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ELLSWORTH  
PLACE  
ELLSWORTH  
PLACE

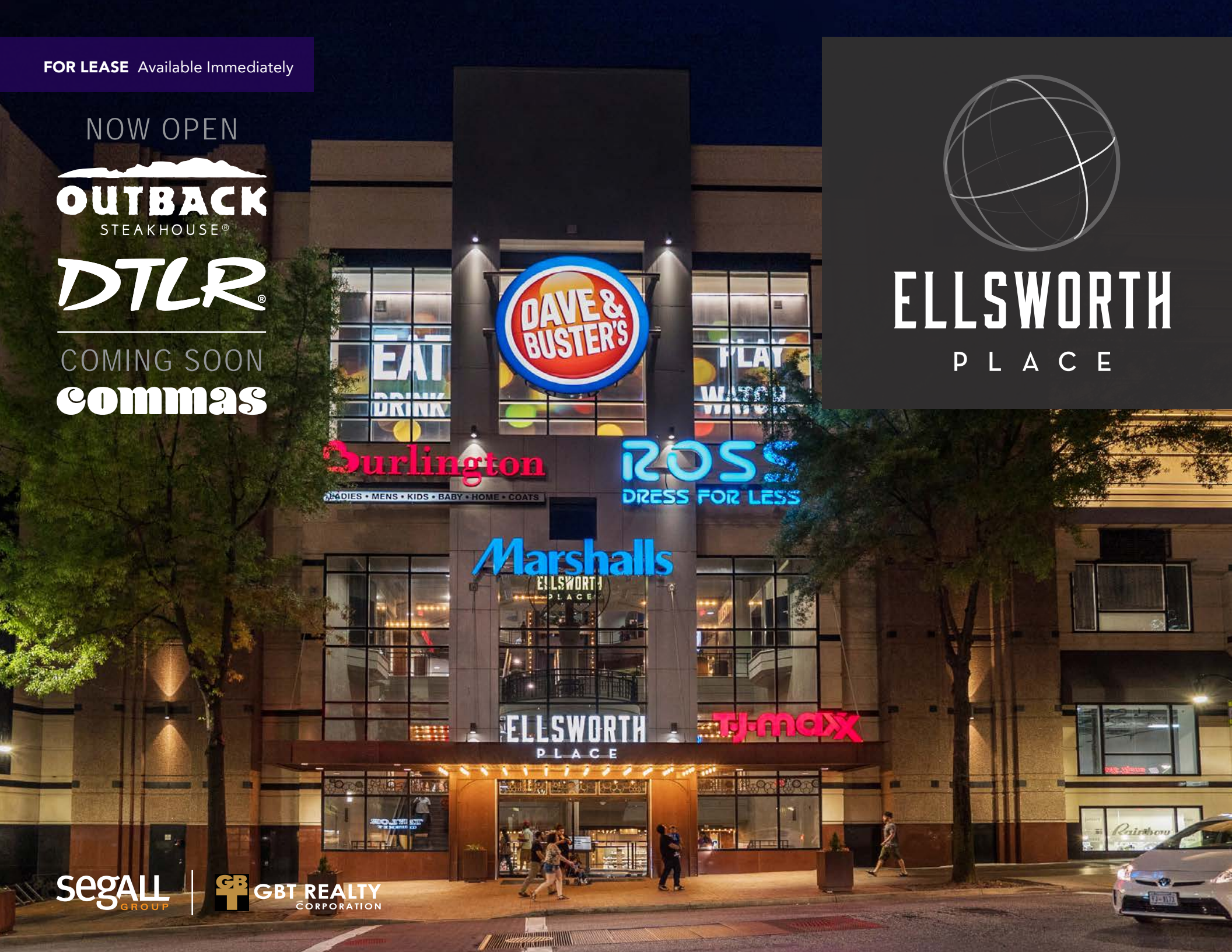
**TJ-maxx**



**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> | 28,000 AADT (Colesville Rd)<br>10,570 AADT (Fenton St)                            |
| <b>Walk Score</b>    | 99  |



