

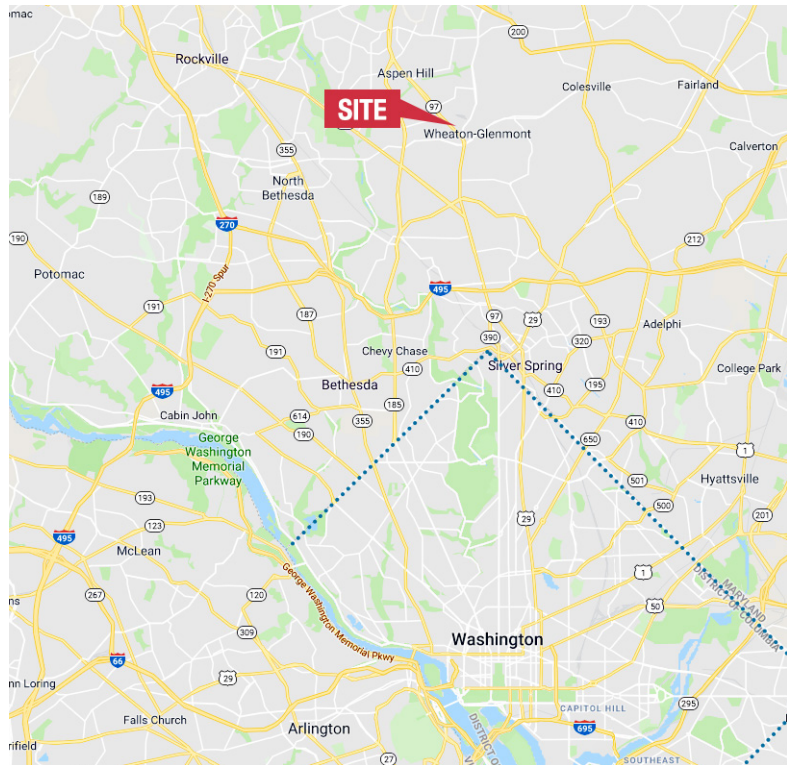


Georgia Avenue

Silver Spring, MD 20906

Property Summary

- 2.26± acres (98,445± SF) of land
- Immediate access to Glenmont Metro Station
- Mixed-use and residential zoning (R-60 & CRN-1.5 / R-1.5 / C-0.25 / H-65)
- Purchaser will need to subdivide the site and obtain entitlements
- Currently an open field surrounded by residential development
- Red Line tunnels run under Georgia Ave



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FOR SALE

Developable Land



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

EnviroNics 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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