

# STATION SQUARE

## RETAIL LEASING:

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# STATION SQUARE

With a mission to engage the community, provide spaces for creativity, and reflect the urban landscape of Silver Spring, Station Square is redesigning its buildings and reprogramming its retail. The 10, 12 and 14-story buildings are located in the heart of downtown Silver Spring, one block from the Silver Spring Metrorail station, Maryland Commuter Rail (MARC) station, Metrobus and the local ride-on bus transfer station. Directly across the street is the 600,000 square foot Inventa Towers, the new home to Children's National Health Systems & others.

Bridge Investments is leading the project in a design-focused direction that pairs beautifully with its retail program. The signage opportunity on Georgia Ave, colorful and modern facades, and neighboring national brands in the heart of the Silver Spring retail corridor will make this a desirable location for restaurants and retailers alike.





# STATION SQUARE

- 4,790 Multi-family residential units planned in Downtown Silver Spring
- 2,116 apartment units recently completed
- 1.1 million SF office space planned and under construction
- 483 hotel keys planned and under construction

## DEMOGRAPHICS



**POPULATION**  
1 mi — 36,254  
3 mi — 236,007



**EMPLOYEES**  
1 mi — 26,763  
3 mi — 75,243



**MEDIAN HHI**  
1 mi — \$81,210  
3 mi — \$83,429



**RIDERSHIP**  
(Silver Spring)  
11,682 AWPB



**WALK SCORE**  
(98) Walker's Paradise  
Daily errands do not  
require a car.





# RETAIL OVERVIEW

## DOWNTOWN SILVER SPRING

### DOWNTOWN SILVER SPRING



THE FILLMORE



### BLAIR PARK SHOPPING CENTER



DC

737 SPACES

1,357 SPACES

29

1,357 SPACES

1,690 SPACES

STATION SQUARE

1,696 SPACES

1,170 SPACES



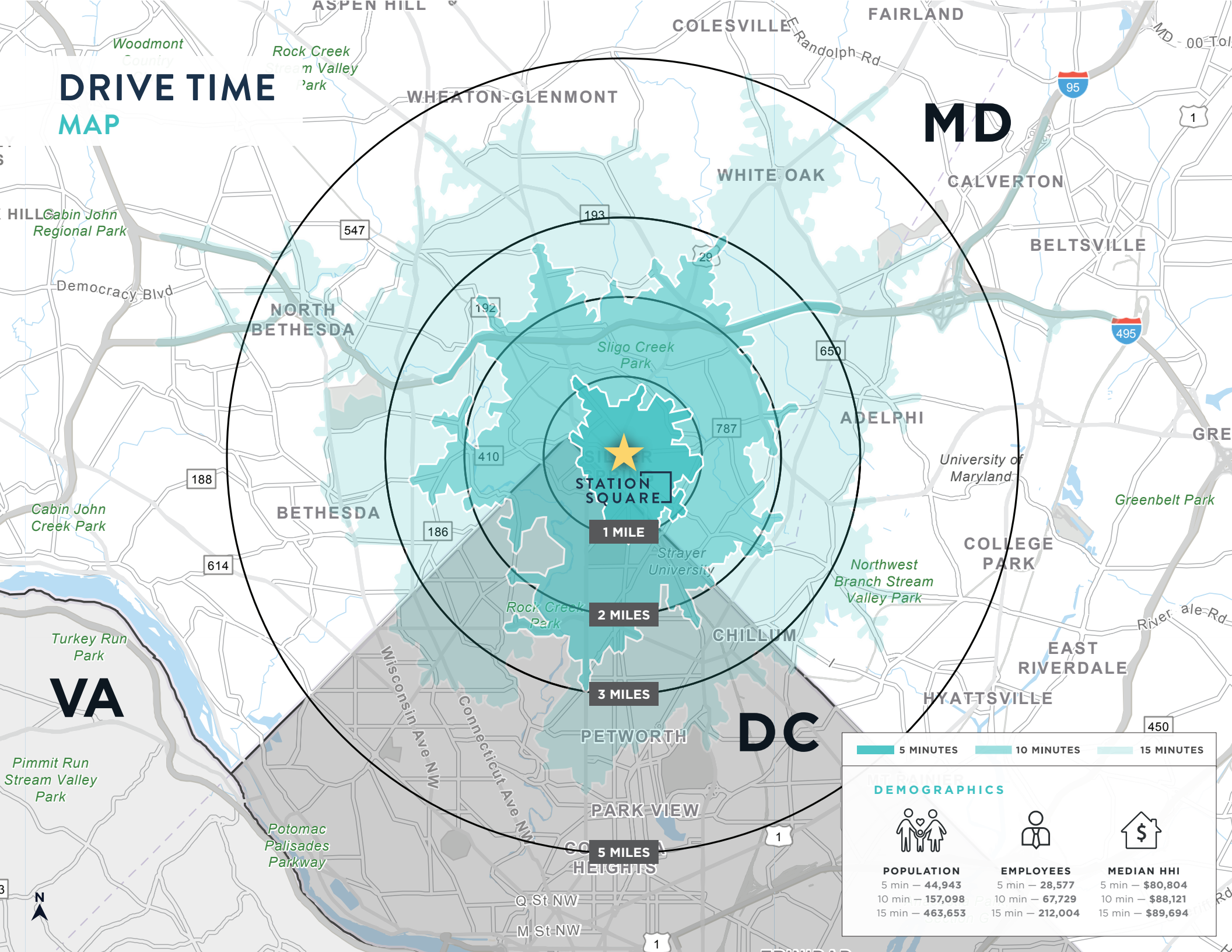
737 SPACES



KEY: RETAIL PARKING



# DRIVE TIME MAP



STATION SQUARE

1 MILE

2 MILES

3 MILES

5 MILES

5 MINUTES 10 MINUTES 15 MINUTES