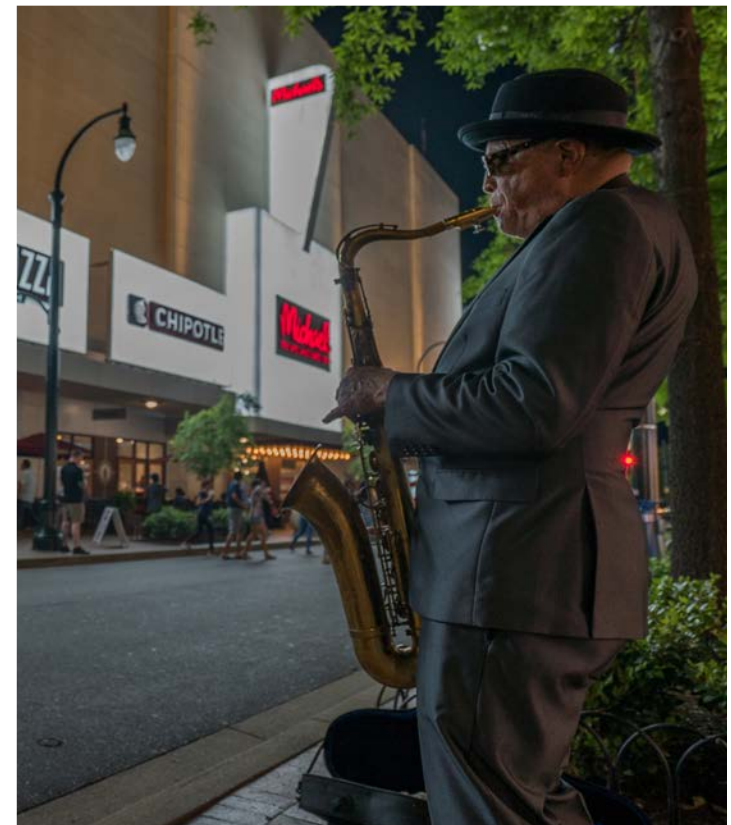


| 2023 Demographics  | 5 min                          | 10 min                     | 15 min    |
|--|--------------------------------|----------------------------|-----------|
|  POPULATION         | 100,468                        | 390,041                    | 877,956   |
|  HOUSEHOLDS         | 43,155                         | 145,875                    | 348,597   |
|  AVG. HH INCOME     | \$142,622                      | \$154,245                  | \$165,999 |
|  DAYTIME POPULATION | 58,041                         | 272,231                    | 1,000,000 |
|  TRAFFIC COUNTS     | 24,401 AADT<br>(Colesville Rd) | 10,164 AADT<br>(Fenton St) |           |

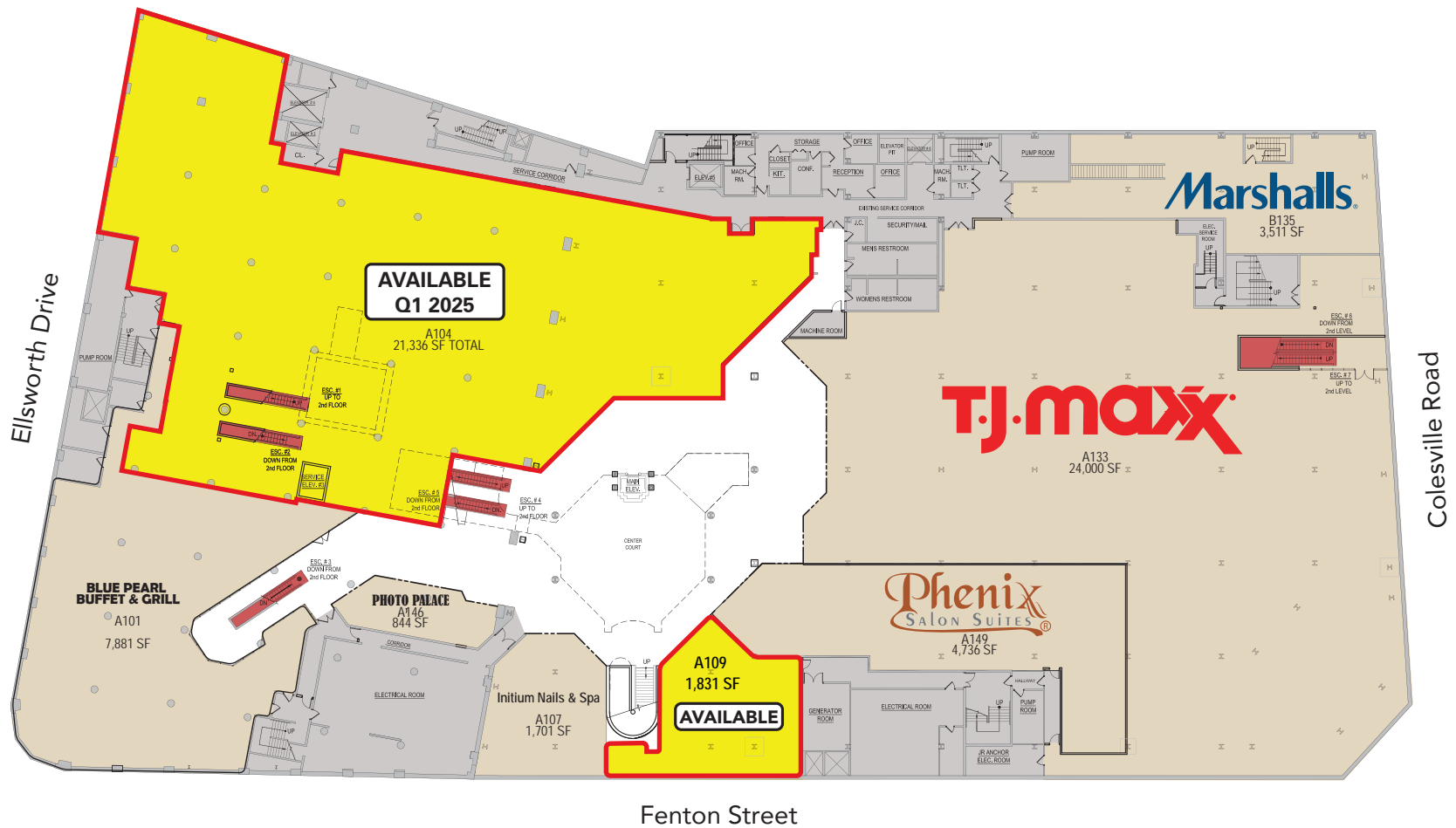
| Retail Expenditures  | 1 mile | 2 mile | 3 miles |
|--|--------|--------|---------|
|  APPAREL & SERVICES | \$54M  | \$132M | \$269M  |
|  EDUCATION         | \$48M  | \$120M | \$245M  |
|  ENTERTAINMENT    | \$75M  | \$187M | \$380M  |
|  HEALTHCARE       | \$133M | \$330M | \$682M  |
|  FOOD & DRINK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

