



HIGHLIGHTS

- Unique, well-positioned anchor opportunity available for sublease in Perry Hall, MD at Silver Spring S/C.
- Former Mars Grocery Store - approximately 28,400 SF (divisible) anchor space available.
- Ideal for grocery, gyms, pet supply & apparel.
- Ample surface parking for customers & employees.
- Exclusive loading/receiving docks & trash enclosure area.
- Great signage & trade dress opportunities including exclusive stand-alone, double-sided pylon sign on Belair Rd.
- Site accessed by signalized intersections at Slater Ave & Silver Spring Rd & a full-movement access point off Belair Rd.

Join: **CVS** pharmacy **SHERWIN-WILLIAMS** **Pizza Hut** **M&T Bank** **SUBWAY**

Neighboring Retailers: **Advance Auto Parts** **Walgreens** **weis** **Giant** **ALDI** **ACE Hardware**

AVAILABLE

28,400 SF

TRAFFIC COUNTS

Belair Rd
35,891 AADT

Silver Spring Rd
13,542 AADT



DEMOGRAPHICS*

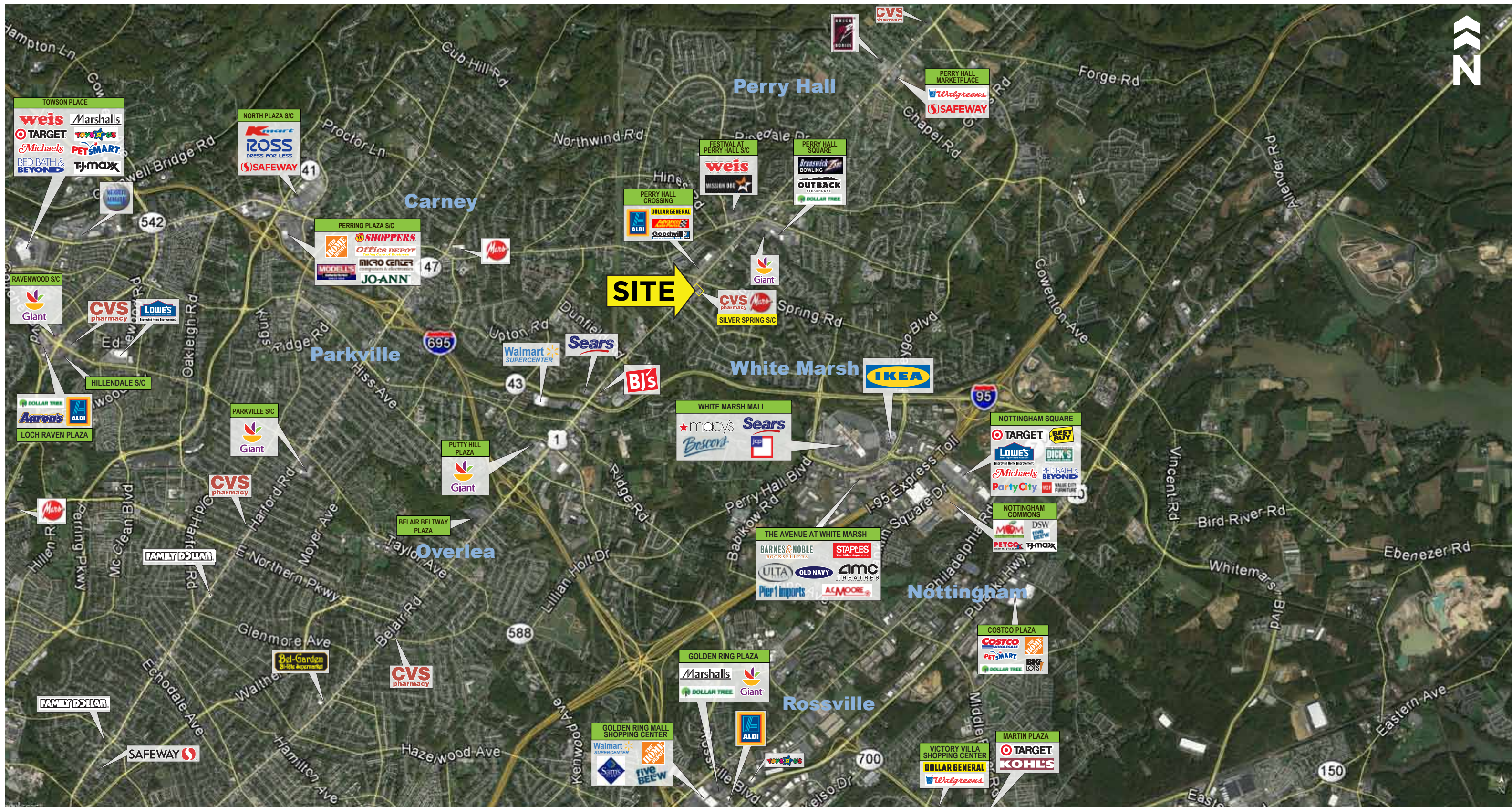
	1-mile	3-miles	5-miles
Population	20,431	98,384	234,450
Households	8,849	41,407	94,413
Median Household Income	\$64,553	\$70,803	\$66,266
Daytime Population	11,559	73,195	153,627

