



# 8455 COLESVILLE ROAD

SILVER SPRING, MARYLAND 20910

**3 SPACES  
STILL AVAILABLE**

klnb  
202- 375- 7500  
RETAIL  
FOR  
LEASE  
klnb.com

**COFFEE SHOPS/DELI'S WANTED**

**MATT SKALET**

mkalet@klnb.com | 202-420-7775

**PHIL RUXTON**

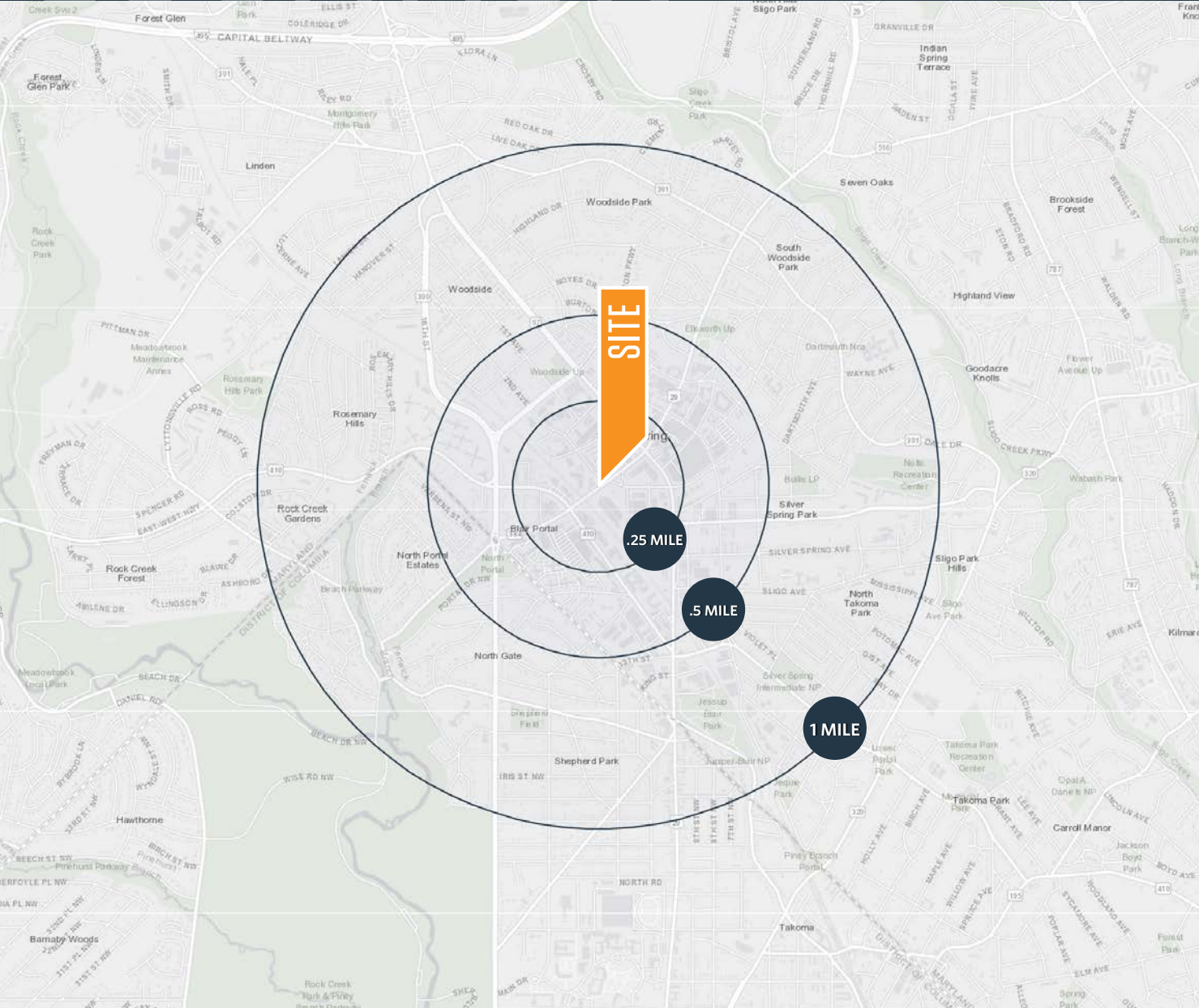
pruxton@klnb.com | 202-420-7777

**klnb.com**

# LOCATION

# 8455 COLESVILLE ROAD

SILVER SPRING, MARYLAND 20910



## AVAILABLE SPACE

- Suite 101B: 580 RSF
- Suite 202: 1,704 SF
- Suite 100: 3,966 RSF

## DEMOGRAPHICS | 2019:

	5 MIN	10 MIN	0.25-MILE	0.5-MILE	1-MILE
Population	41,127	173,095	4,932	16,134	35,745
Daytime Population	28,498	72,850	11,157	21,663	26,536
Average HH Income	\$117,574	\$134,481	\$70,983	\$88,802	\$113,290
Median HH Income	\$82,759	\$91,496	\$62,608	\$70,780	\$80,956