# Demographics

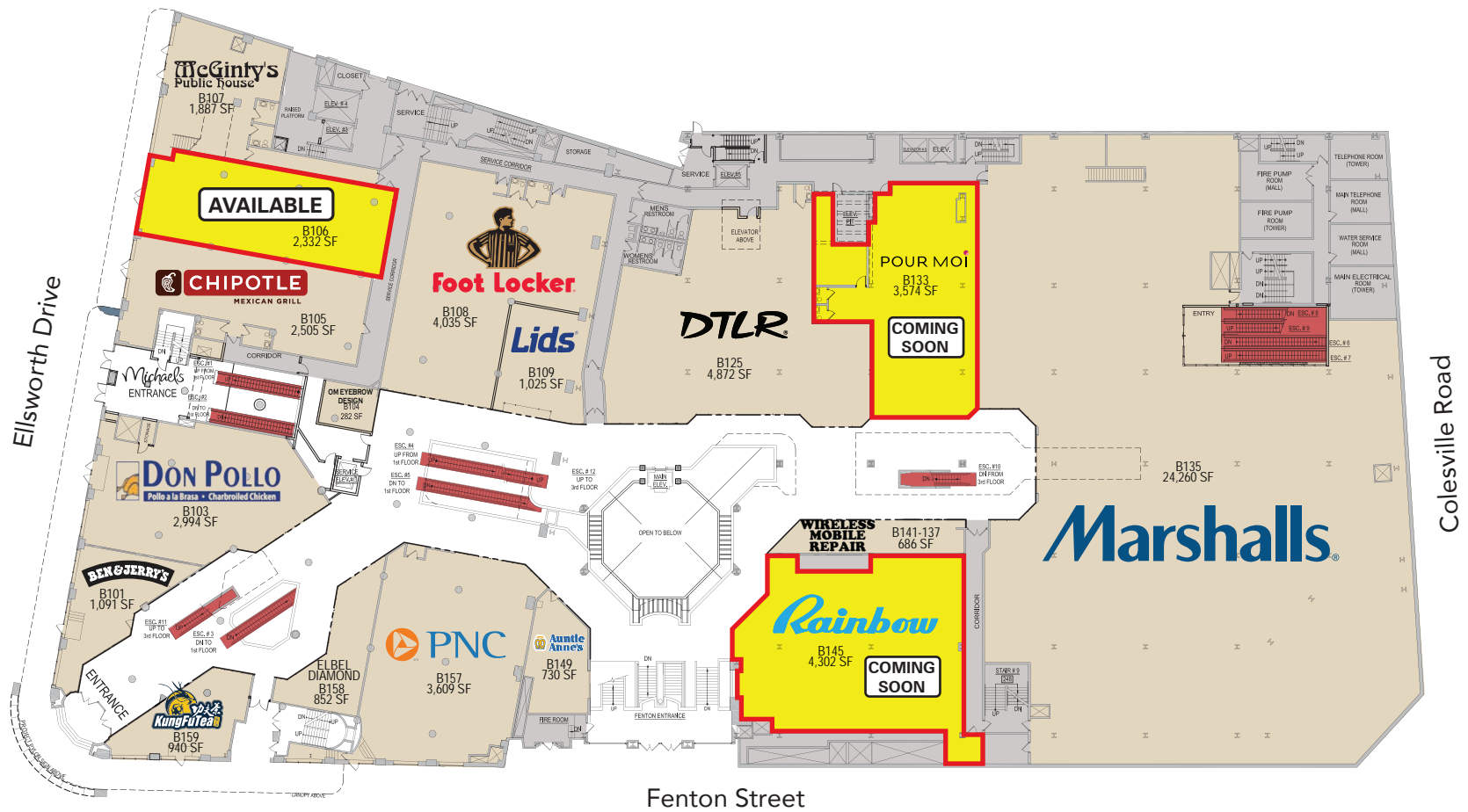




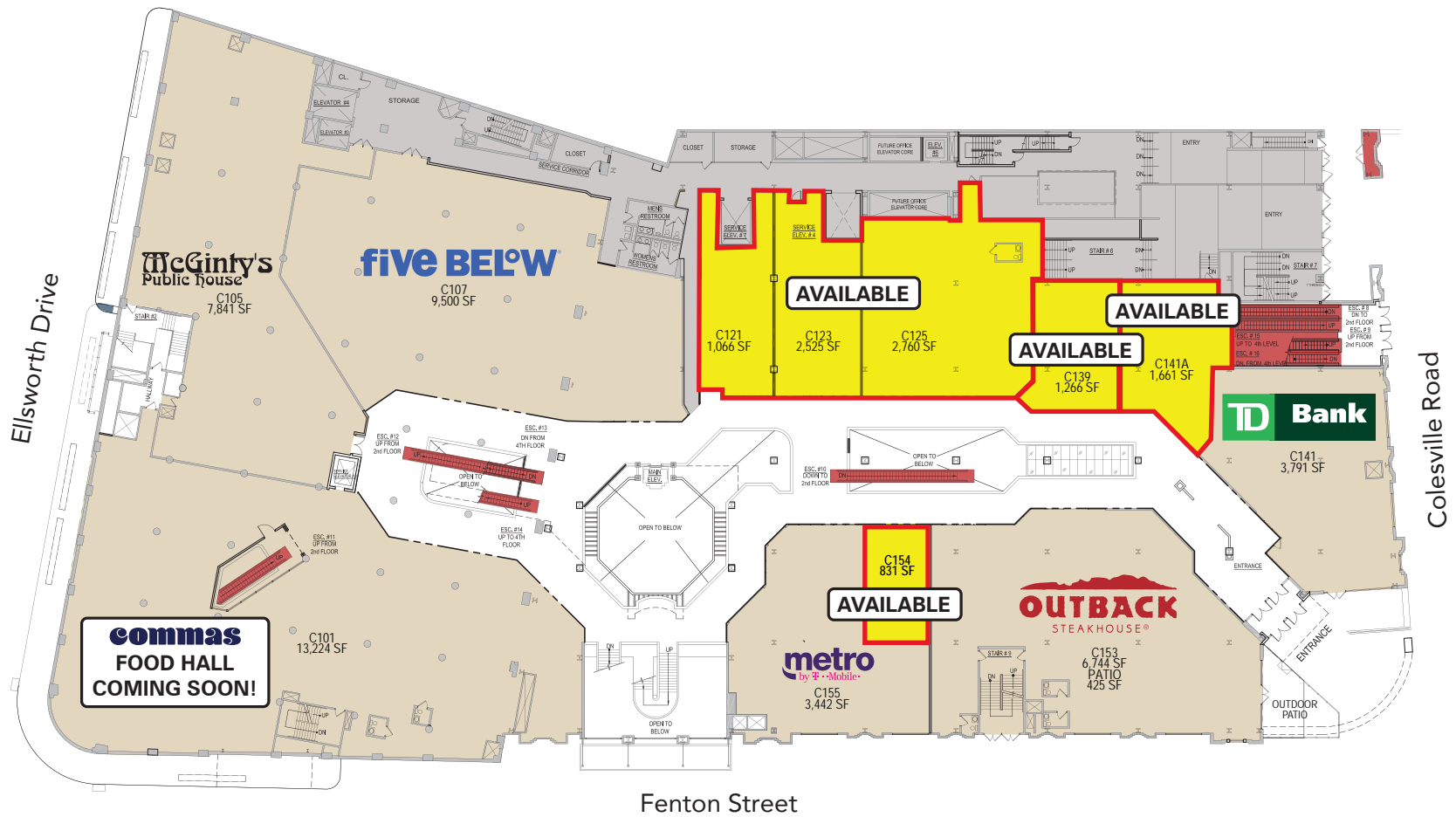




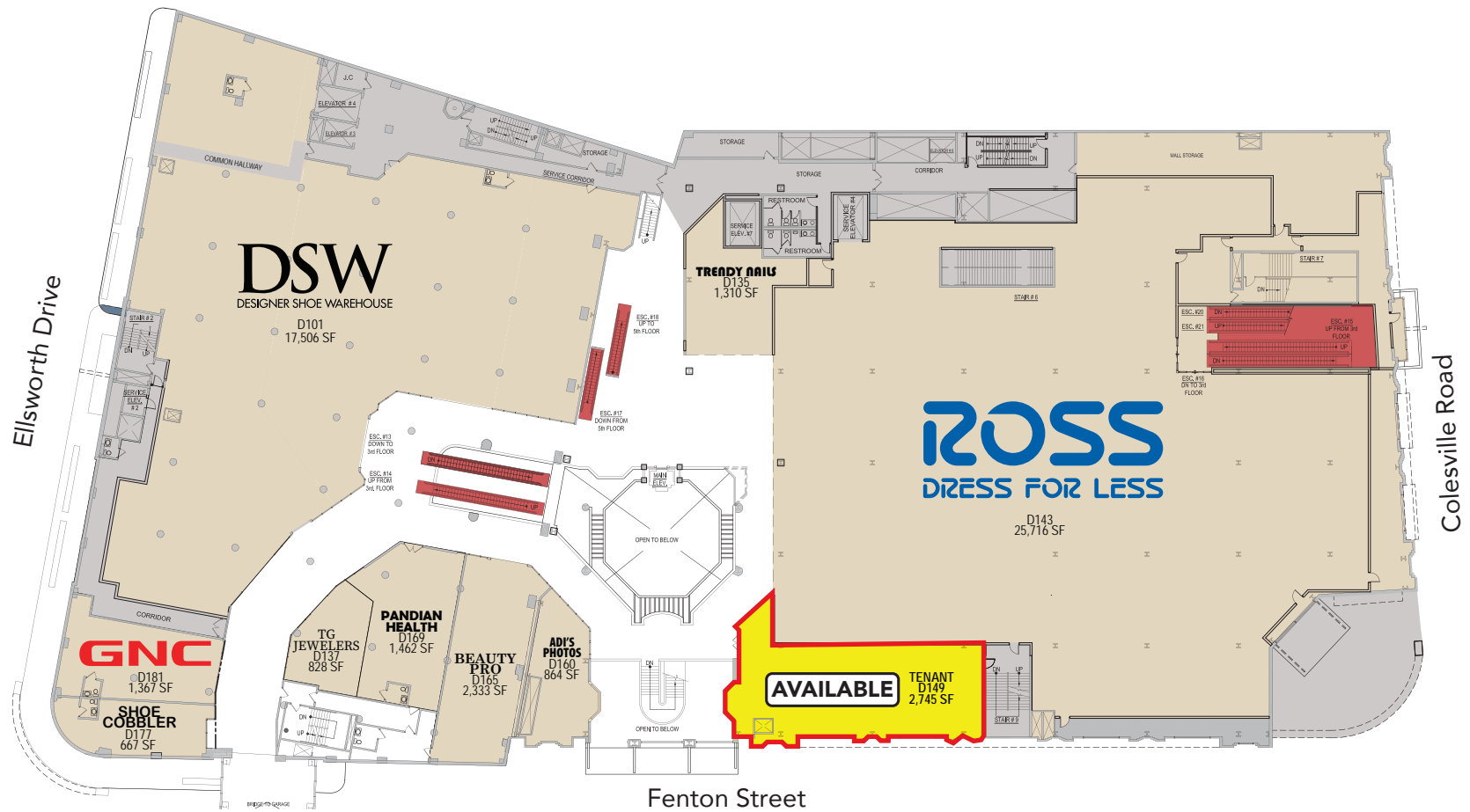


















