

Existing 350,000 square foot center anchored by Marshalls, Burlington Coat Factory, Nine West, Footaction USA, TD Bank, Moby Dick Seafood, Ben & Jerry's, Noodles & Company and Chipotle. Adjacent to City Place are additional high profile tenants; Borders Books & Music, Whole Foods, Stadium Seating Majestic Movie Theater, Strosniders Hardware, Pier 1 Imports, Austin Grill, Panera Bread, Macaroni Grill, Courtyard Marriott and many others.

LOCATION

Silver Spring, Maryland

- ◆ At the intersection of Colesville Road (Route 29) and Fenton Street with access & exposure to Ellsworth Drive; site is one block north of Georgia Avenue (Route 97) .

ACCESS

- ◆ One mile inside the Capital Beltway (I-495). Fed by the interchange at Colesville Road & Georgia Avenue.
- ◆ A county parking deck on Ellsworth Drive with 1,265 spaces feeds directly into the 4th level retail entrance of City Place. 8,098 additional county parking spaces are within a two block walk.

TRAFFIC COUNTS

- ◆ Georgia Avenue (Route 97): 41,901
- ◆ Colesville Road (Route 29): 33,201

Source: Maryland State Highway Administration, 2008

	2010 EST. POPULATION	2010 EST. AVG. HOUSEHOLD INCOME	HH ABOVE \$100K
5 MILE RING	566,230	\$90,649	65,074

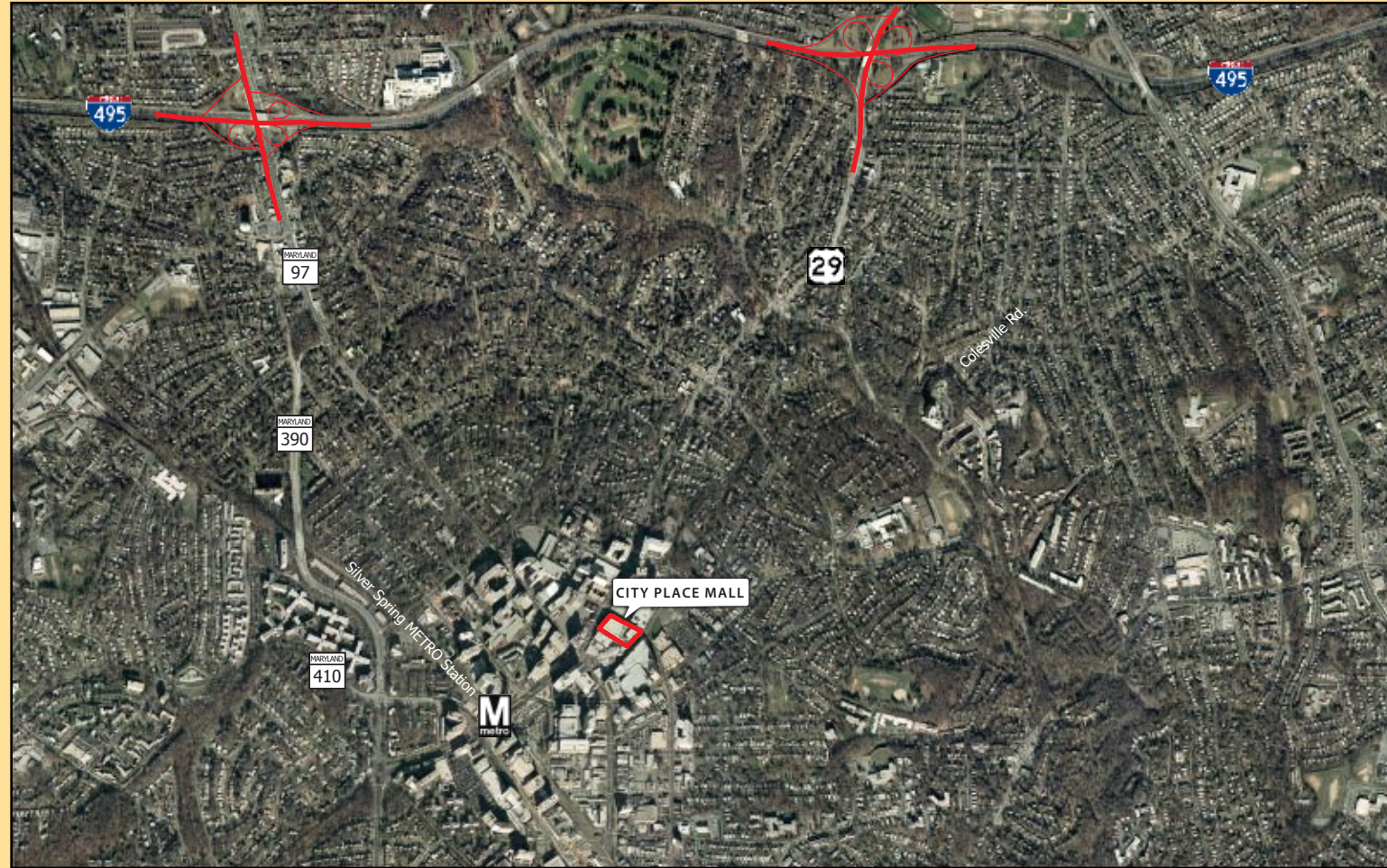
- ◆ Daytime Office Employee Population: 34,487 people within 1 mile
- ◆ Metrorail and buses currently serve **57,000 riders** daily at the Silver Spring Metro.
- ◆ It is estimated that this number will jump to **97,000 riders** by 2020.

