



# Available

## Property Highlights

- 159,505 SF, single-story open & operating Sears and 29,027 SF Sears Auto Center in strong market
- 7.09 acre parcel
- Great visibility from Columbia Pike (65,000 VPD) and New Hampshire Ave (40,000 VPD)
- Tremendous exposure with over 100,000 vehicles per day with 44,350 VPD on New Hampshire Ave and 64,522 VPD on Columbia Pike
- Best-in-class demographics, with over 411,000 people within 5 miles and average household incomes in excess of \$95K

## Key Retailers

## 11255 New Hampshire Ave

11255 New Hampshire Ave  
Silver Spring, MD 20904

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### Arris Noble

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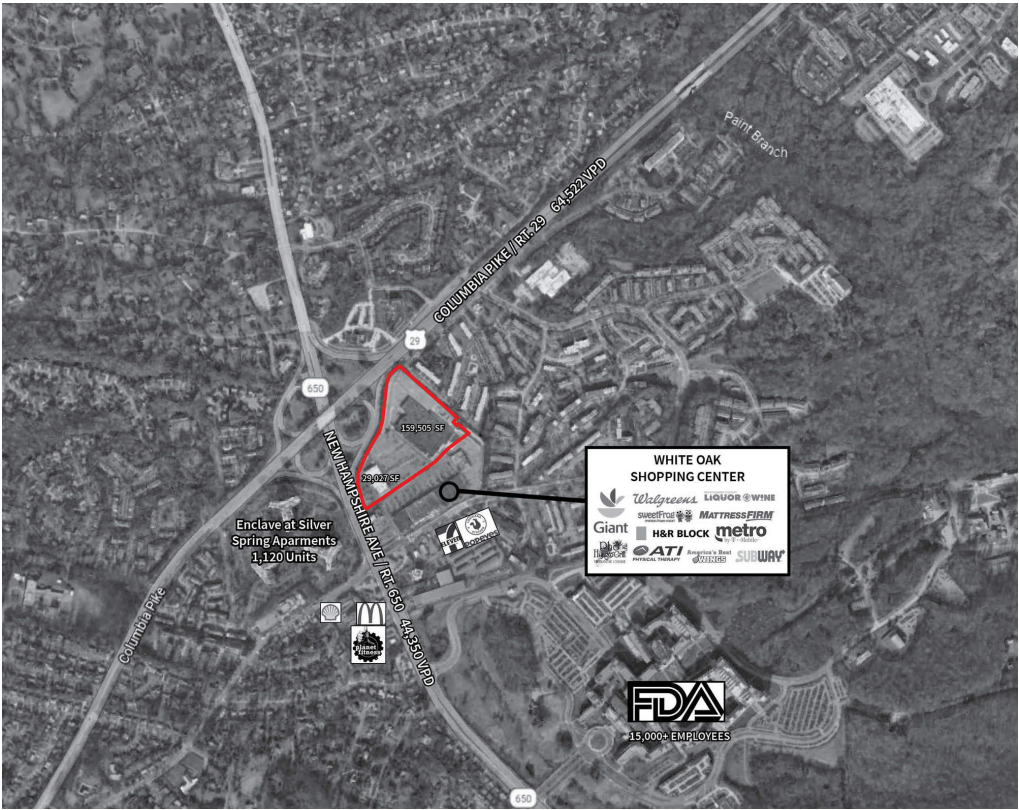
**Walgreens**

**Office DEPOT**  
*Taking Care of Business*



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Demographics

Area Profile	1 Mile	3 Mlle	5 Mile	10 Mile
Population	18,501	132,551	411,014	1,498,802
Households	6,834	46,574	144,313	584,944
Average Household Income	\$73,061	\$89,818	\$88,943	\$94,427