KEY PLAN





**KEY:**

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








**DOWNTOWN SILVER SPRING:**

**ELLSWORTH PLACE:**





**KEY:**

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

**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:**

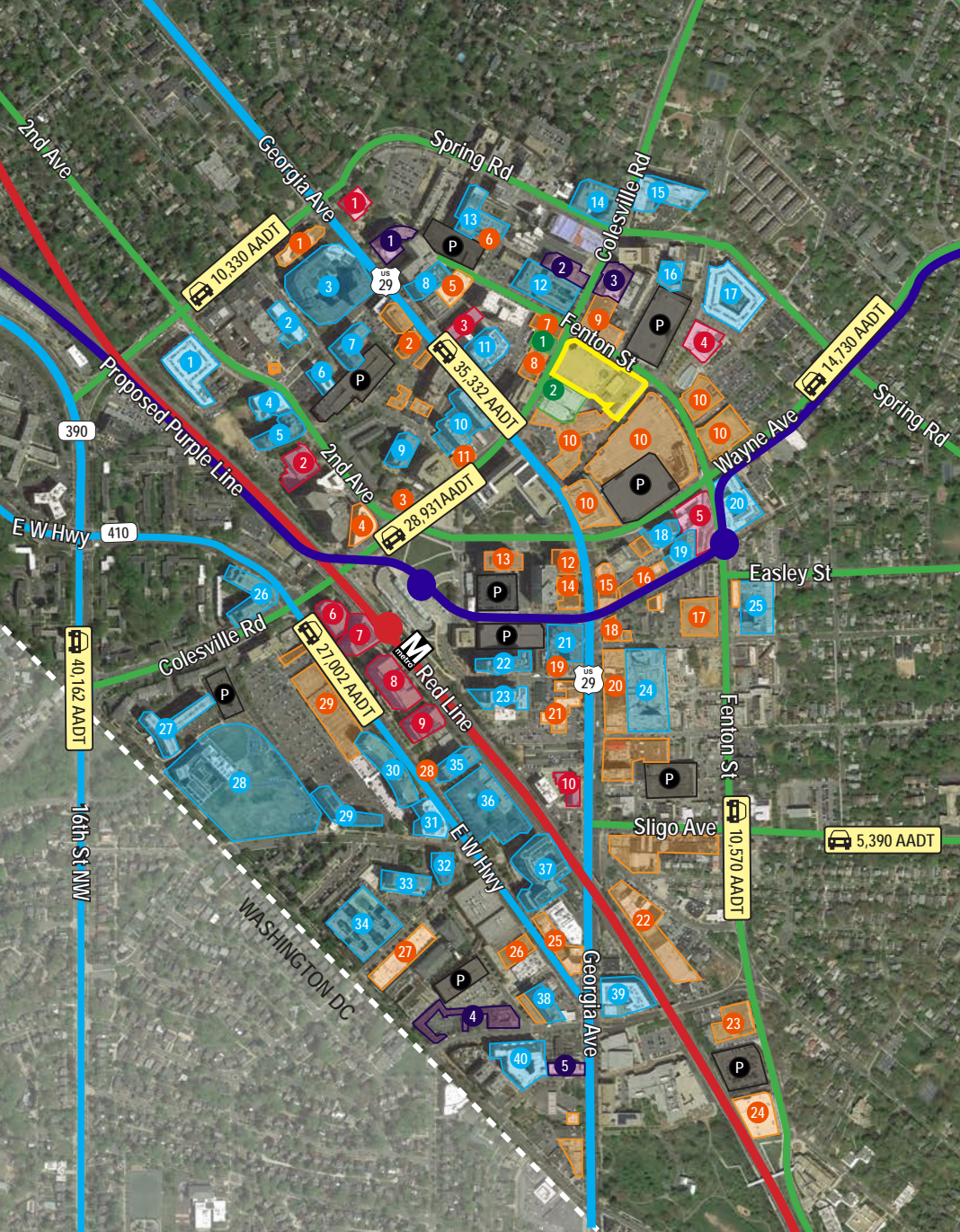
1. THE FILLMORE