## DEMOGRAPHICS



### POPULATION

5 min - 44,943

10 min - 157,098

15 min - 463,653



### EMPLOYEES

5 min - 28,577

10 min - 67,729

15 min - 212,004



### MEDIAN HHI

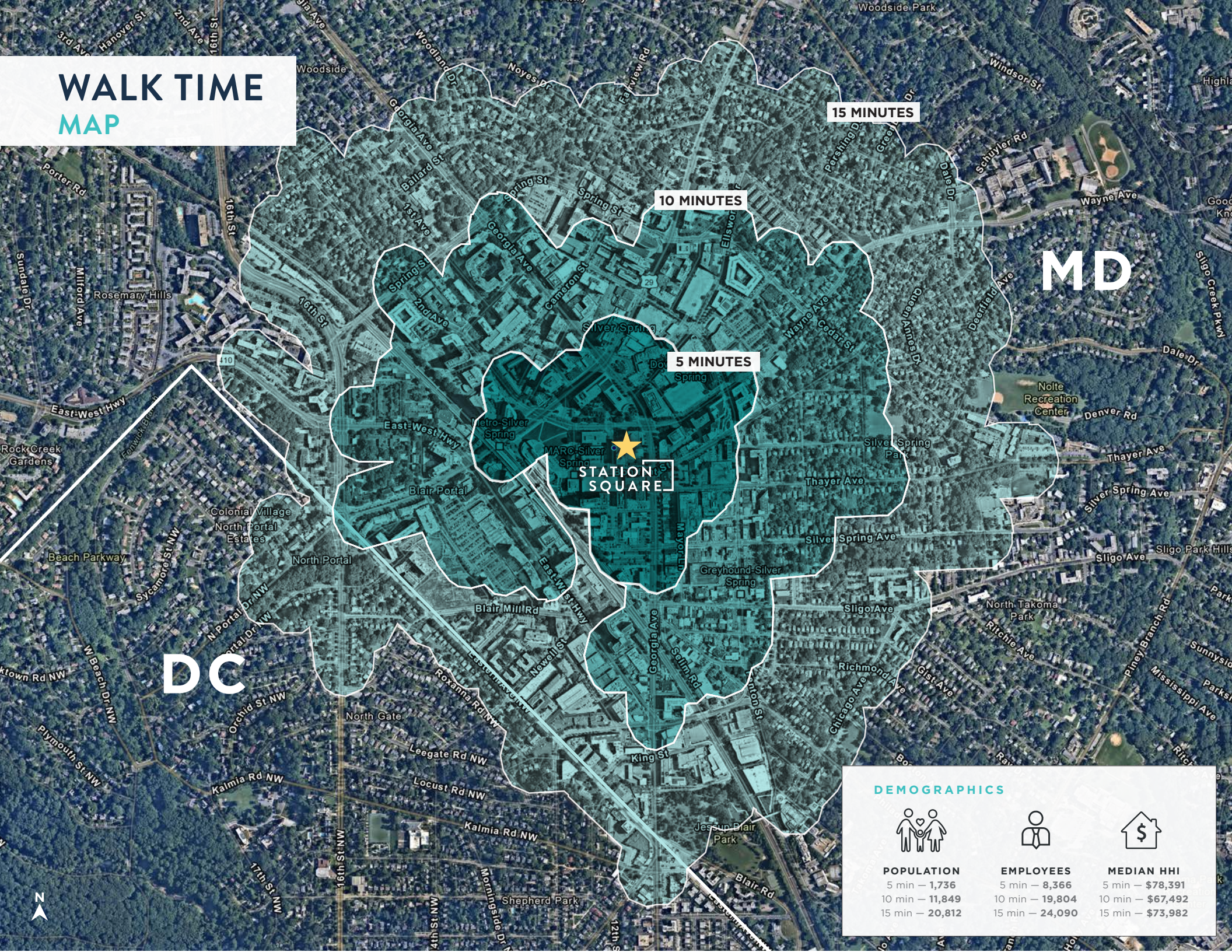
5 min - \$80,804

10 min - \$88,121

15 min - \$89,694



# WALK TIME MAP



STATION  
SQUARE

15 MINUTES

10 MINUTES

5 MINUTES

MD

DC

## DEMOGRAPHICS



**POPULATION**  
5 min — 1,736  
10 min — 11,849  
15 min — 20,812



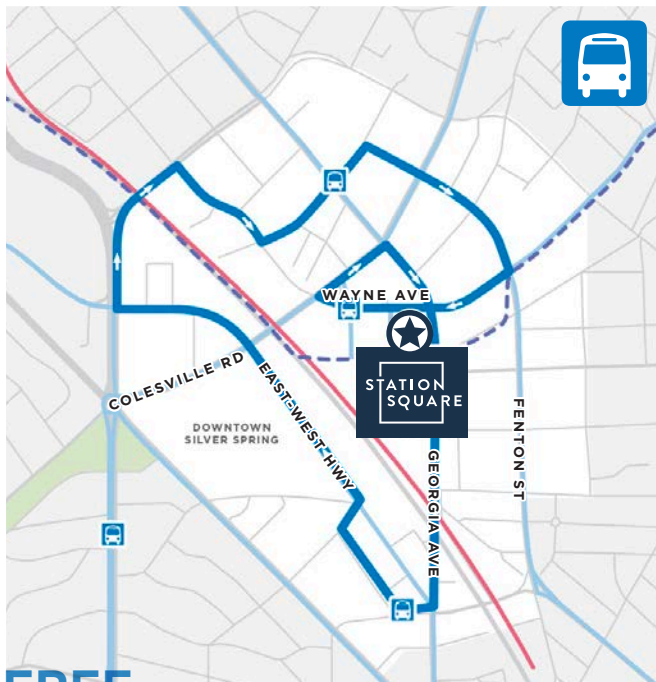
**EMPLOYEES**  
5 min — 8,366  
10 min — 19,804  
15 min — 24,090



**MEDIAN HHI**  
5 min — \$78,391  
10 min — \$67,492  
15 min — \$73,982



# PUBLIC TRANSPORTATION



## FREE CIRCULATOR BUS

Monday-Saturday  
Every 15-20 minutes

DC

**M** Silver Spring  
Metro Station

11,682 DAILY RIDERS

**MARC**

STATION  
SQUARE

**M** Purple Line  
Metro Station

PROJECTED OPENING 2022  
THAT 69,000 DAILY RIDERS  
ON ALL STOPS

## METROPOLITAN BRANCH TRAIL

- Trail end points:  
Silver Spring, MD  
Union Station (NOMA, DC)