## TRAFFIC COUNTS | 2019:

Colesville Road	34,792 ADT
East-West Hwy	24,151 ADT
Georgia Ave	50,422 ADT



11,320 ADR

**MATT SKALET**

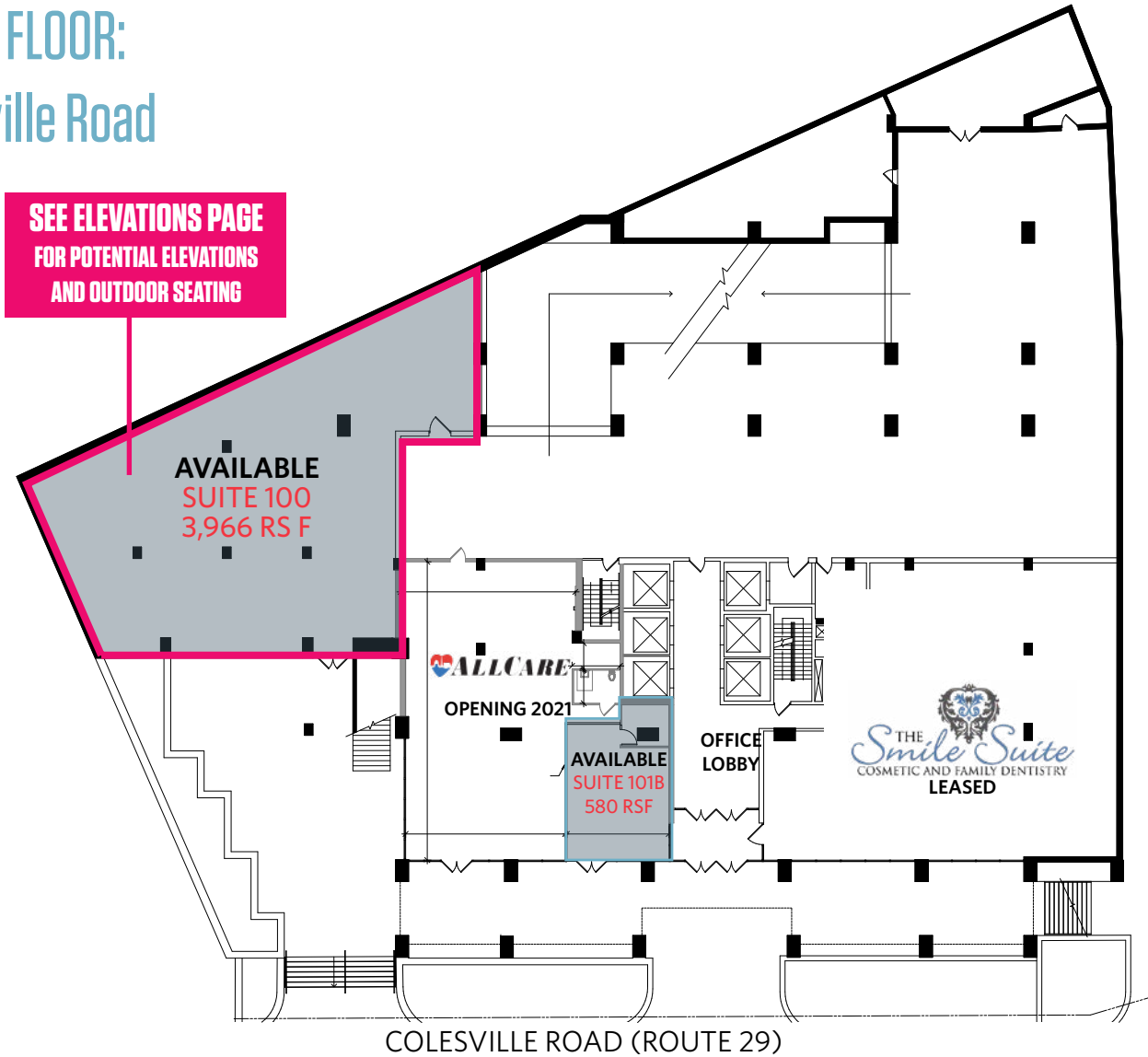
maskalet@klnb.com | 202-420-7775

**PHIL RUXTON**

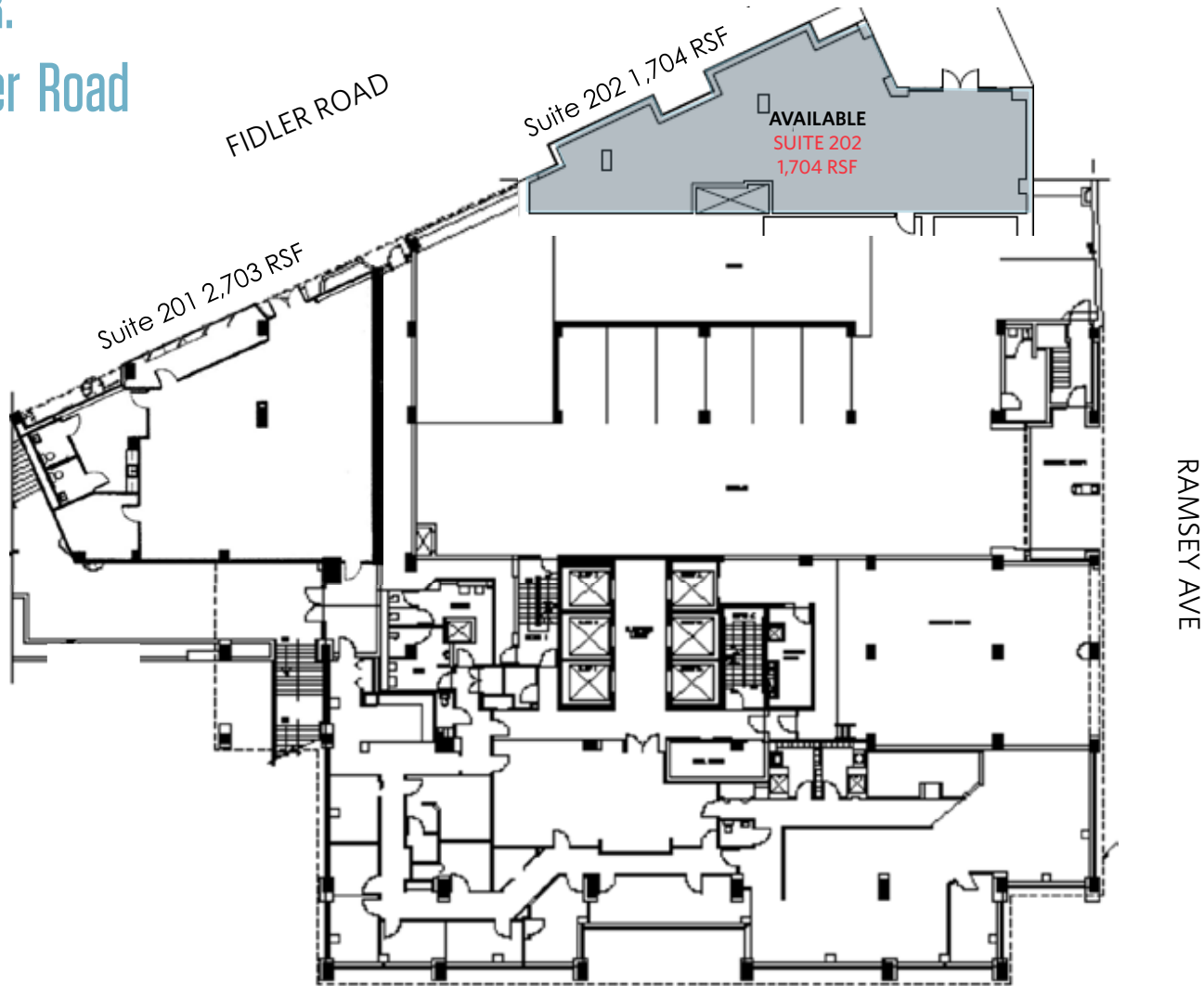
pruxton@klnb.com | 202-420-7777



