

FOR LEASE Available Immediately

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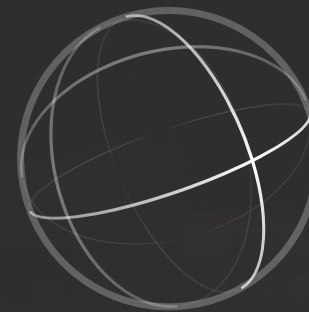
**Burlington**  
LADIES • MENS • KIDS • BABY • HOME • COATS

**ROSS**  
DRESS FOR LESS

**Marshalls**

**ELLSWORTH**  
PLACE

**TJ-maxx**



**ELLSWORTH**  
PLACE

**segall**  
GROUP

**GBT REALTY**  
CORPORATION





Ellsworth Place is a 342,000 square foot urban retail destination located in Silver Spring, Maryland, a dynamic, rapidly urbanizing, Metro-served destination located just north of Washington DC. With 5 levels of retail, Ellsworth Place is uniquely positioned to accommodate a critical mass of large-format tenants in an urban location.

Occupying an entire city block, the project benefits from multiple entrances on Colesville Road, Fenton Street and Ellsworth Drive. The Property's animated signage, accessibility and prominent visibility make Ellsworth Place an instantly recognizable retail landmark.

Convenient parking is available in a County Parking Garage across Fenton Street, with a direct "skybridge" connection to the project's fourth level.

## Quick Facts

|                      |                                                                                   |
|----------------------|-----------------------------------------------------------------------------------|
| <b>Size</b>          | Various - see plans.                                                              |
| <b>Delivery</b>      | Immediate                                                                         |
| <b>Rental Rate</b>   | Negotiable                                                                        |
| <b>Parking</b>       | Direct access via sky bridge to Town Square Public Parking Garage - 1,265 spaces. |
| <b>Traffic Count</b> | 24,772 AADT (Colesville Rd)<br>10,325 AADT (Fenton St)                            |
| <b>Walk Score</b>    | 99                                                                                |





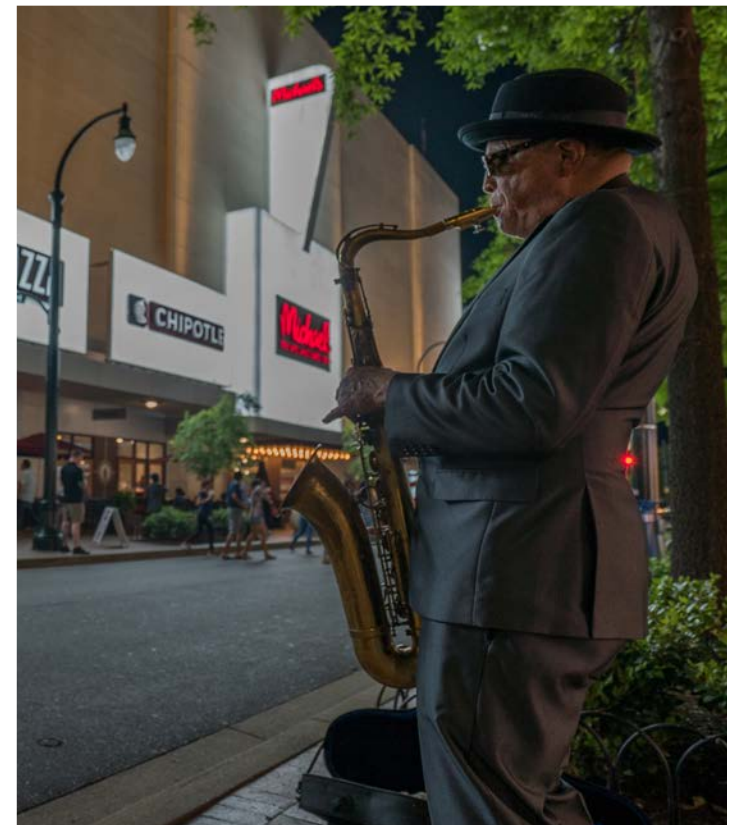
| 2024 Demographics                                                                                      | 5 min                          | 10 min                     | 15 min    |
|--------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------|-----------|
|  POPULATION         | 46,932                         | 146,931                    | 335,850   |
|  HOUSEHOLDS         | 22,851                         | 58,660                     | 124,172   |
|  AVG. HH INCOME     | \$144,141                      | \$152,932                  | \$162,530 |
|  DAYTIME POPULATION | 50,765                         | 228,407                    | 994,720   |
|  TRAFFIC COUNTS     | 24,772 AADT<br>(Colesville Rd) | 10,325 AADT<br>(Fenton St) |           |

| Retail Expenditures                                                                                    | 1 mile | 2 mile | 3 miles |
|--------------------------------------------------------------------------------------------------------|--------|--------|---------|
|  APPAREL & SERVICES | \$54M  | \$132M | \$269M  |
|  EDUCATION         | \$48M  | \$120M | \$245M  |
|  ENTERTAINMENT    | \$75M  | \$187M | \$380M  |
|  HEALTHCARE       | \$133M | \$330M | \$682M  |
|  FOOD & DRINK     | \$229M | \$560M | \$1.1B  |

