

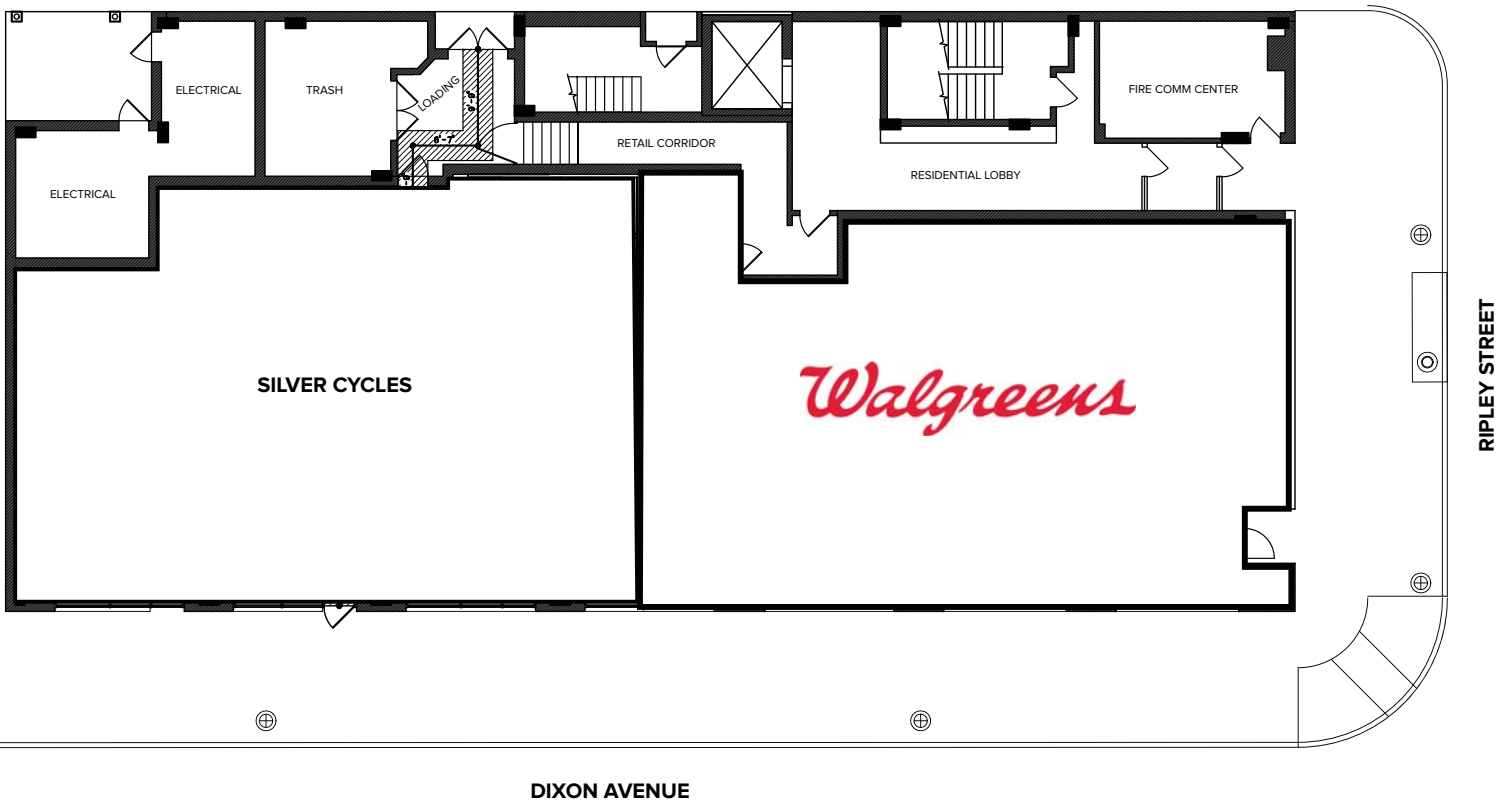


PROPERTY FEATURES:

- RETAIL IS 100% LEASED
- Mixed-use building with luxury apartment units
- 500 feet from the Silver Spring Metro (red line)
- Located off of Georgia Avenue with 59,000 VPD
- Less than 1/2 mile to Downtown Silver Spring
- Approximately 7.5 million SF of office within one mile



SITE PLAN



	Population	Avg HH Income	Daytime Population
1 Mile	37,002	\$103,867	27,094
3 Miles	239,926	\$111,259	74,100
5 Miles	640,616	\$117,183	361,367