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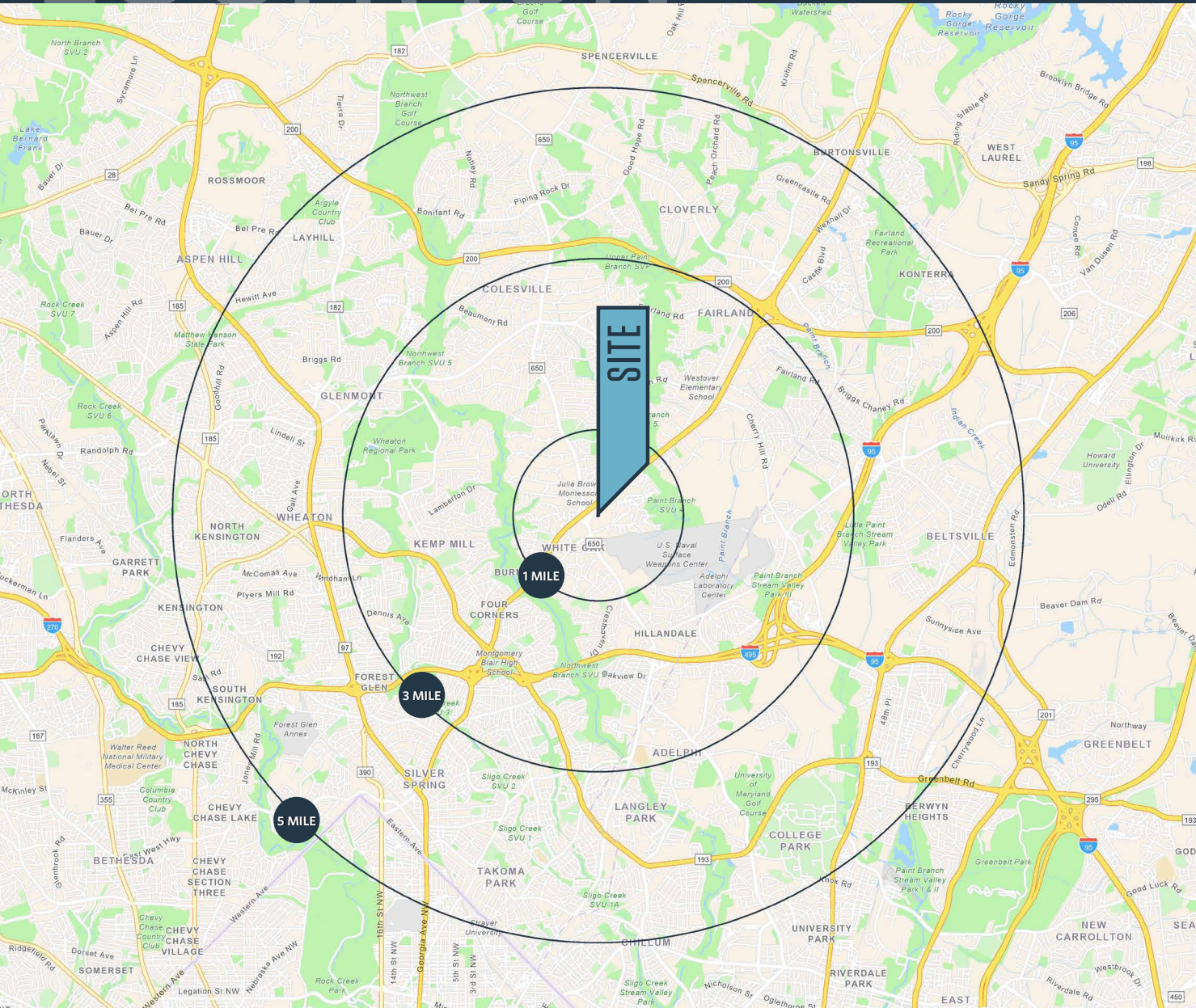
- 268,394 SF former Sears building in the heart of Montgomery County on a 7.09 acre parcel.
- Flexible sizing options available to accommodate a wide range of users.
- Ground Floor: 141,816 SF with up to 21'3" slab-to-slab ceiling heights (slab to drop - 14'11").
- Lower Level: 126,578 SF with up to 16'4" slab-to-slab ceiling heights (slab to drop - 10'11").
- Exceptional visibility and access from Columbia Pike (65,000+ VPD) and New Hampshire Avenue (40,000+ VPD).
- Prominent location directly across from Giant Food with extensive frontage and strong consumer exposure.
- Dense and affluent trade area with more than 411,000 residents within a 5-mile radius and average household incomes exceeding \$95,000.