## LOBBY/GROUND FLOOR: Fronting Colesville Road



## SECOND FLOOR: Fronting Fiddler Road



# PHOTOS

# 8455 COLESVILLE ROAD

SILVER SPRING, MARYLAND 20910



**MATT SKALET**

maskalet@klnb.com | 202-420-7775

**PHIL RUXTON**

pruxton@klnb.com | 202-420-7777

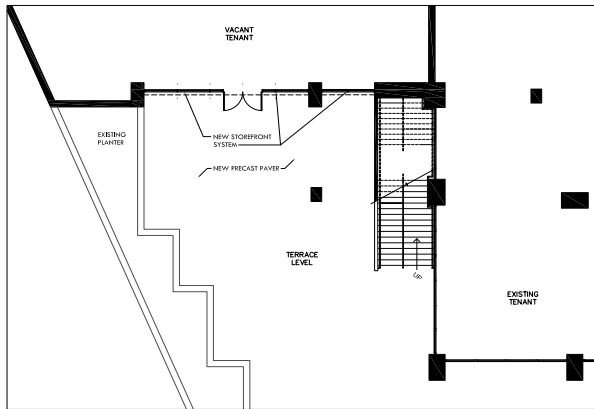
**klnb**

# ELEVATIONS | 8455 COLESVILLE ROAD

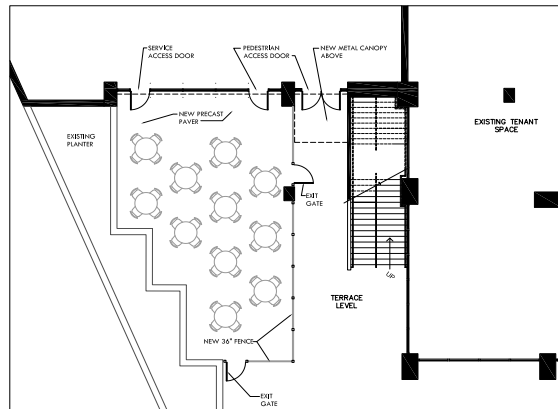