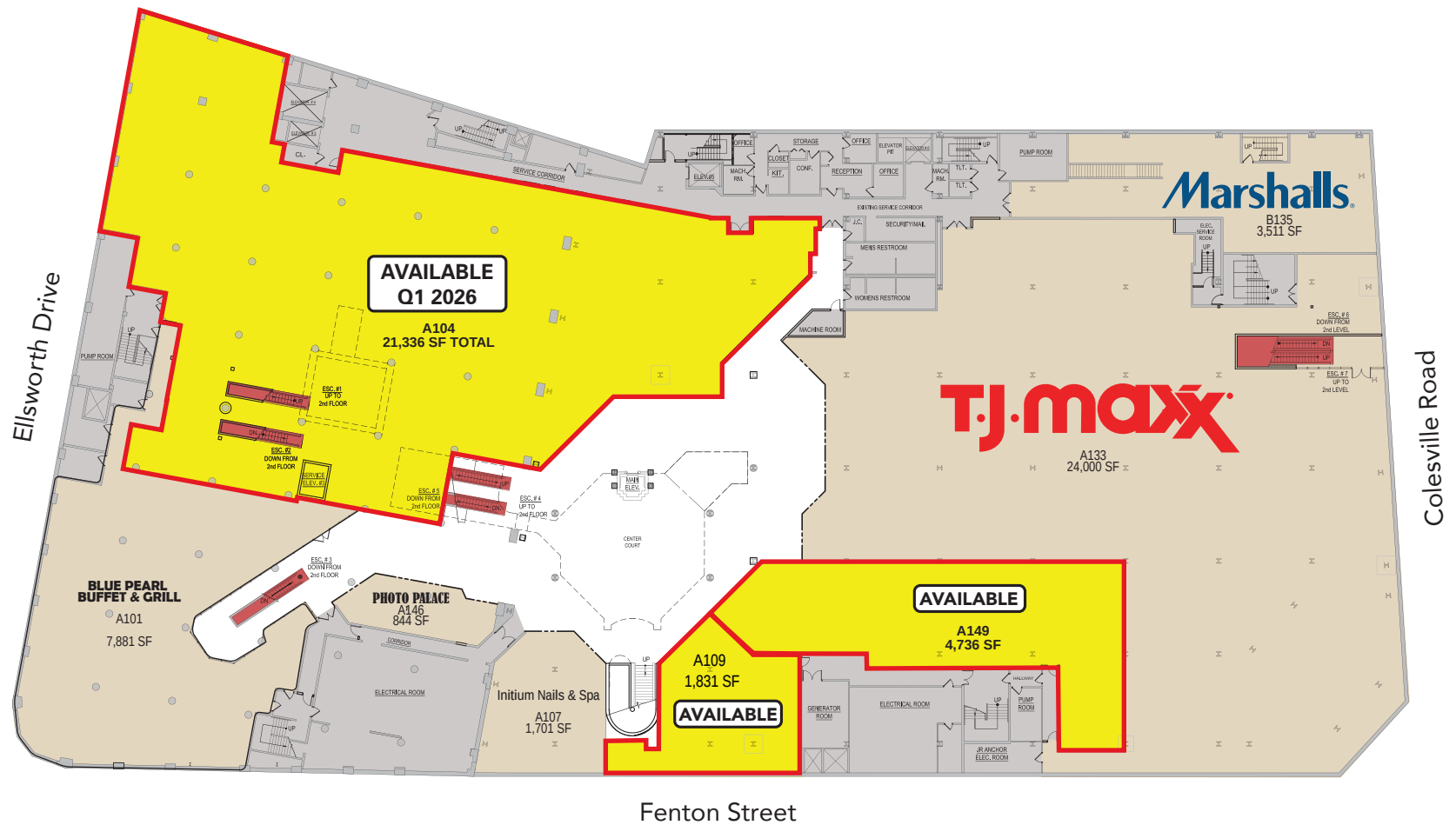
## Demographics

Ellsworth Place / Colesville Road / Silver Spring, MD 20910

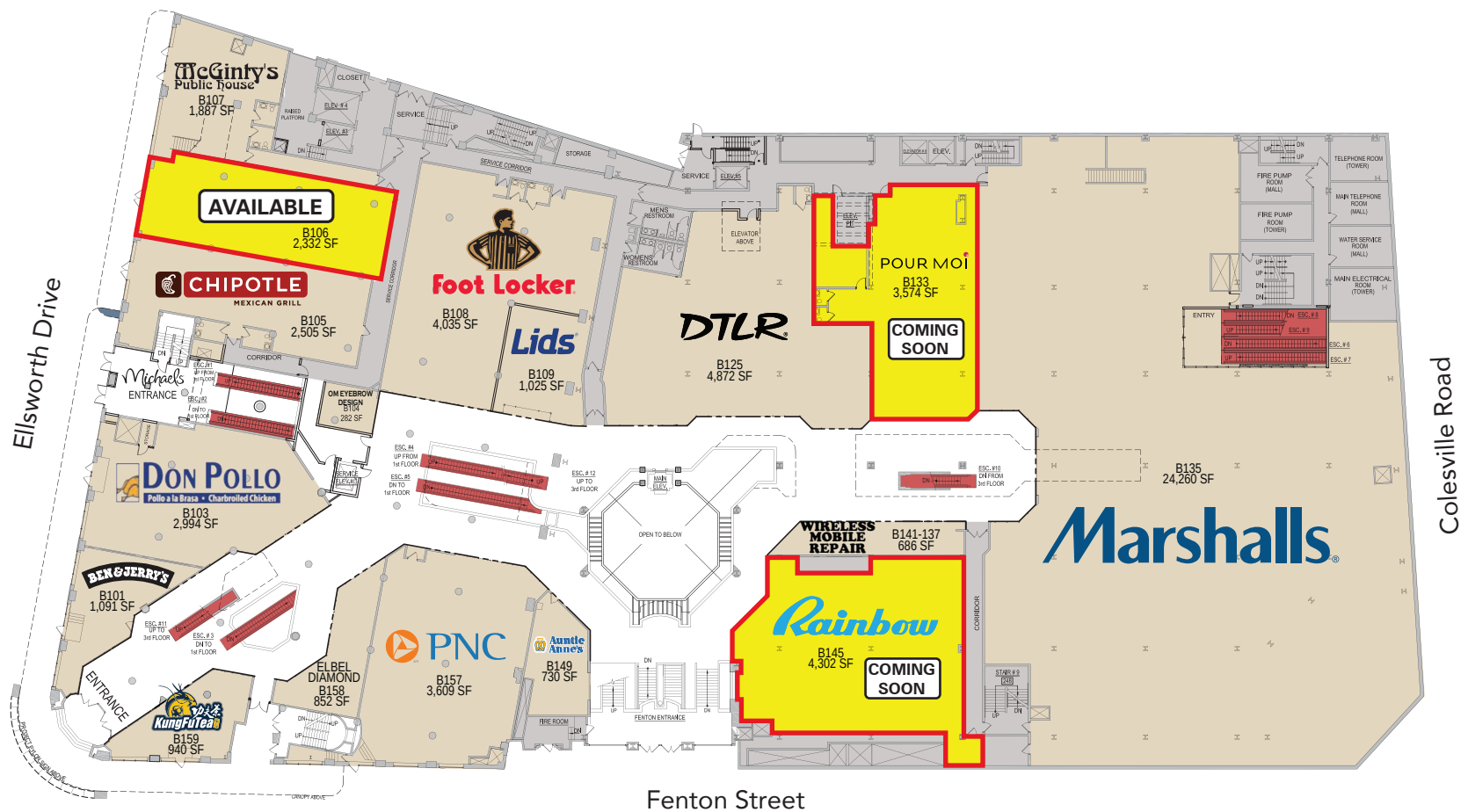




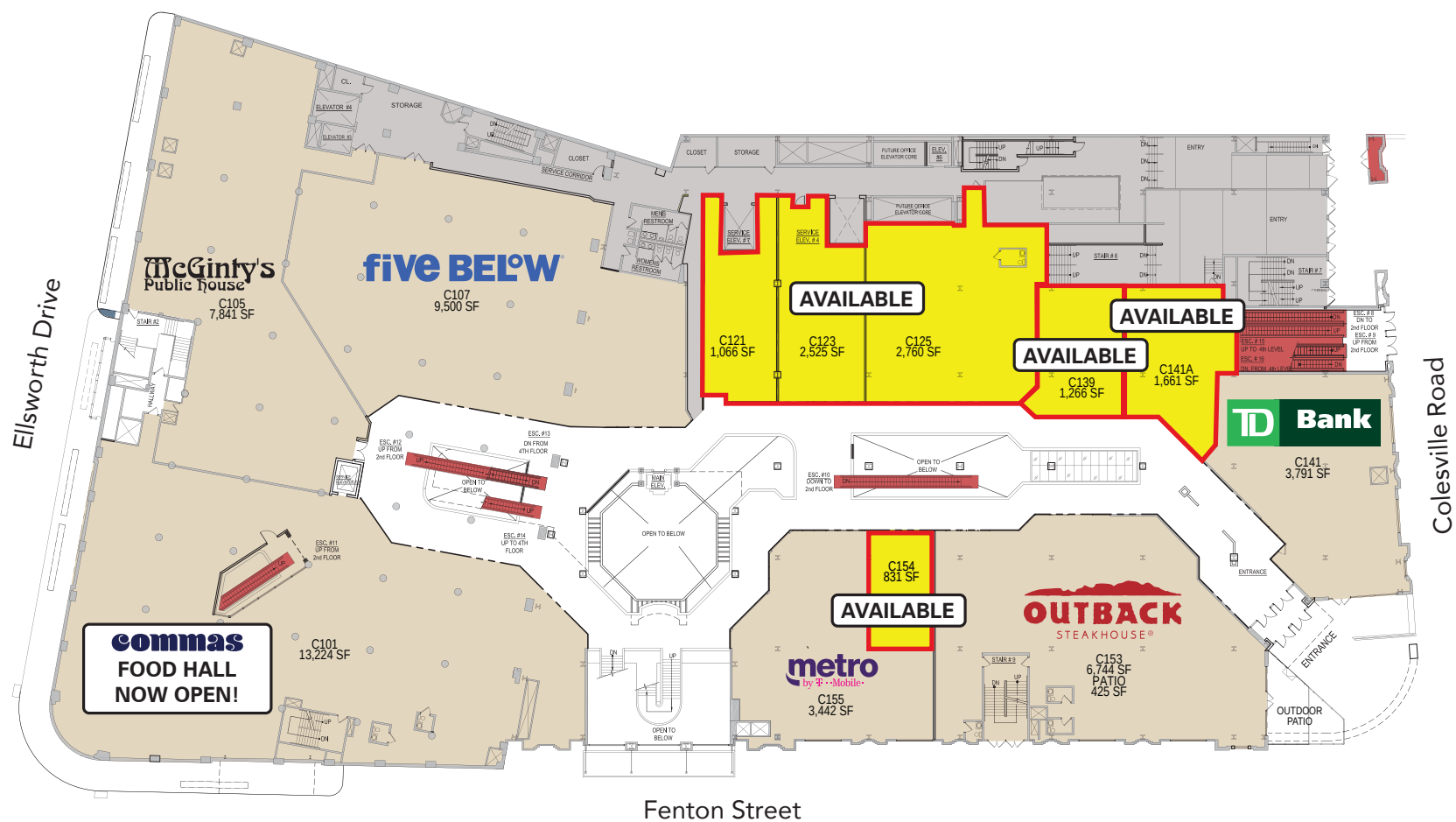








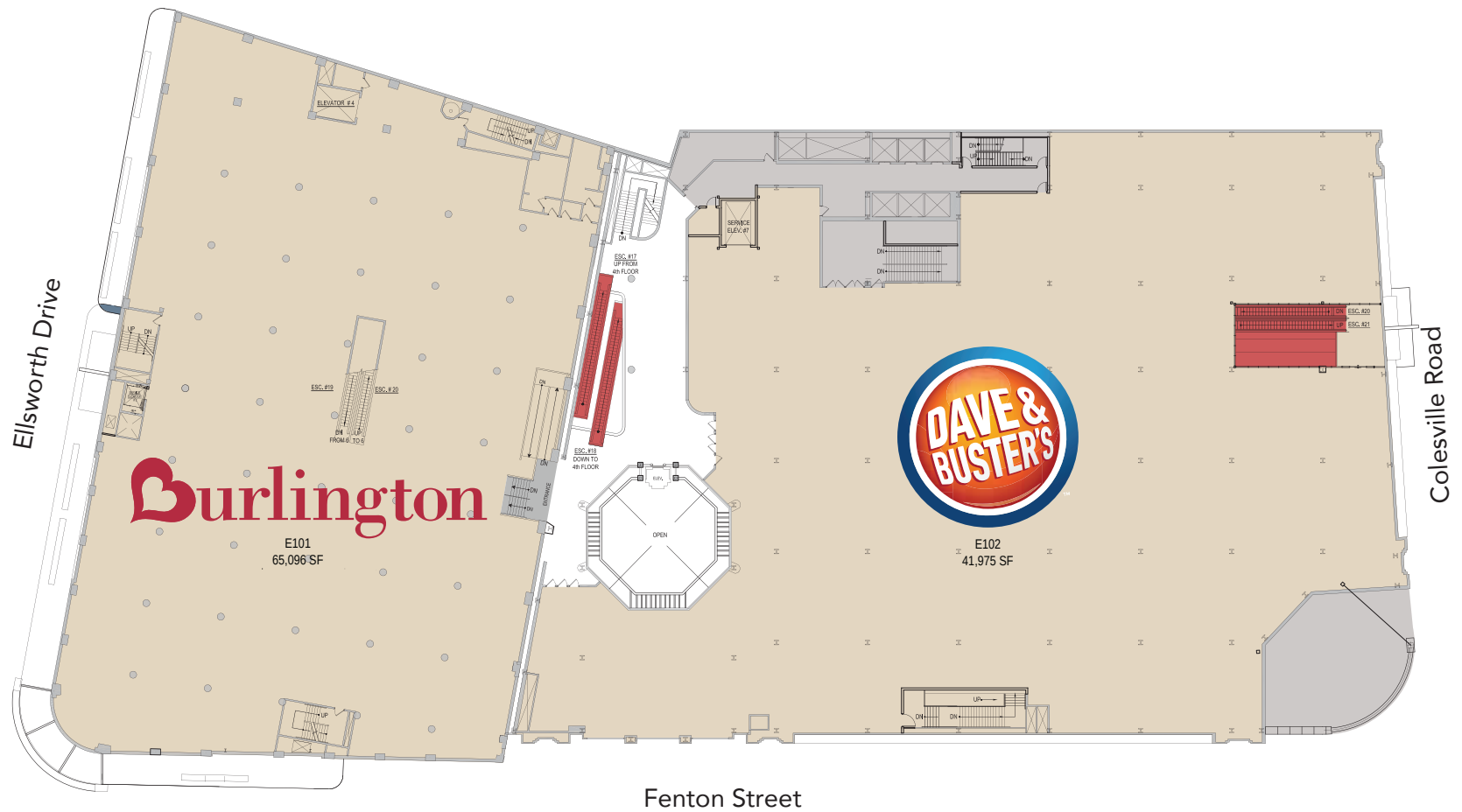














## KEY PLAN





**KEY:**

- SITE
- RETAIL
- APARTMENTS
- GOVERNMENT BUILDINGS
- HOTELS
- THEATERS
