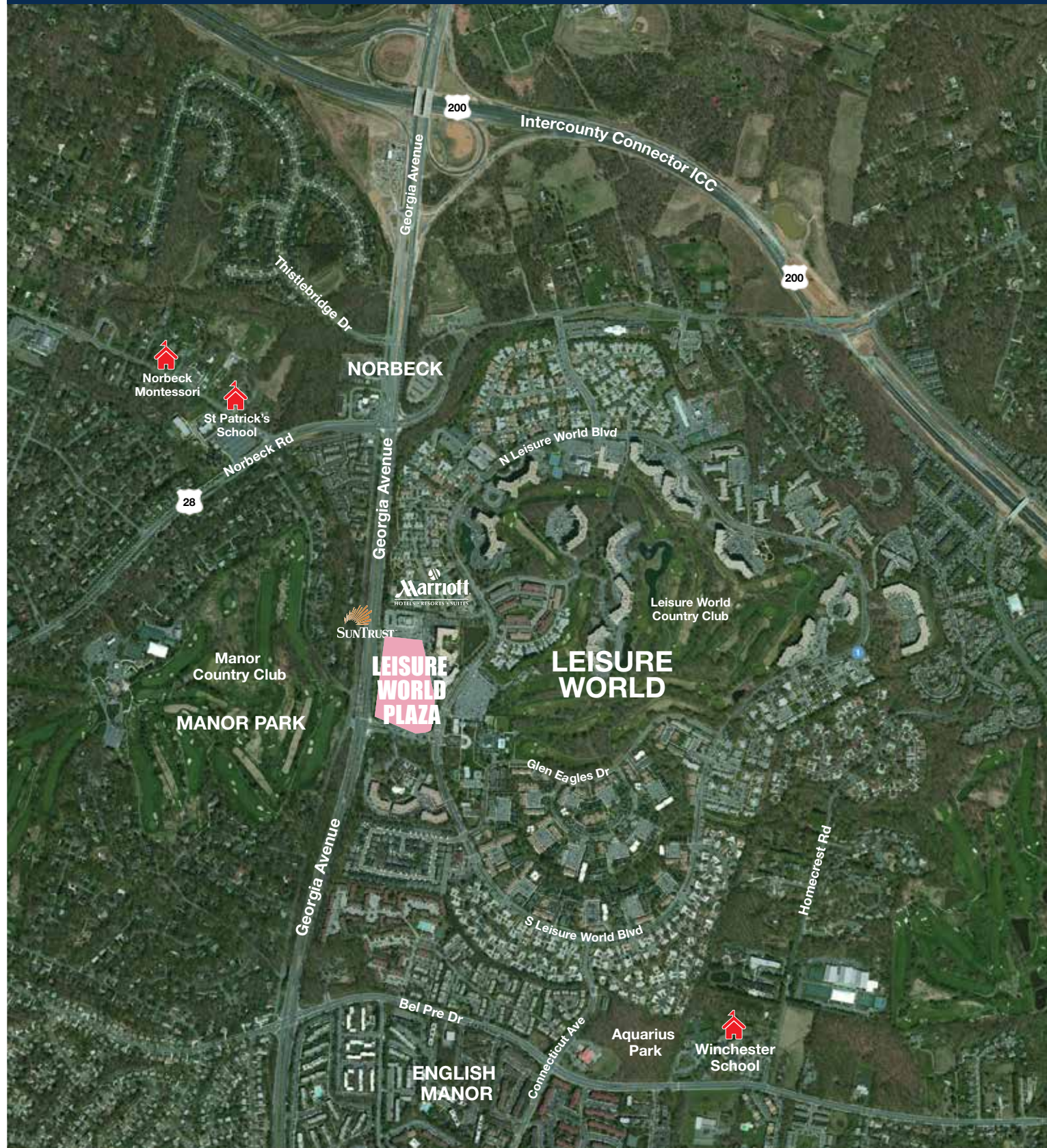


RAPPAPORT

LEISURE WORLD PLAZA Silver Spring, MD

Pad Site, Up to 2,000 SF of Retail & 1,200 SF Office Space Available



8405 Greensboro Drive | 8th Floor | McLean, VA 22102-5121 | (T) 571.382.1290 | (F) 571.382.1210 | rappaportco.com

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STATISTICAL SNAPSHOT 5-MILE RADIUS, 2016



POPULATION
274,507

AVG HH INCOME
\$118,930



DAYTIME POPULATION
120,605



ROCKVILLE METRO
4,414
RIDERS DAILY
3,885
WEEKEND RIDERS



NEARBY HOTELS
**Hilton Washington DC/
Rockville & Executive
Meeting Center**

LEISURE WORLD PLAZA FACTS AT-A-GLANCE

- Leisure World Plaza is a 110,530-SF community center anchored by Giant
- Features an excellent mix of retailers and restaurants
- Strategically located on Georgia Avenue, the center serves the Olney, Aspen Hill, Rockville and Layhill communities and Leisure World, a 610-acre-master planned community with more than 8,500 senior residents
- Outside retail competition is limited, as the surrounding market is fully developed
- Great accessibility from the Inner County Connector (1/2-mile N)

DEMOGRAPHIC/SITE FACTS

DEMOGRAPHICS (2016)	1 MILE	3 MILE	5 MILE
POPULATION	19,415	98,070	274,507
AVG HH INCOME	\$87,754	\$114,478	\$118,930
EMPLOYEES	2,984	16,470	120,605

SITE FACTS:

SPACE: 1,000–2,600 SF of Space available

TRAFFIC COUNTS: 655 VPD (Norbeck Rd–Georgia Ave)

CONTACT:

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LEISURE WORLD PLAZA TENANT LIST

- | | |
|--|----------------------------------|
| 1. GIANT | 18. HONEY BAKED HAM COMPANY |
| 2. OLD WORLD FAVOURITES BEER & WINE | 19. WEICHERT REALTORS |
| 3. WELLS FARGO | 22. IMAGES HAIR SALON |
| 4. AVAILABLE: 2,000 SF (can expand up to 2,600 SF) | 23. NANCY'S KITCHEN |
| 5. AVALON NAIL SALON | 24. SUBWAY |
| 6. AVALON NAIL SALON | 25. LEISURE WORLD OPTICIAN |
| 7. SHOES FOR COMFORT | 26. US POSTAL |
| 8. AVAILABLE: 1,800 SF | 27. CRISP & JUICY |
| 9. LONG & FOSTER | 28. SUNTRUST |
| 10. GOLDCASTLE JEWELERS | 29. BURGER KING |
| 12. THE VEGETABLE GARDEN | 30. M&T BANK |
| 13. CAPITOL ONE | 31. AVAILABLE PAD SITE |
| 15. MONTGOMERY COUNTY LIQUOR STORE | SUITE 211: 1,200 SF OFFICE SPACE |



GEORGIA AVENUE (RT. 97) - 40,192 VPD