30,672 ADT

31,520 ADT

29

34,810 ADT

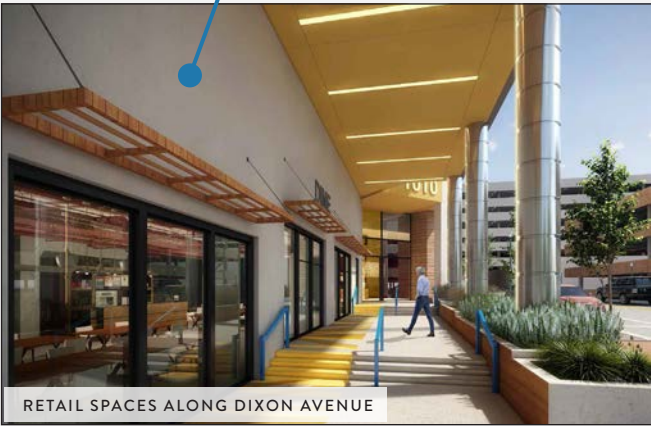
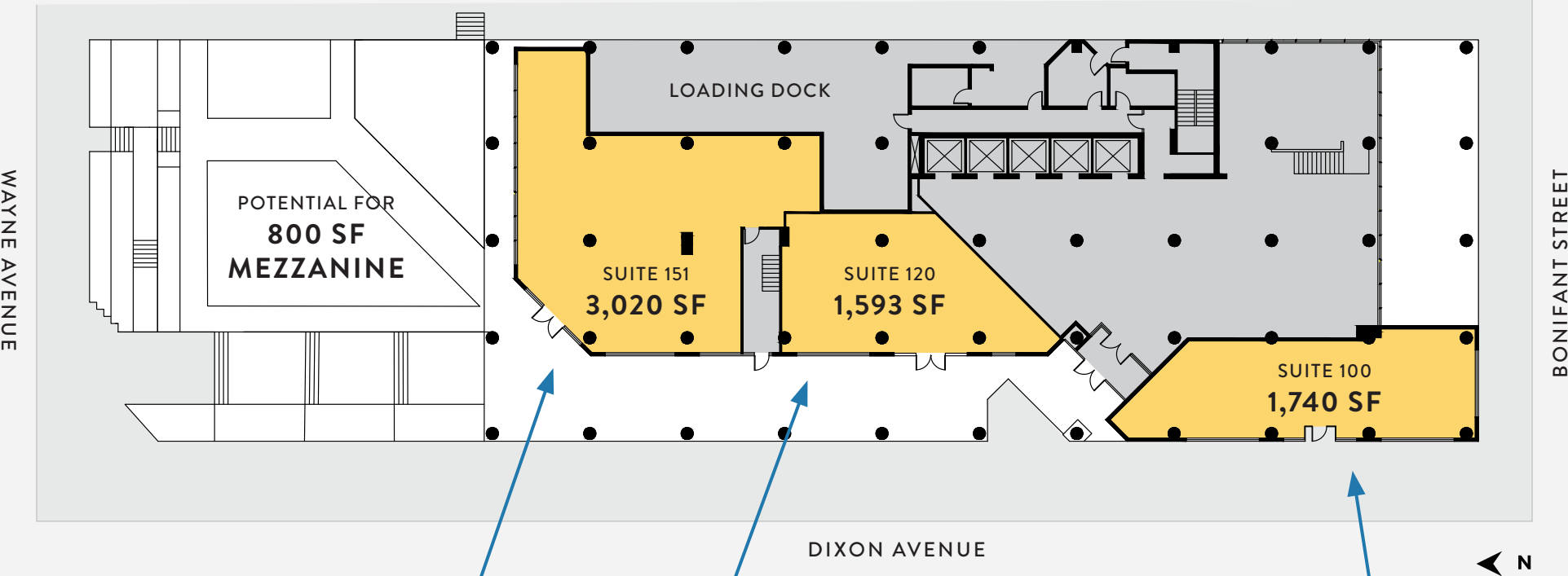
10,924 ADT





# SPACE PLAN

## 1010 WAYNE AVENUE





# THANK YOU

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S. | **CBRE**

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