

NEW SPECIALTY GROCERY ANCHORED DEVELOPMENT



THE HOME DEPOT

Hilton Garden Inn

FedEx
QDOS
IHOP
verizon
FIVE GUYS
7 ELEVEN
Fridays
Chick-fil-A

TECH CENTER 29
55,422 SF office
100% leased

WHITE OAK
TOWN CENTER
PROPOSED
PHASE II

WHITE OAK
TOWN CENTER
PHASE I

**SPECIALTY
GROCERY**

ACCESS ROAD IN
PHASE I

COLUMBIA PIKE - 65,200 VPD

TECH ROAD

29

INDUSTRIAL PARKWAY

WHITE OAK TOWN CENTER

12345 Columbia Pike, Silver Spring, MD 20904

Matt Skalet
mskalet@klnb.com
202.420.7775

Kim Stein
kstein@klnb.com
202-652-2338

klnb

NEW GROCERY ANCHORED DEVELOPMENT



186,900 VPD

CALVERTON BLVD

CHERRY HILL RD

CHERRY HILL RD - 33,400 VPD



WHITE OAK TOWN CENTER SPECIALTY GROCERY PHASE I

WHITE OAK TOWN CENTER PROPOSED PHASE II



55,422 SF office
100% leased

ORCHARD SHOPPING CENTER

KOHL'S

TARGET

ShopRite

PET SMART



- ③ White Oak Medical Center
- ③ Under construction \$404M new hospital campus
- ③ 170 Beds
- ③ Opening Summer 2019

VIVA WHITE OAK

- ③ \$3 billion 300-acre development project
- ③ 7 million SF of commercial development and 5,000 residential units
- ③ World-class life sciences center


INDUSTRIAL PARKWAY

TECH ROAD

COLUMBIA PIKE - 65,200 VPD



AREA OVERVIEW + DEMOGRAPHICS

- Mixed-use grocery anchored development in Montgomery County, Maryland with **at grade parking**
- Phase I Consisting of:
 - Approximately **73,800 square feet of retail**
 - **225 residential units**
- Prime corner location with access via two traffic signals on Columbia Pike  **65,200 ADT**
- Excellent demographics with strong **residential and office populations**