2. AFI SILVER

**HOTELS:**

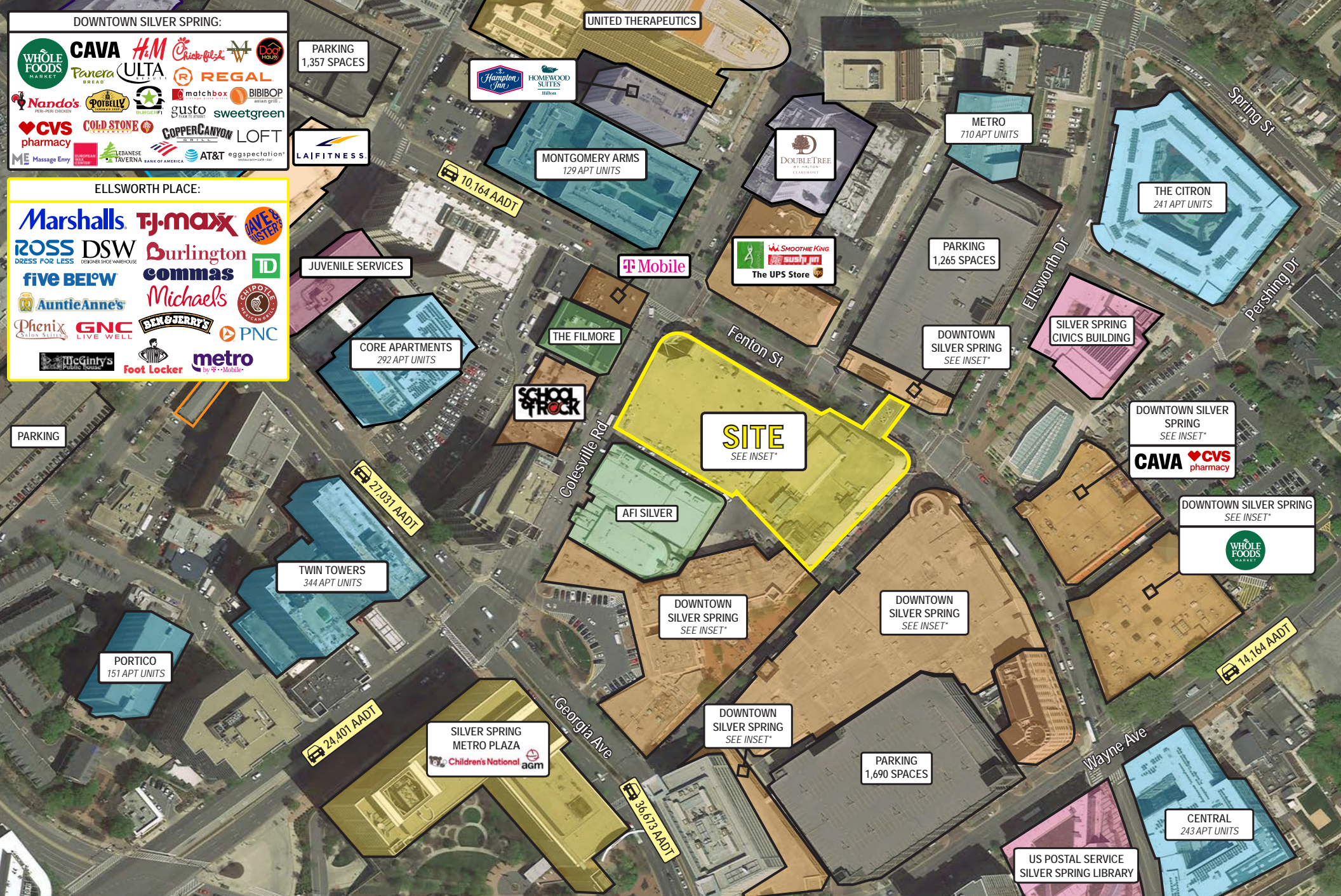
1. SHERATON
2. HAMPTON INN & HOMEWOOD SUITES
3. DOUBLE TREE
4. DAYS INN
5. HOLIDAY INN

