

# 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

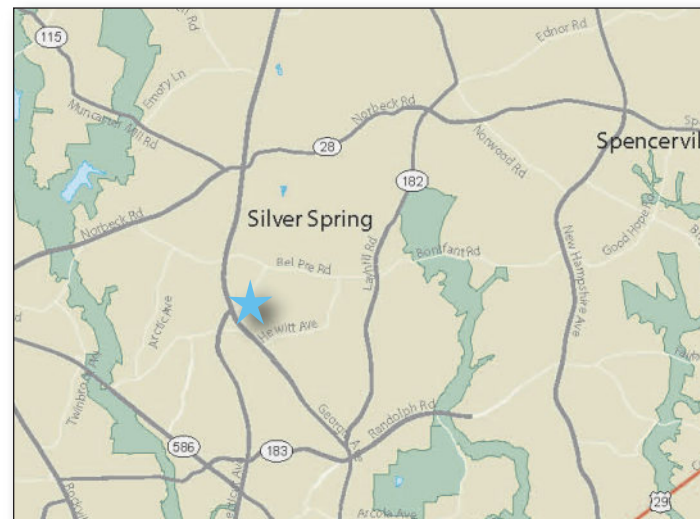
## FEATURED TENANTS

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

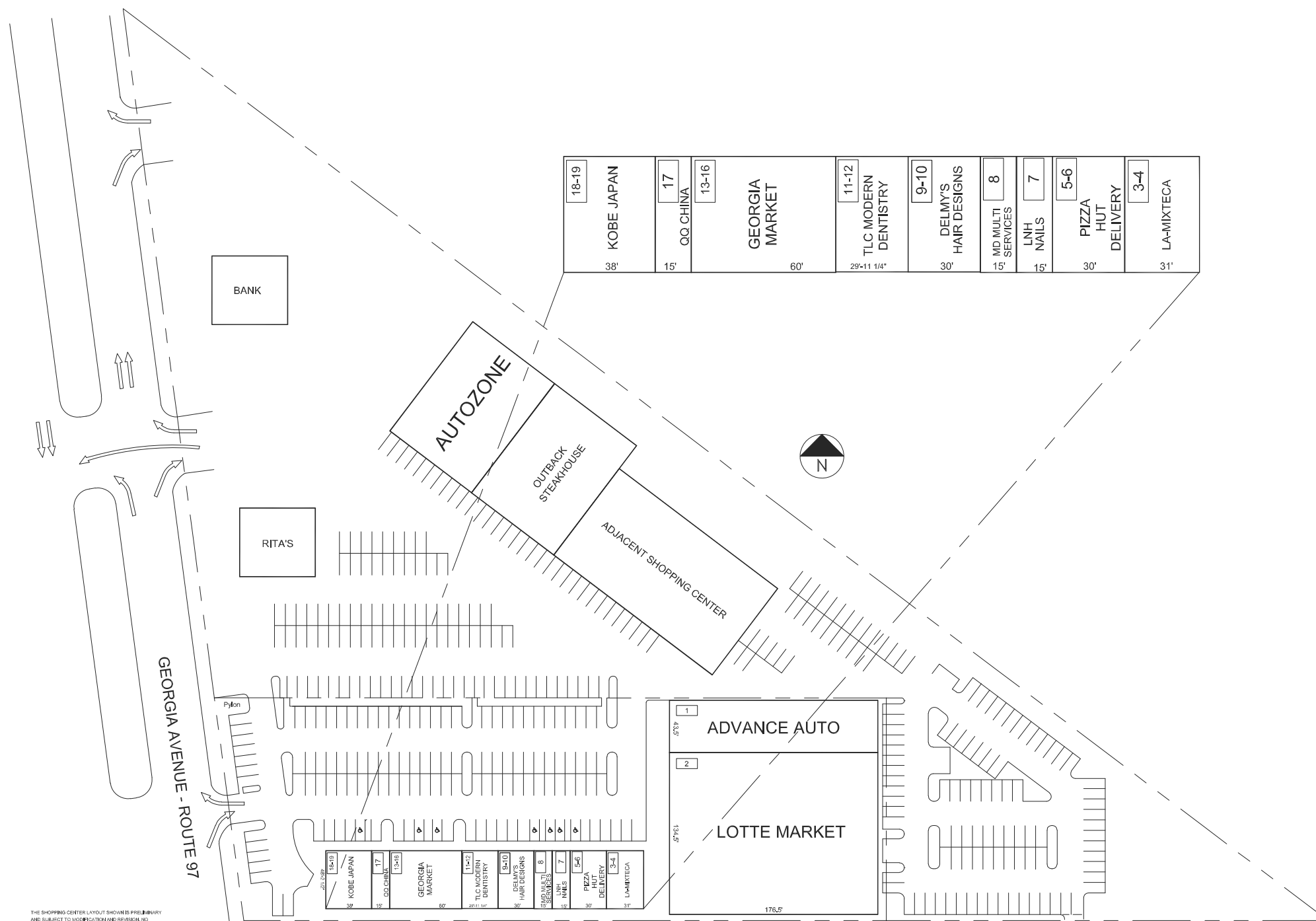
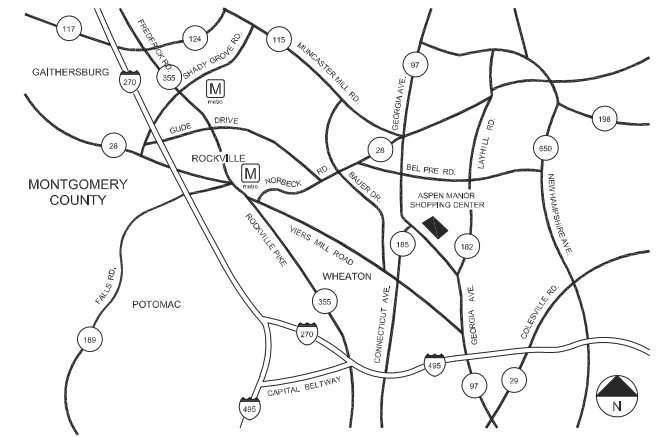
## LEASING CONTACT

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ASPEN HILL, MARYLAND



## 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

# ASPEN MANOR SHOPPING CENTER

GEORGIA AVENUE (ROUTE 97)  
ASPEN HILL, MARYLAND 20906



COMBINED PROPERTIES INCORPORATED

7315 Wisconsin Ave  
Suite 1000 West  
Bethesda, MD 20814  
(202) 293-4500  
FAX (202) 833-3013

## LEASING PLAN

THE SHOPPING CENTER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATION IS MADE AS TO OCCUPANCY TYPES OF BUSINESS OR TENANT SHOWN ON SAME. THIS DRAWING IS ALSO SUBJECT TO CHANGE, REVIEW AND APPROVAL OF ALL GOVERNMENTAL AGENCIES. ADDITIONAL BUILDINGS OR STRUCTURES MAY BE BUILT OR ADDED AND EXISTING BUILDINGS OR STRUCTURES MAY BE REMOVED, DELETED OR OTHERWISE MODIFIED AND THE LANDSCAPING AND PARKING LAYOUT IS SUBJECT TO CHANGE.

50' 100'

APPROX. SCALE