* Demographics are 2015 Estimates
© 2016 SITES USA, INC.

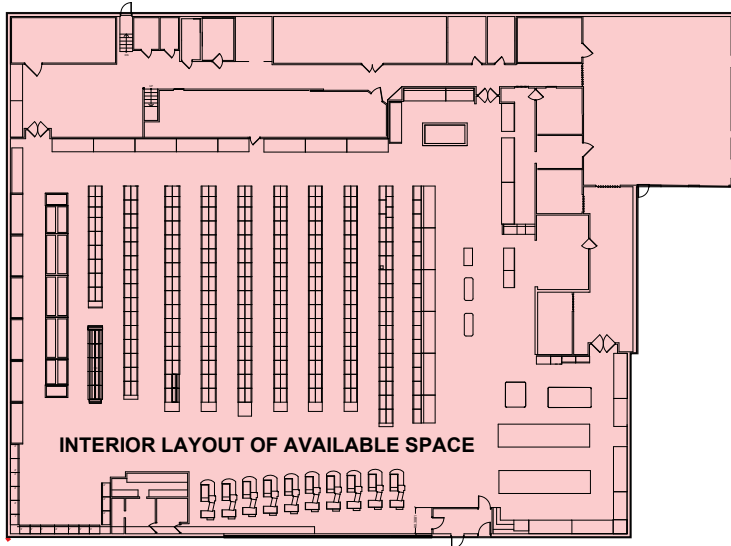
**For More Information
Please Contact:**

GEORGE GALLOWAY
703.442.8807
ggalloway@nextrealty.com

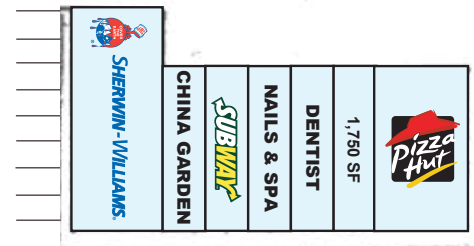
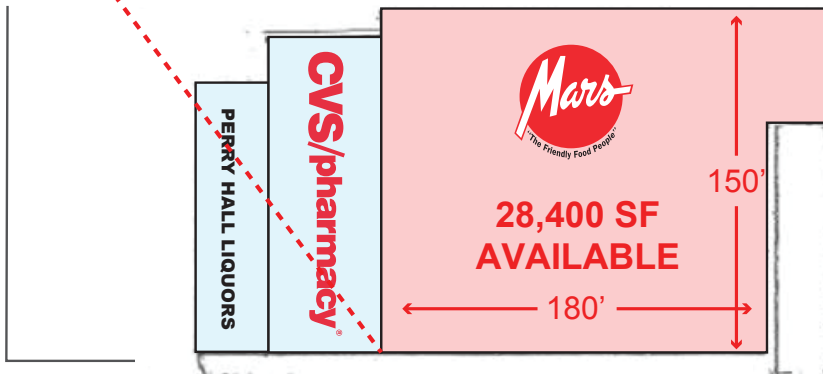
ANDREW ROSE
703.442.8837
arose@nextrealty.com



SITE PLAN



EXCELLENT SIGNAGE OPPORTUNITY



SILVER SPRING ROAD



BELAIR ROAD

Information contained herein has been obtained from sources deemed reliable, but we do not guarantee its accuracy.

**For More Information
Please Contact:**

GEORGE GALLOWAY
703.442.8807
ggalloway@nextrealty.com

ANDREW ROSE
703.442.8837
arose@nextrealty.com