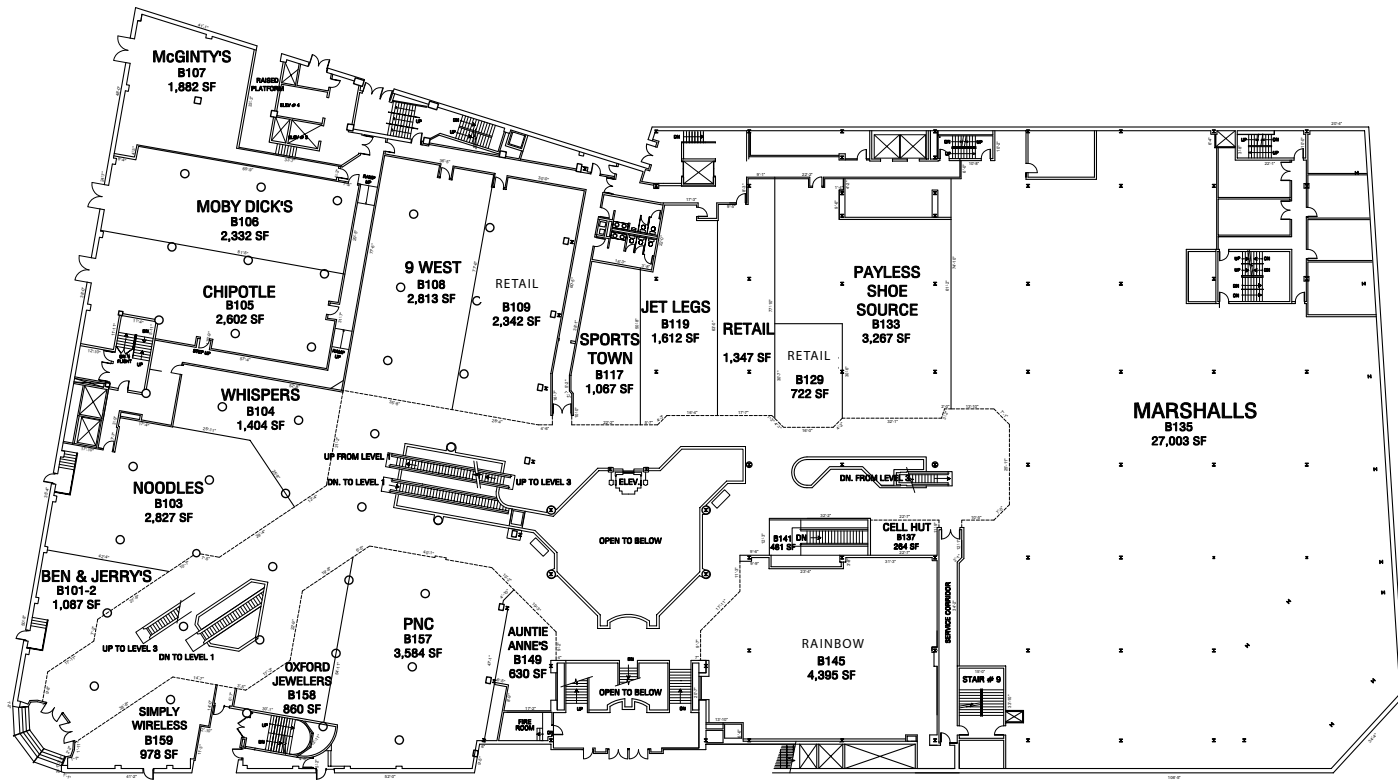
DEVELOPERS

- ◆ Petrie Ross Ventures and