SILVER SPRING, MARYLAND 20910

## SUITE 100 POTENTIAL ELEVATIONS

### Single Tenant

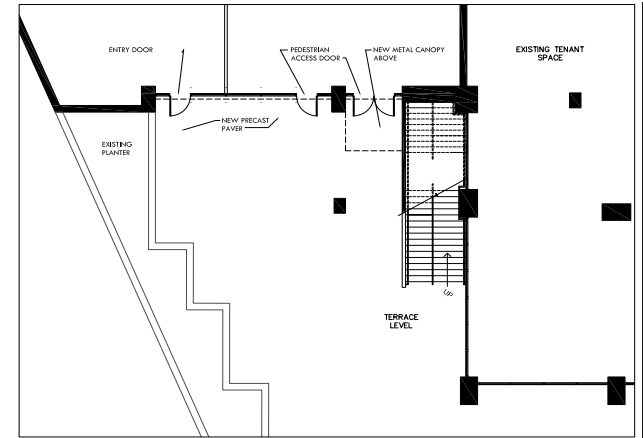


1  
A1.0  
SCALE: 1/8"=1'-0"

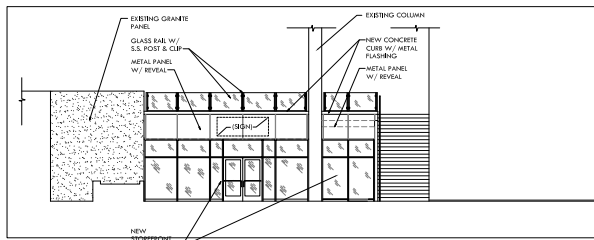


2  
A1.0  
SCALE: 1/8"=1'-0"

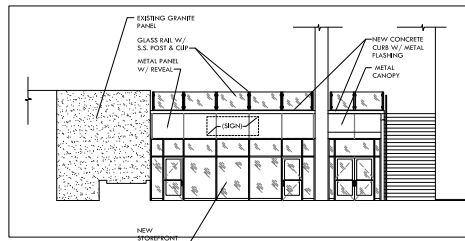
### 2 Tenants



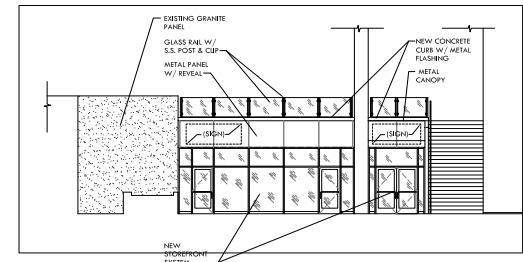
3  
A1.0  
SCALE: 1/8"=1'-0"