- PARKING
- OFFICE BUILDINGS

**DOWNTOWN SILVER SPRING:**

**ELLSWORTH PLACE:**





| KEY:                                                                              |                      |
|-----------------------------------------------------------------------------------|----------------------|
|    | SITE                 |
|   | RETAIL               |
|   | APARTMENTS           |
|   | GOVERNMENT BUILDINGS |
|   | PARKING              |
|  | HOTELS               |
|  | THEATERS             |

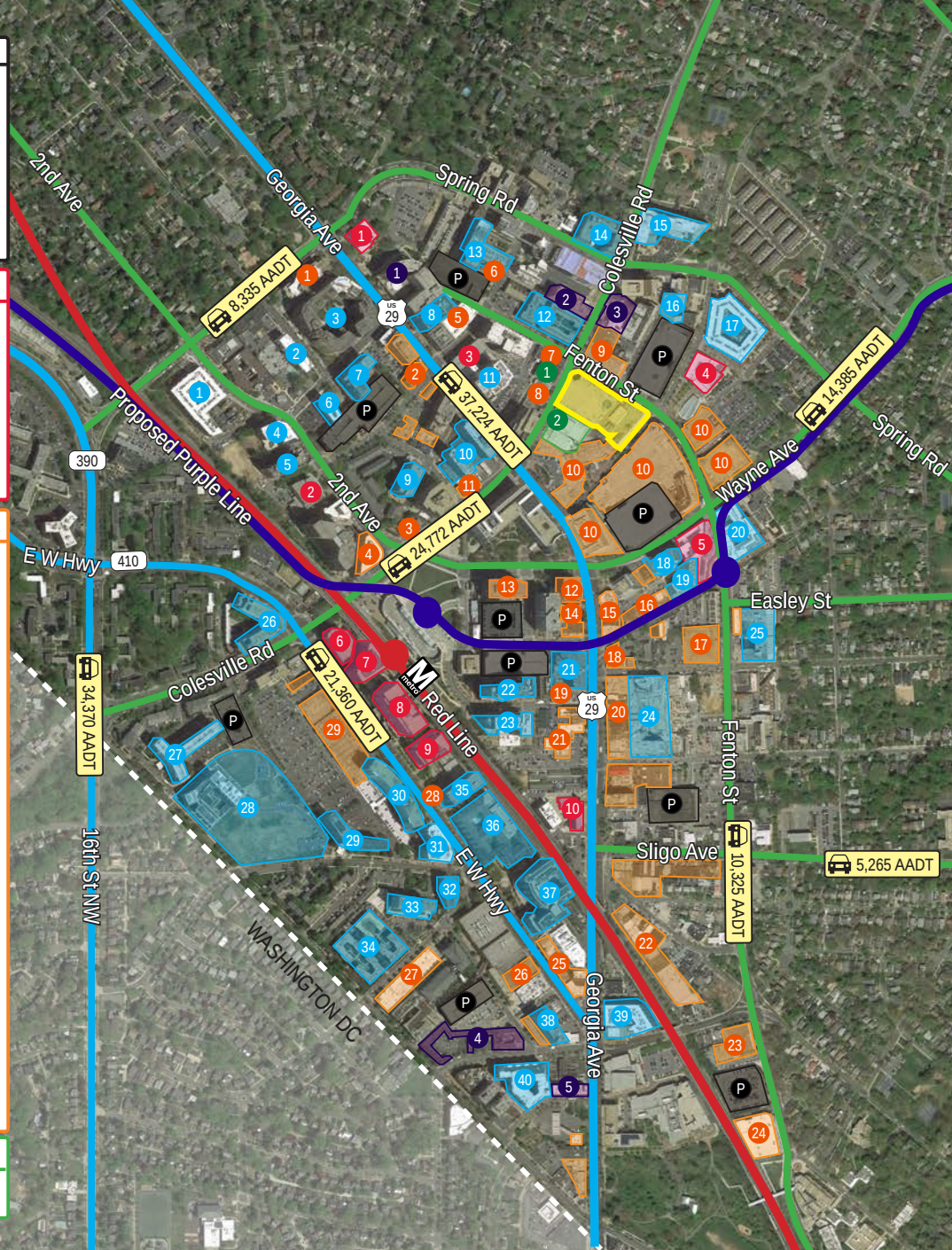
| GOVERNMENT BUILDINGS BUILDINGS:           |
|-------------------------------------------|
| 1. MONTGOMERY COUNTY REGIONAL OFFICE      |
| 2. DISTRICT COURT OF MONTGOMERY COUNTY    |
| 3. JUVENILE SERVICE                       |
| 4. SILVER SPRING CIVIC BUILDING           |
| 5. USPS & SILVER SPRING LIBRARY           |
| 6. NATIONAL OCEANIC AND ATMOSPHERIC ADMIN |
| 7. NATIONAL WEATHER SERVICE               |
| 8. NOAA CENTRAL LIBRARY                   |
| 9. NATIONAL OCEAN SERVICE                 |
| 10. SILVER SPRING FIRE STATION            |