Hutensky Capital Partners

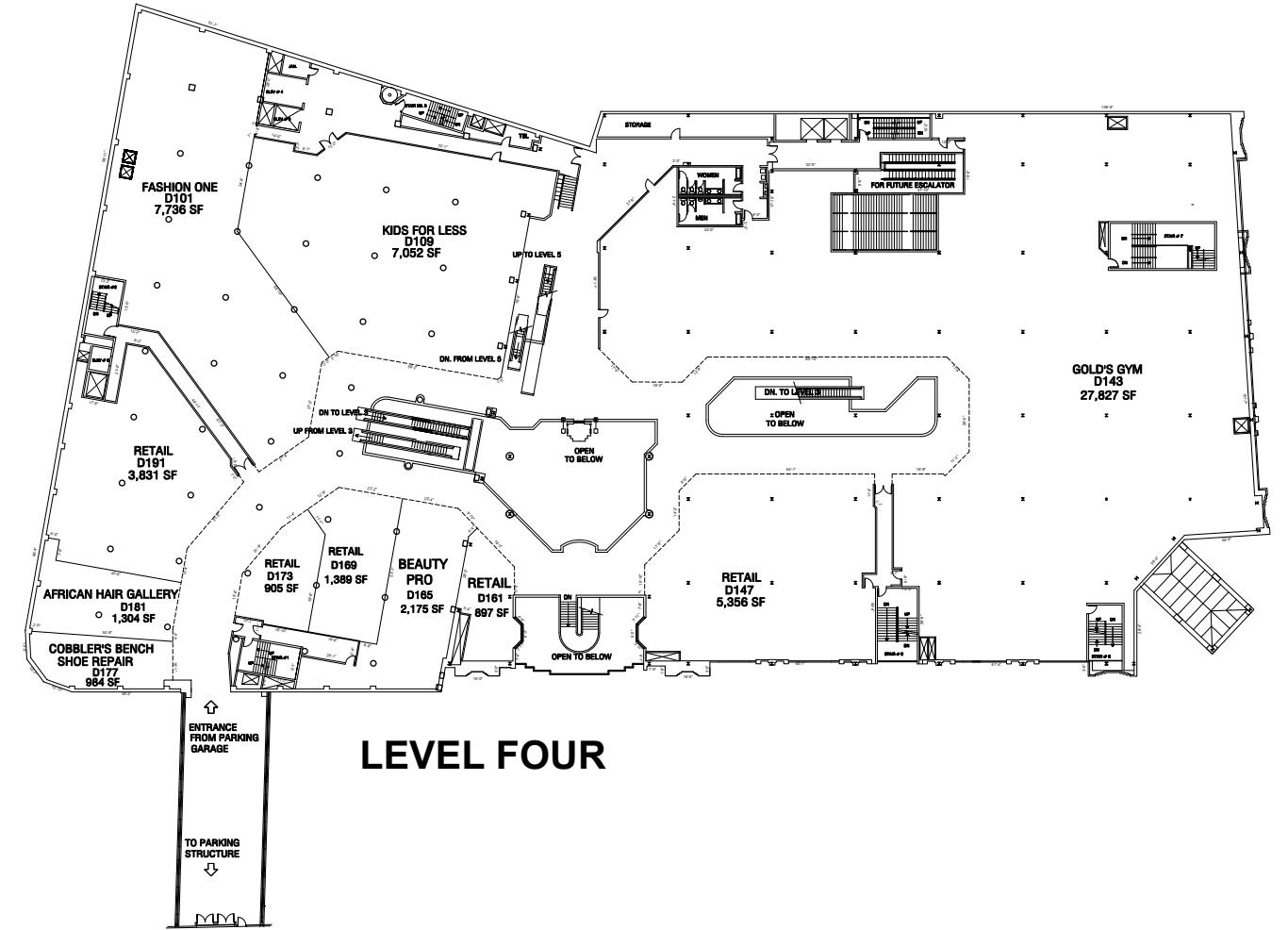
LEASING