4  
A1.0  
SCALE: 1/8"=1'-0"



5  
A1.0  
SCALE: 1/8"=1'-0"



6  
A1.0  
SCALE: 1/8"=1'-0"

MATT SKALET

mkalet@klnb.com | 202-420-7775

PHIL RUXTON

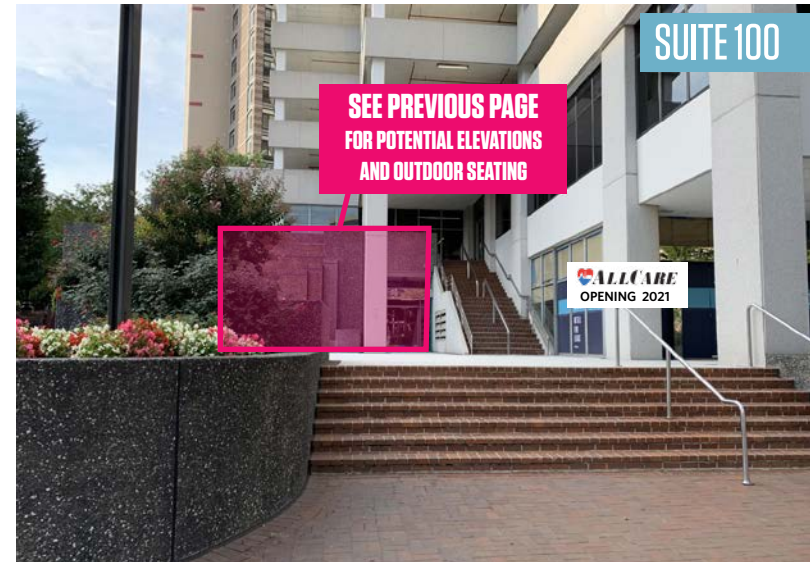
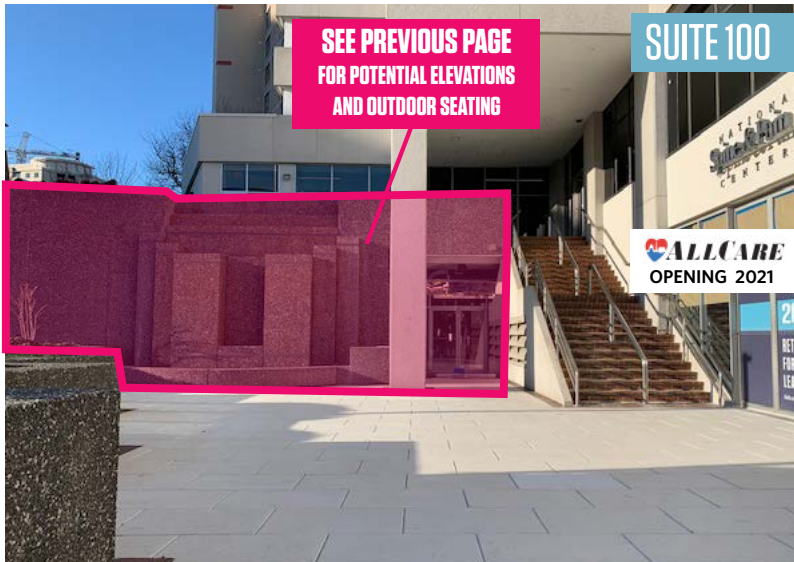
pruxton@klnb.com | 202-420-7777



