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ELLSWORTH PLACE

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Ellsworth Place is a 342,233 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

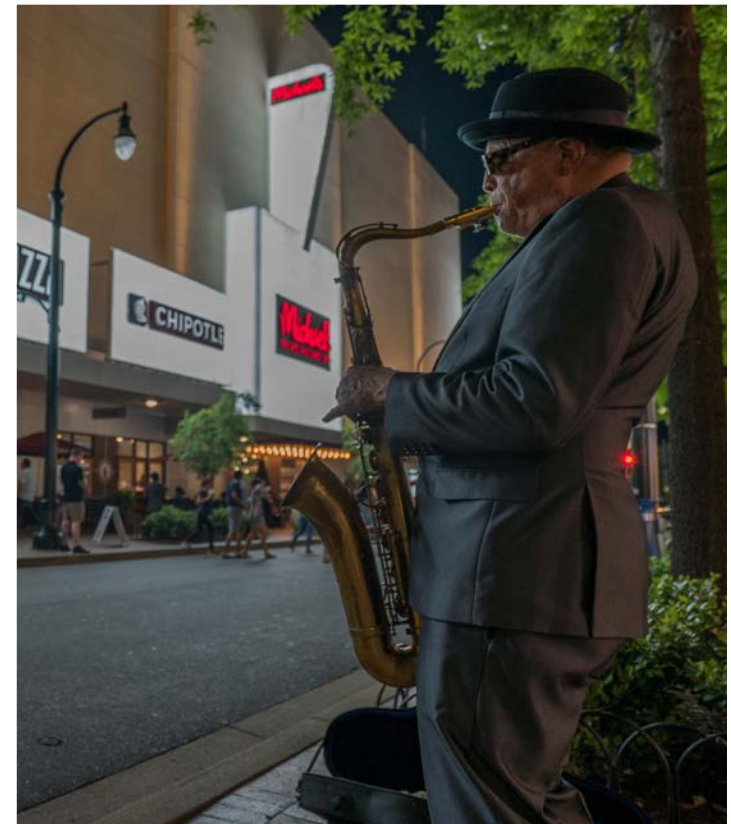
Size	1,266 to 14,600 square feet - see plans.
Delivery	Immediate
Rental Rate	Negotiable
Parking	Direct access via sky bridge to Town Square Public Parking Garage - 1,265 spaces.
Traffic Count	28,000 AADT (Colesville Rd) 10,570 AADT (Fenton St)
Walk Score	99