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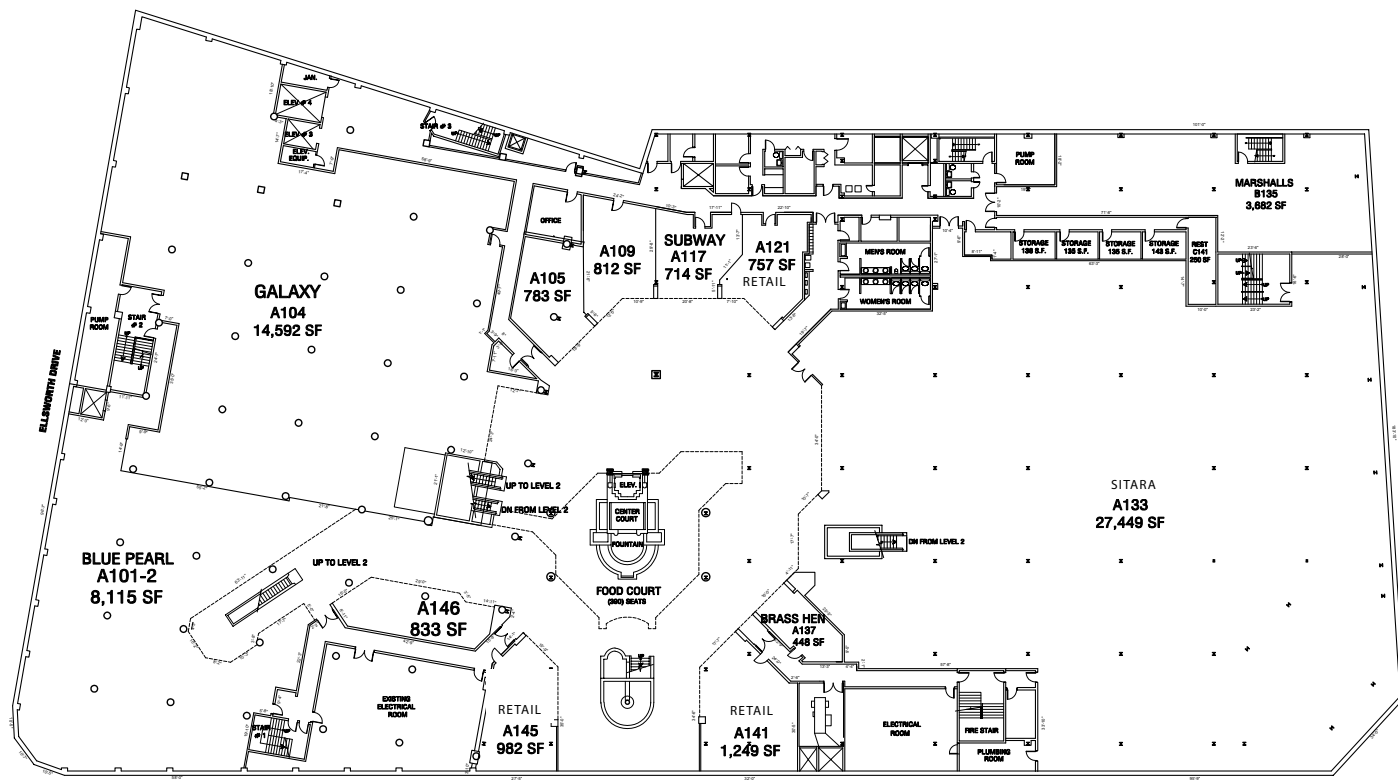




