

ASPEN MANOR SHOPPING CENTER

Silver Spring, MD 20906



PROJECT FACTS

- GLA: 45,000 SF
- ▶ Neighborhood center located on heavily traveled Georgia Avenue
 - ▶ Lotte Plaza Market is a well-recognized Korean grocer
 - ▶ Center is located in affluent Montgomery County which ranked as the 20th wealthiest county in the U.S.(Census Bureau 2021) with a median HH income of \$117,345
 - ▶ 57% of county residents have a Bachelor's degree or better

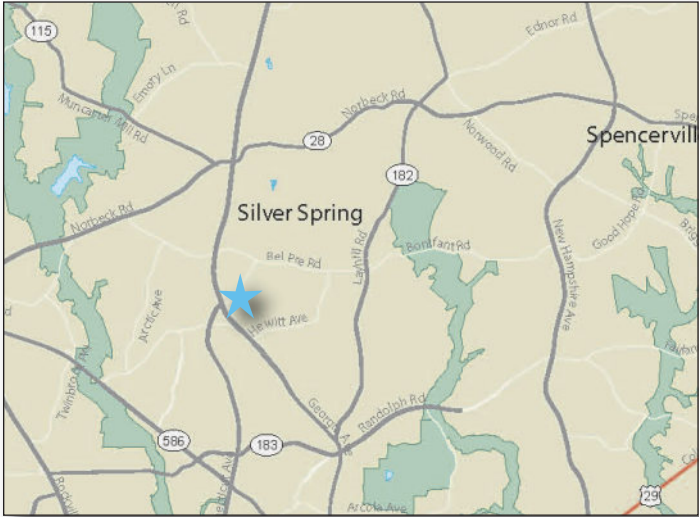
FEATURED TENANTS

Lotte Plaza Market, Advance Auto

2022 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	28,788	\$111,509	8,743
3 mile	155,557	\$133,331	54,209
5 mile	322,221	\$161,792	121,504