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PROPERTY HIGHLIGHTS:

Former 268,394 SF Sears
7.09 acre parcel

DEMOGRAPHICS | 2026:

1-MILE	3-MILE	5-MILE
Population		
19,835	135,018	429,567
Daytime Population		
15,843	113,987	387,334
Households		
7,037	45,294	148,145
Average HH Income		
\$126,313	\$156,162	\$150,939

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Columbia Pike	56,130 ADT
New Hampshire Avenue	36,993 ADT
Lockwood Drive	11,310 ADT

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SILVER SPRING, MD 20904, MONTGOMERY COUNTY



CLOSE UP

11255 NEW HAMPSHIRE AVENUE

SILVER SPRING, MD 20904, MONTGOMERY COUNTY



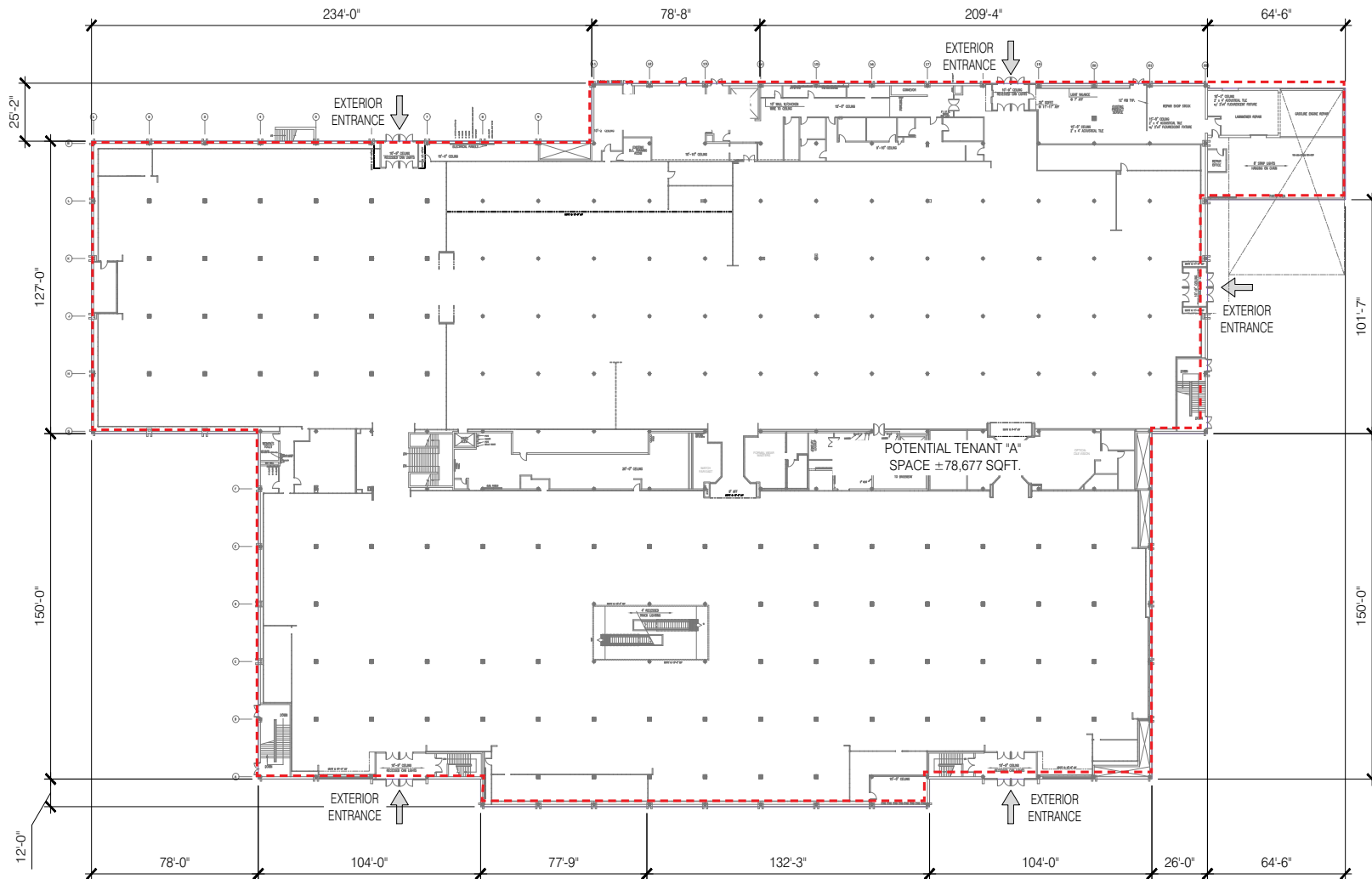
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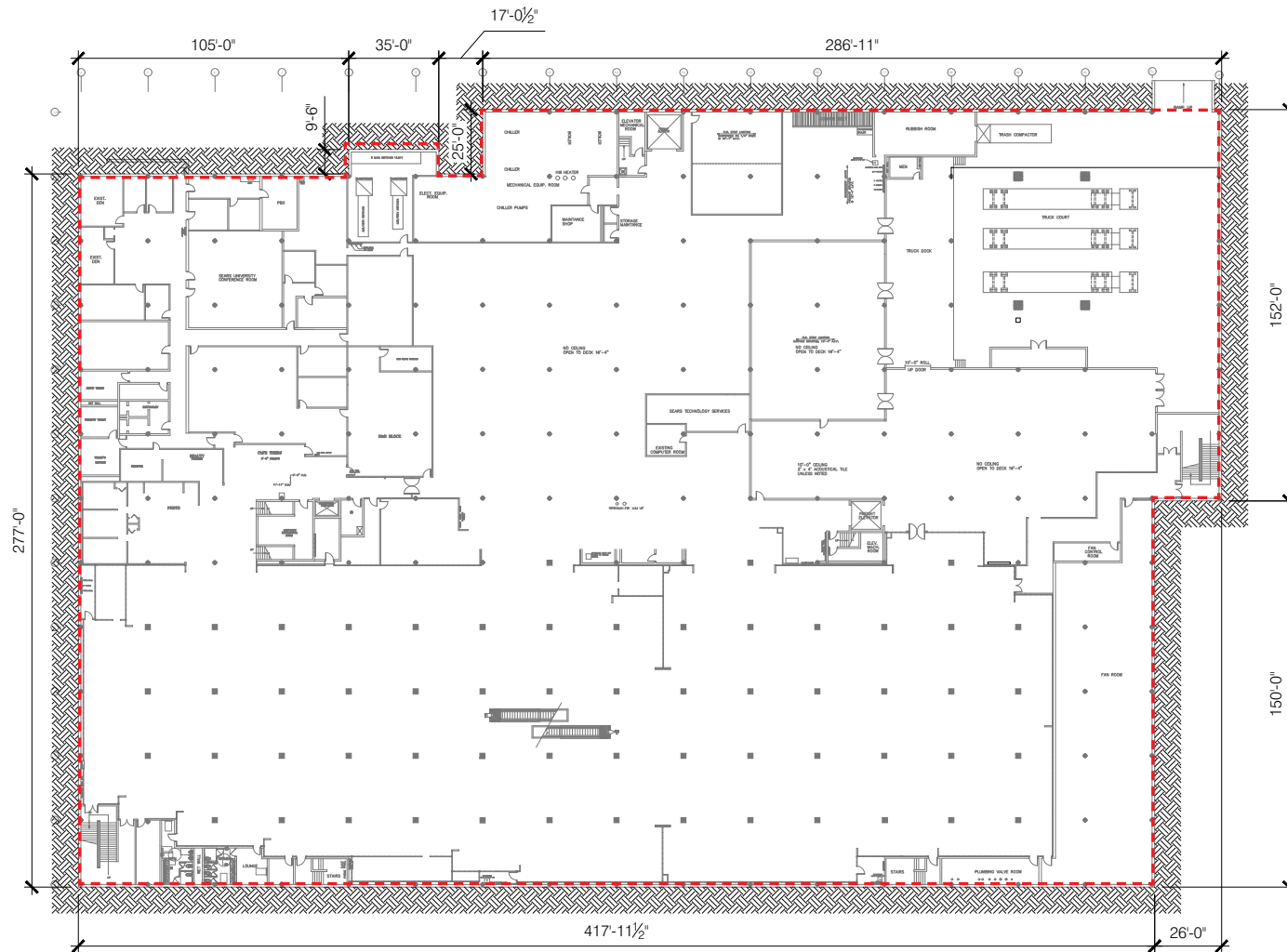
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Main Level - 141,816 SF

Slab to Slab ~ 21'3"

Slab to Drop ~ 14'11"



Lower Level - 126,578 SF

Slab to Slab ~ 16"4

Slab to Drop ~ 10"11



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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.