| RETAIL:                                                                             |
|-------------------------------------------------------------------------------------|
| 1. BANK OF AMERICA                                                                  |
| 2. SUNTRUST BANK                                                                    |
| 3. MCDONALDS                                                                        |
| 4. DUNKIN' & H&R BLOCK                                                              |
| 5. LA FITNESS                                                                       |
| 6. JIMMY JOHNS                                                                      |
| 7. T-MOBILE                                                                         |
| 8. SCHOOL OF ROCK                                                                   |
| 9. THE UPS STORE, MATTRESS FIRM, WILLOW ST YOGA, SMOOTHIE KING, SUSHI JIN NEXT DOOR |
| 10. DOWNTOWN SILVER SPRING*                                                         |
| 11. JERRY'S SUBS & PIZZA                                                            |
| 12. SUBWAY, 7 ELEVEN                                                                |
| 13. BB&T                                                                            |
| 14. UNLEASHED                                                                       |
| 15. CHASE BANK, WESTERN UNION, QUARRY HOUSE TAVERN                                  |
| 16. THE URBAN WINERY, EDIBLE ARRANGEMENTS                                           |
| 17. SAFEWAY                                                                         |
| 18. CAPITAL ONE BANK                                                                |
| 19. SHERWIN WILLIAMS                                                                |
| 20. PLAZA ART MATERIALS, ABYSSINIA, OLAZZO                                          |
| 21. 7 ELEVEN                                                                        |
| 22. AUTOBODY SHOPS                                                                  |
| 23. PUBLIC STORAGE                                                                  |
| 24. EXTRA SPACE STORAGE                                                             |
| 25. DENIZENS & PAPA JOHNS                                                           |
| 26. NTB                                                                             |
| 27. EXTRA SPACE STORAGE                                                             |
| 28. IKKO SUSHI                                                                      |
| 29. BLAIR PARK SC- CVS, GIANT, PEETS COFFEE                                         |

| THEATERS:       |
|-----------------|
| 1. THE FILLMORE |
| 2. AFI SILVER   |

| HOTELS:                          |
|----------------------------------|
| 1. SHERATON                      |
| 2. HAMPTON INN & HOMEWOOD SUITES |
| 3. DOUBLE TREE                   |
| 4. DAYS INN                      |
| 5. HOLIDAY INN                   |

| APARTMENT BUILDINGS:                                |
|-----------------------------------------------------|
| 1. FENWICK APARTMENTS 310 APT UNITS                 |
| 2. GEORGIA WEST 107 APT UNITS                       |
| 3. THE POINT SILVER SPRINGS 891 APT UNITS           |
| 4. ELIZABETH HOUSE 160 APT UNITS                    |
| 5. ALEXANDER HOUSE 312 APT UNITS                    |
| 6. OCTAVE 1320 102 APT UNITS                        |
| 7. THE CHARTER HOUSE 212 APT UNITS                  |
| 8. THE PREMIER 160 APT UNITS                        |
| 9. PORTICO 151 APT UNITS                            |
| 10. TWIN TOWERS 345 APT UNITS                       |
| 11. CORE APARTMENTS 292 APT UNITS                   |
| 12. MONTGOMERY ARMS 129 APT UNITS                   |
| 13. THE CAMERON APARTMENTS 325 APT UNITS            |
| 14. COLE SPRING PLAZA 281 APT UNITS                 |
| 15. COLESVILLE TOWERS 274 APT UNITS                 |
| 16. METRO APARTMENTS 710 APT UNITS                  |
| 17. THE CITRON 241 APT UNITS                        |
| 18. THE CRESCENT 143 CONDO UNITS                    |
| 19. BONIFANT 72 APT UNITS                           |
| 20. CENTRAL (UNDER CONSTRUCTION) 243 APT UNITS      |
| 21. RIPLEY EAST (UNDER CONSTRUCTION) 360 APT UNITS  |
| 22. ELEVEN 55 RIPLEY 379 APT UNITS                  |
| 23. SOLAIRE 295 APT UNITS                           |
| 24. STUDIO PLAZA (UNDER CONSTRUCTION) 410 APT UNITS |
| 25. SILVER SPRING TOWERS 190 APT UNITS              |
| 26. LENOX PARK 460 APT UNITS                        |
| 27. BLAIR HOUSE 317 APT UNITS                       |
| 28. THE PEARL 78 APT UNITS                          |
| 29. BLAIR EAST 403 APT UNITS                        |
| 30. BLAIR EAST APARTMENTS 403 APT UNITS             |
| 31. 1200 EAST WEST 247 APT UNITS                    |
| 32. ARGENT APARTMENTS 96 APT UNITS                  |
| 33. MICA CONDOMINIUMS 151 CONDO UNITS               |
| 34. SPRING GARDEN APARTMENTS 209 APT UNITS          |
| 35. THE BENNINGTON 243 APT UNITS                    |
| 36. SILVERTON 210 CONDO UNITS                       |
| 37. THE VERIDIAN 468 APT UNITS                      |
| 38. SPACE 88 182 APT UNITS                          |
| 39. HERITAGE APARTMENTS 210 APT UNITS               |
| 40. THE GALAXY 195 APT UNITS                        |