# PHOTOS

# 8455 COLESVILLE ROAD

SILVER SPRING, MARYLAND 20910



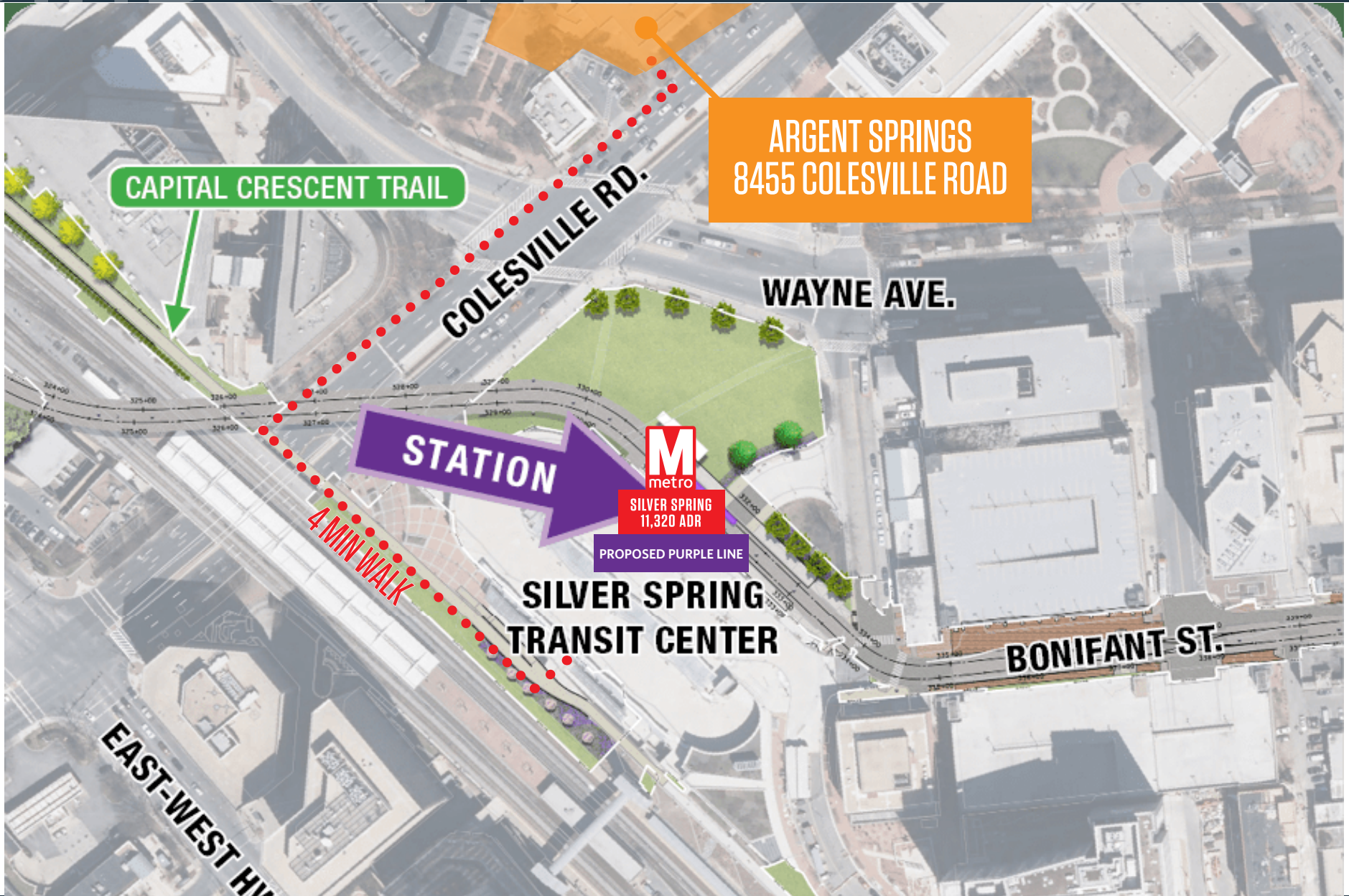
**MATT SKALET**

maskalet@klnb.com | 202-420-7775

**PHIL RUXTON**

pruxton@klnb.com | 202-420-7777

**klnb**



# 8455 COLESVILLE ROAD

SILVER SPRING, MARYLAND 20910



**MATT SKALET**

m skalet@klnb.com | 202-420-7775

**PHIL RUXTON**

pruxton@klnb.com | 202-420-7777



# 8455 COLESVILLE ROAD

SILVER SPRING, MARYLAND 20910

## FOR MORE INFORMATION, PLEASE CONTACT:

### MATT SKALET

maskalet@klnb.com  
202-420-7775

### PHIL RUXTON

pruxton@klnb.com  
202-420-7777

1130 Connecticut Avenue, Suite 600, Washington, DC 20036

.....

**klnb.com**

 [facebook.com/KLNB](https://facebook.com/KLNB)

 [@KLNBLLC](https://twitter.com/KLNBLLC)

 [linkedin.com/company/klnb](https://linkedin.com/company/klnb)

 [instagram.com/klnbllc](https://instagram.com/klnbllc)

**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.