**APARTMENT BUILDINGS:**

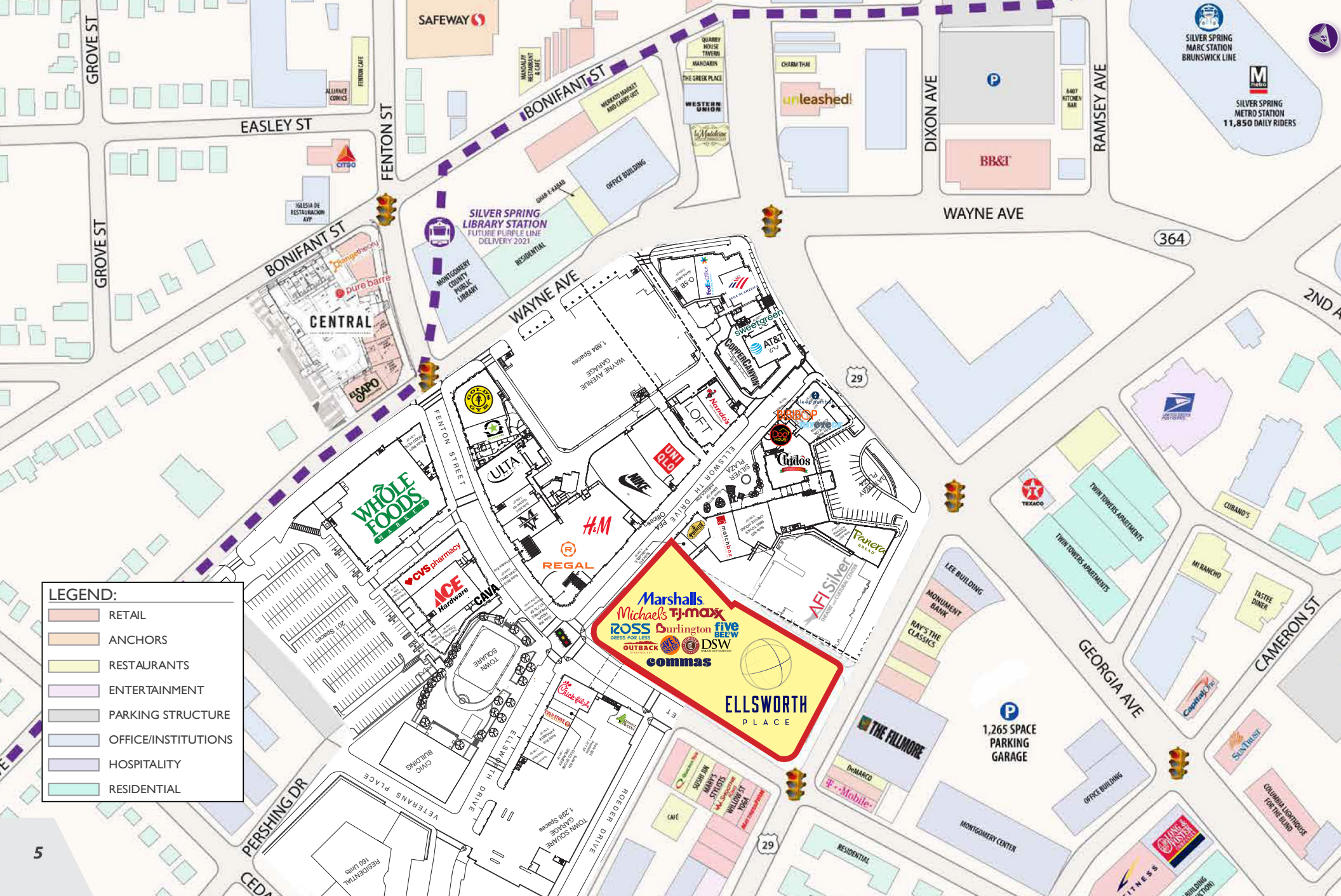
1. FENWICK APARTMENTS 310 APT UNITS
2. GEORGIA WEST 107 APT UNITS
3. THE POINT SILVER SPRINGS 891 APT UNITS
4. ELIZABETH HOUSE 160 APT UNITS
5. ALEXANDER HOUSE 312 APT UNITS
6. OCTAVE 1320 102 APT UNITS
7. THE CHARTER HOUSE 212 APT UNITS
8. THE PREMIER 160 APT UNITS
9. PORTICO 151 APT UNITS
10. TWIN 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