2023 ESRI



LOCATION

Georgia Avenue & Aspen Hill Road - Silver Spring, MD

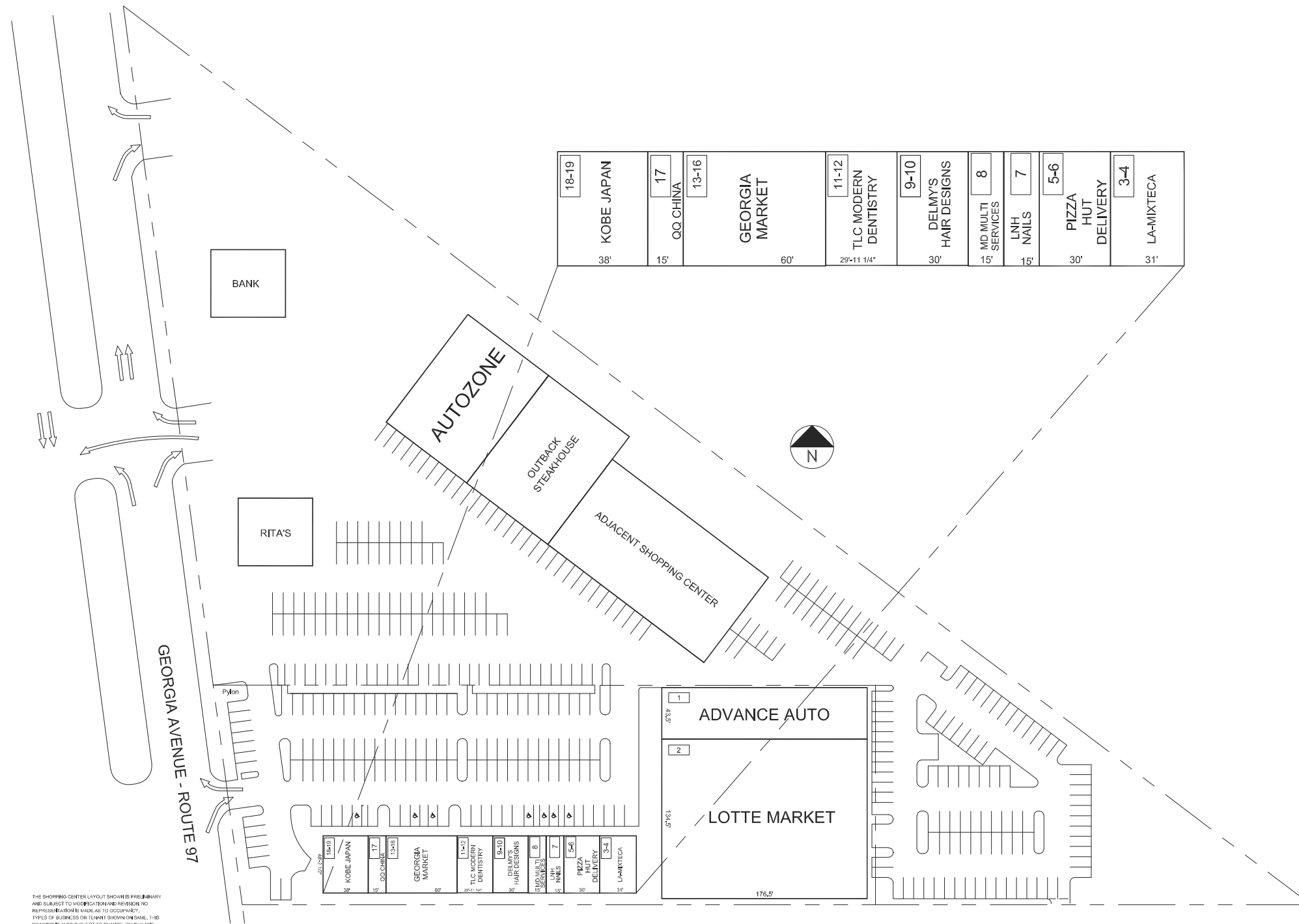
LEASING CONTACT

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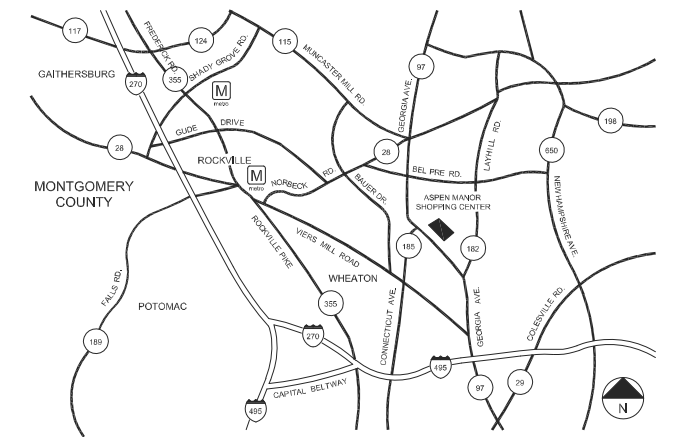


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ASPEN HILL, MARYLAND



LEASING PLAN



TENANT ROSTER

1	ADVANCE AUTO	7,564 SF
2	LOTTE MARKET	24,692 SF
3-4	LA-MIXTECA	1,488 SF
5-6	PIZZA HUT DELIVERY	1,440 SF
7	LNH NAIL SALON	720 SF
8	MD MULTI SERVICE	720 SF
9-10	DELMY'S HAIR DESIGN	1,440 SF
11-12	TLC MODERN DENTISTRY	1,440 SF
13-16	GEORGIA MARKET	2,880 SF
17	QQ CHINA	720 SF
18-19	KOBE JAPAN	1,824 SF

PARKING PROVIDED =	
PARKING REQUIRED =	
GLA AS PER RENT ROLL =	44,928 SF
ZONED =	C-1
REV. DATE =	FEB 2023

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GEORGIA AVENUE (ROUTE 97)
ASPEN HILL, MARYLAND 20906



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