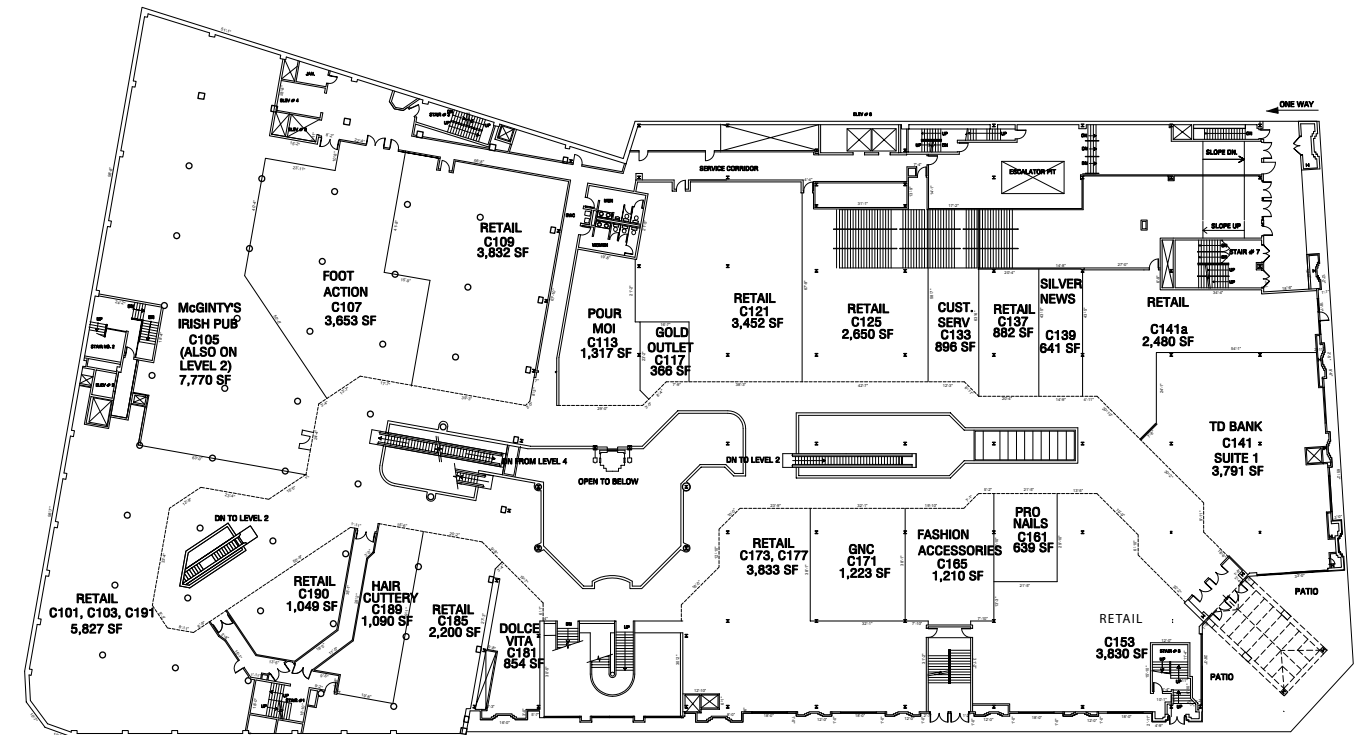
LEVEL TWO



LEVEL FOUR



LEVEL ONE



LEVEL THREE