DOWNTOWN SILVER SPRING:



ELLSWORTH PLACE:



UNITED THERAPEUTICS

PARKING  
1,357 SPACES



MONTGOMERY ARMS  
129 APT UNITS

10,325 AADT



METRO  
710 APT UNITS

THE CITRON  
241 APT UNITS

JUVENILE SERVICES

T-Mobile



PARKING  
1,265 SPACES

DOWNTOWN  
SILVER SPRING  
SEE INSET\*

SILVER SPRING  
CIVICS BUILDING

CORE APARTMENTS  
292 APT UNITS

THE FILMORE



SITE  
SEE INSET\*

AFI SILVER

DOWNTOWN SILVER  
SPRING  
SEE INSET\*



DOWNTOWN SILVER SPRING  
SEE INSET\*



TWIN TOWERS  
344 APT UNITS

27,442 AADT

DOWNTOWN  
SILVER SPRING  
SEE INSET\*

DOWNTOWN  
SILVER SPRING  
SEE INSET\*

PORTICO  
151 APT UNITS

24,772 AADT

SILVER SPRING  
METRO PLAZA



DOWNTOWN  
SILVER SPRING  
SEE INSET\*

PARKING  
1,690 SPACES

37,224 AADT

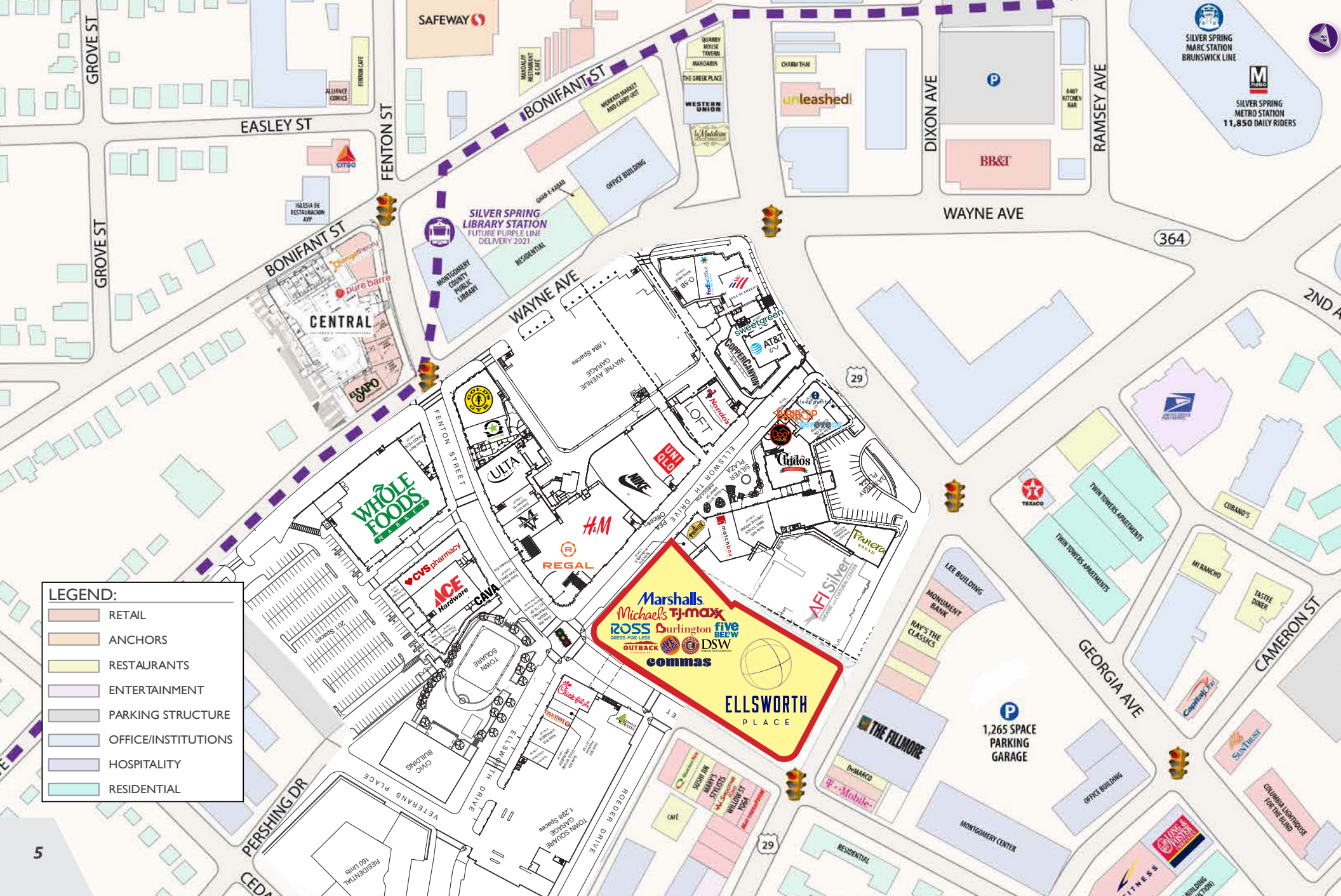
Wayne Ave

CENTRAL  
243 APT UNITS

US POSTAL SERVICE  
SILVER SPRING LIBRARY

14,385 AADT







# Interested? Contact:

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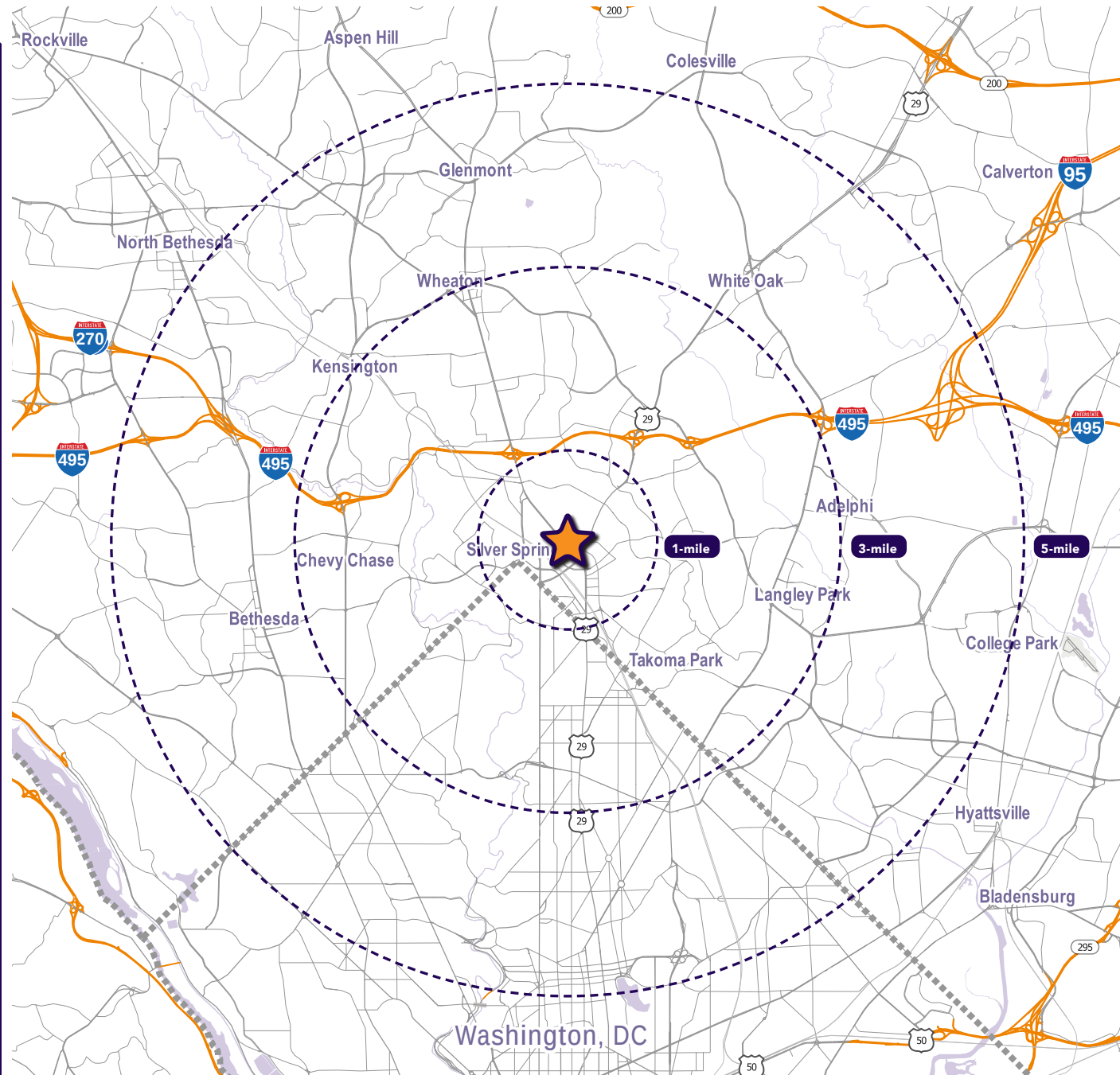
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