DEMOGRAPHICS



Population



Average HH Income



Daytime Population

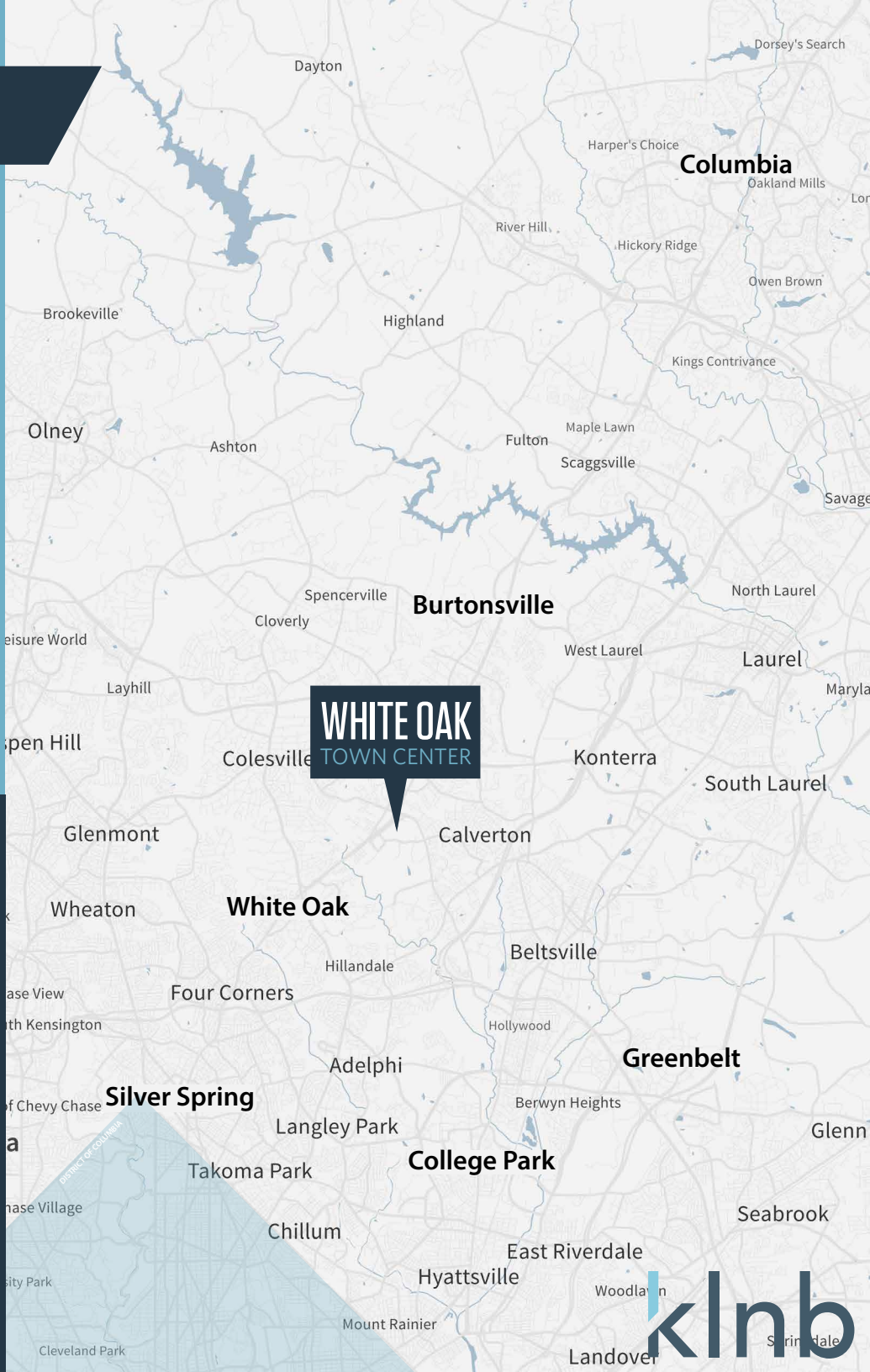


of Households

1 mile	14,258	\$77,794	8,519	5,842
2 miles	57,017	\$92,180	20,155	20,454
3 miles	110,291	\$102,036	30,116	38,732

DRIVE TIME DEMOGRAPHICS

5 minute	18,766	\$82,135	7,675	7,236
10 minute	101,033	\$101,012	32,906	36,046
15 minute	346,655	\$114,003	129,500	121,590



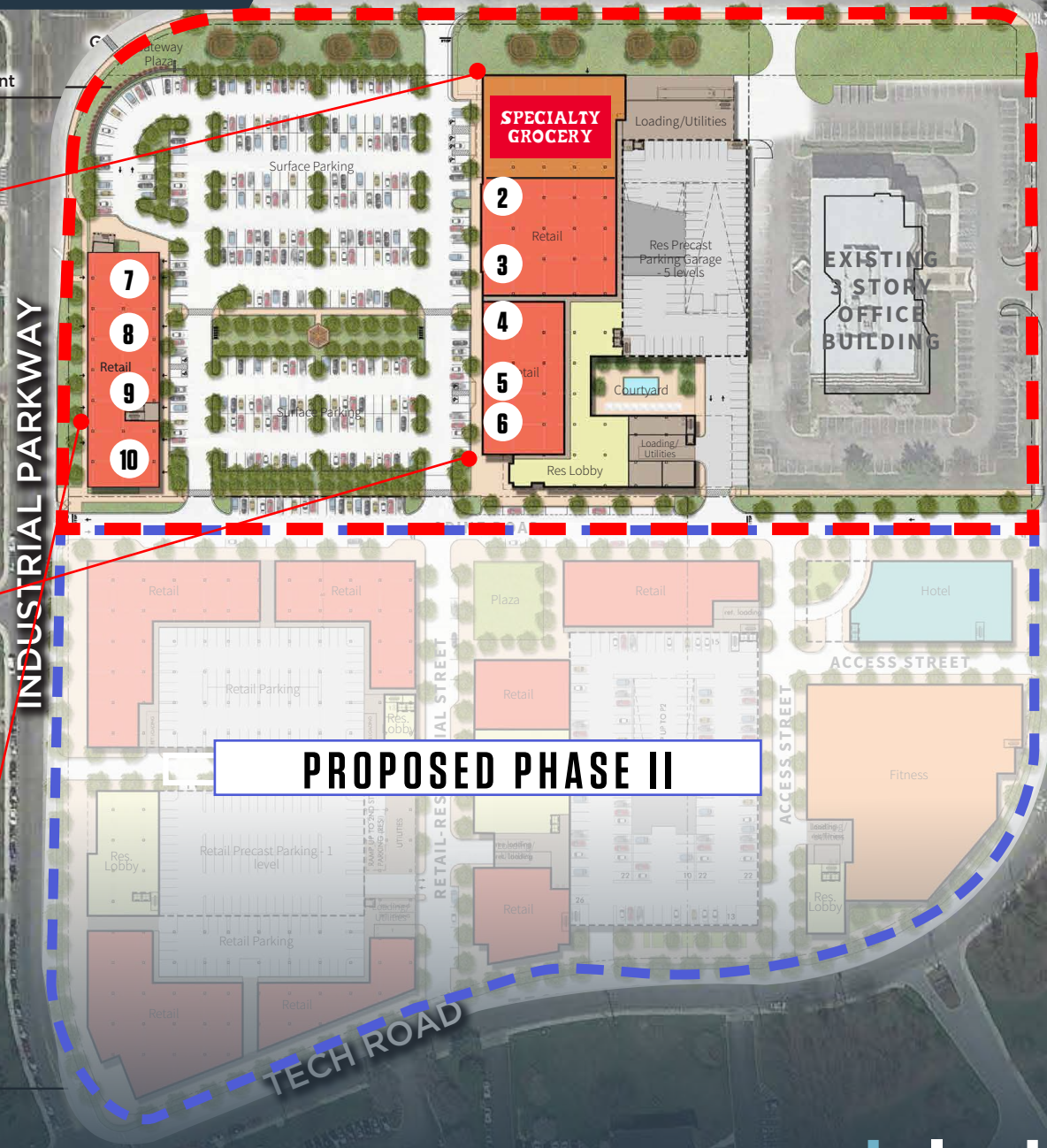
DEVELOPMENT SITE PLAN

OLD COLUMBIA PIKE

INDUSTRIAL PARKWAY

TECH ROAD

PROPOSED PHASE II



PHASE I





SPECIALTY GROCERY

SPECIALTY GROCERY

Apartment Living

2

3



3

4

5

6

WLO residences



Concentra Urgent Care

EQUALIZE

MINI'S

SHAKE HOUSE

SHAKE HOUSE

SHAKE HOUSE

7

8

9

10



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