**LEGEND:**

- RETAIL
- ANCHORS
- RESTAURANTS
- ENTERTAINMENT
- PARKING STRUCTURE
- OFFICE/INSTITUTIONS
- HOSPITALITY
- RESIDENTIAL

# Area Map


Ellsworth Place / Colesville Road / Silver Spring, MD 20910




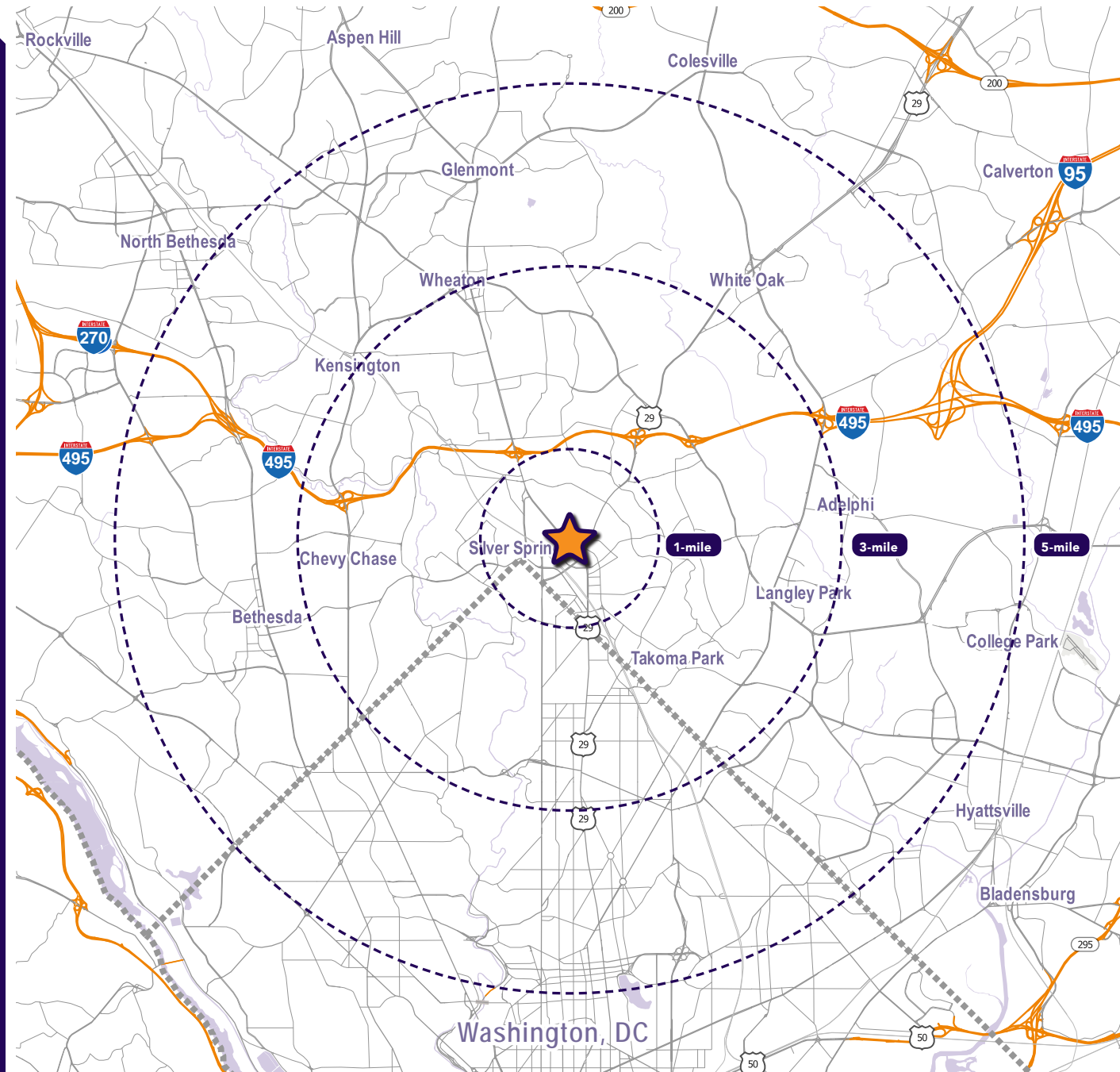
# Interested? Contact:

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