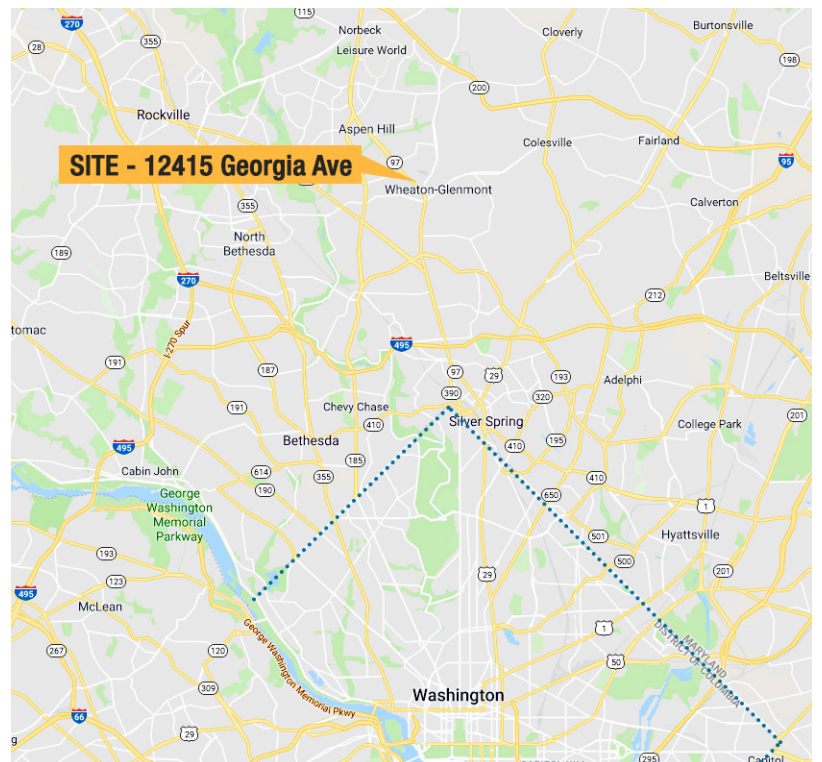
	1 mile	3 miles	5 miles
Population	22,455	163,774	379,696
Households	6,679	56,220	143,476
Avg Household Income	\$93,399	\$113,400	\$124,920

Envionics Analytics 2018

Average daily traffic on Georgia Avenue:
47,225 vehicles

Average daily traffic on Layhill Road:
18,900 vehicles

MD SHA 2017



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