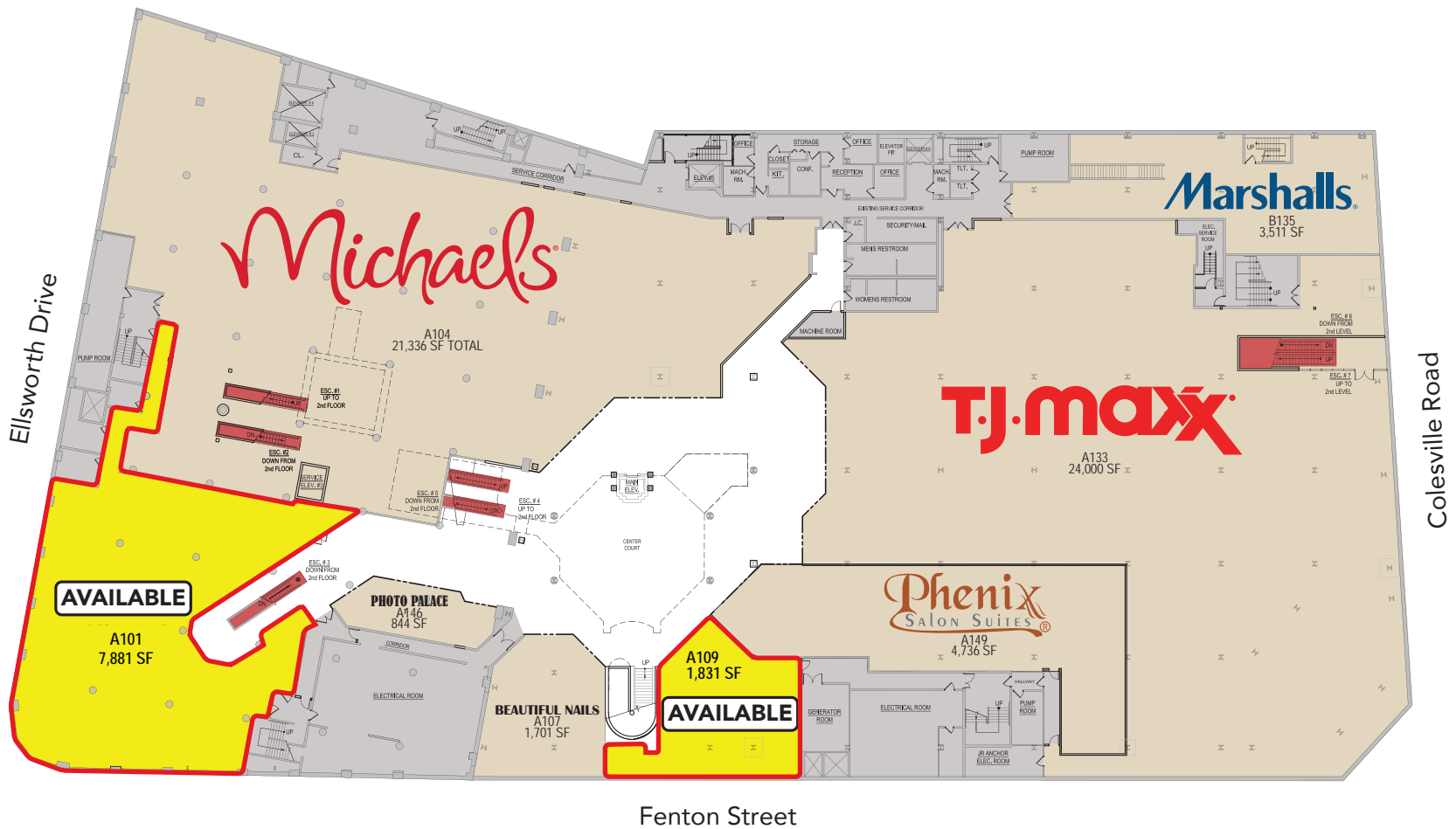


2020 Demographics	5 min	10 min	15 min
 POPULATION	41,236	174,185	483,101
 HOUSEHOLDS	20,324	69,283	185,326
 AVG. HH INCOME	\$118,011	\$131,225	\$135,741
 WORKER POPULATION	44,989	164,071	471,572
 TRAFFIC COUNTS	28,000 AADT (Colesville Rd)	10,570 AADT (Fenton St)	

Retail Expenditures	1 mile	2 mile	3 miles
 APPAREL & SERVICES	\$53M	\$132M	\$269M
 EDUCATION	\$46M	\$119M	\$243M
 ENTERTAINMENT	\$73M	\$187M	\$381M
 HEALTHCARE	\$119M	\$306M	\$630M
 FOOD & DRINK	\$218M	\$550M	\$1.1B

Demographics

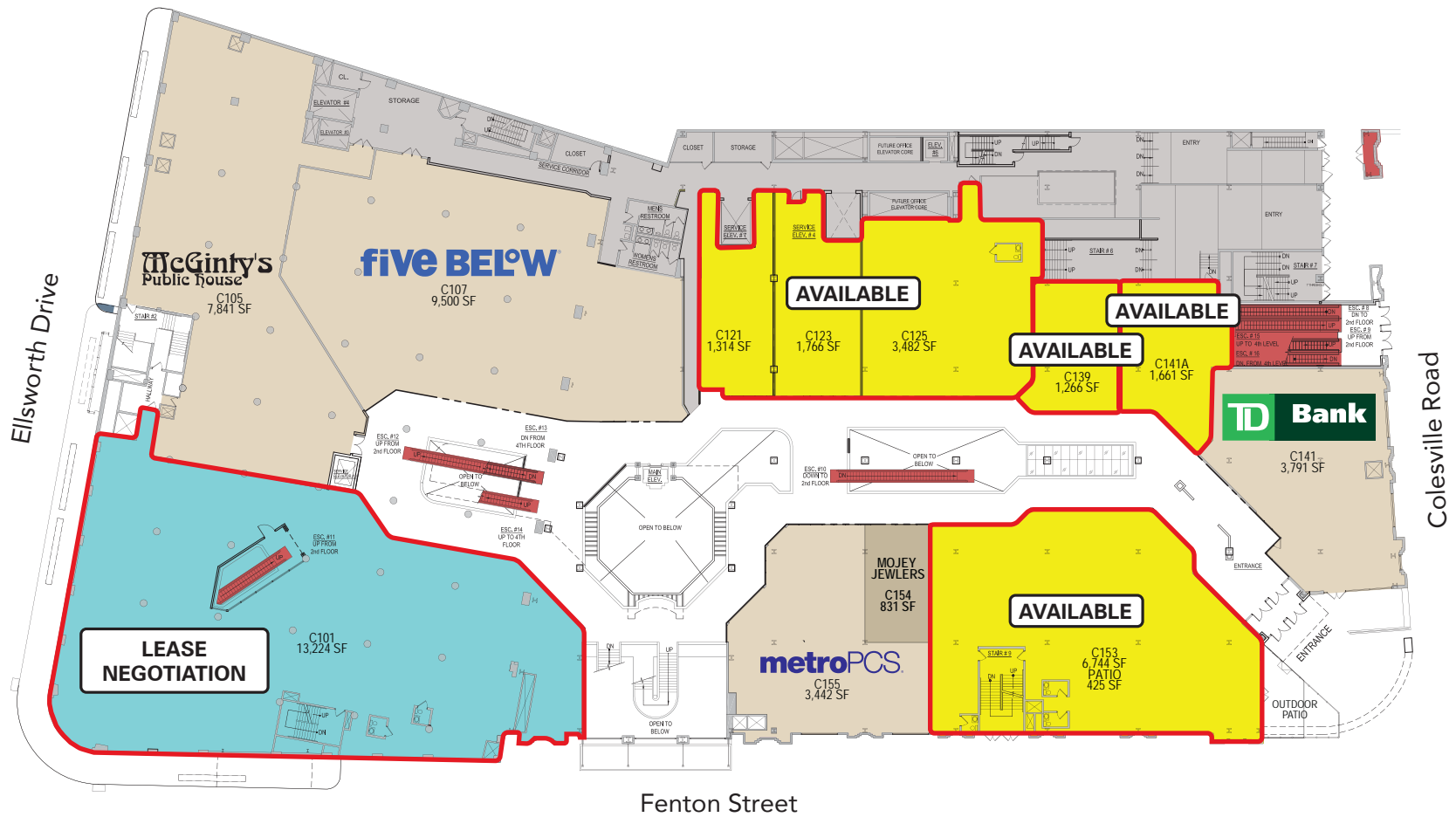


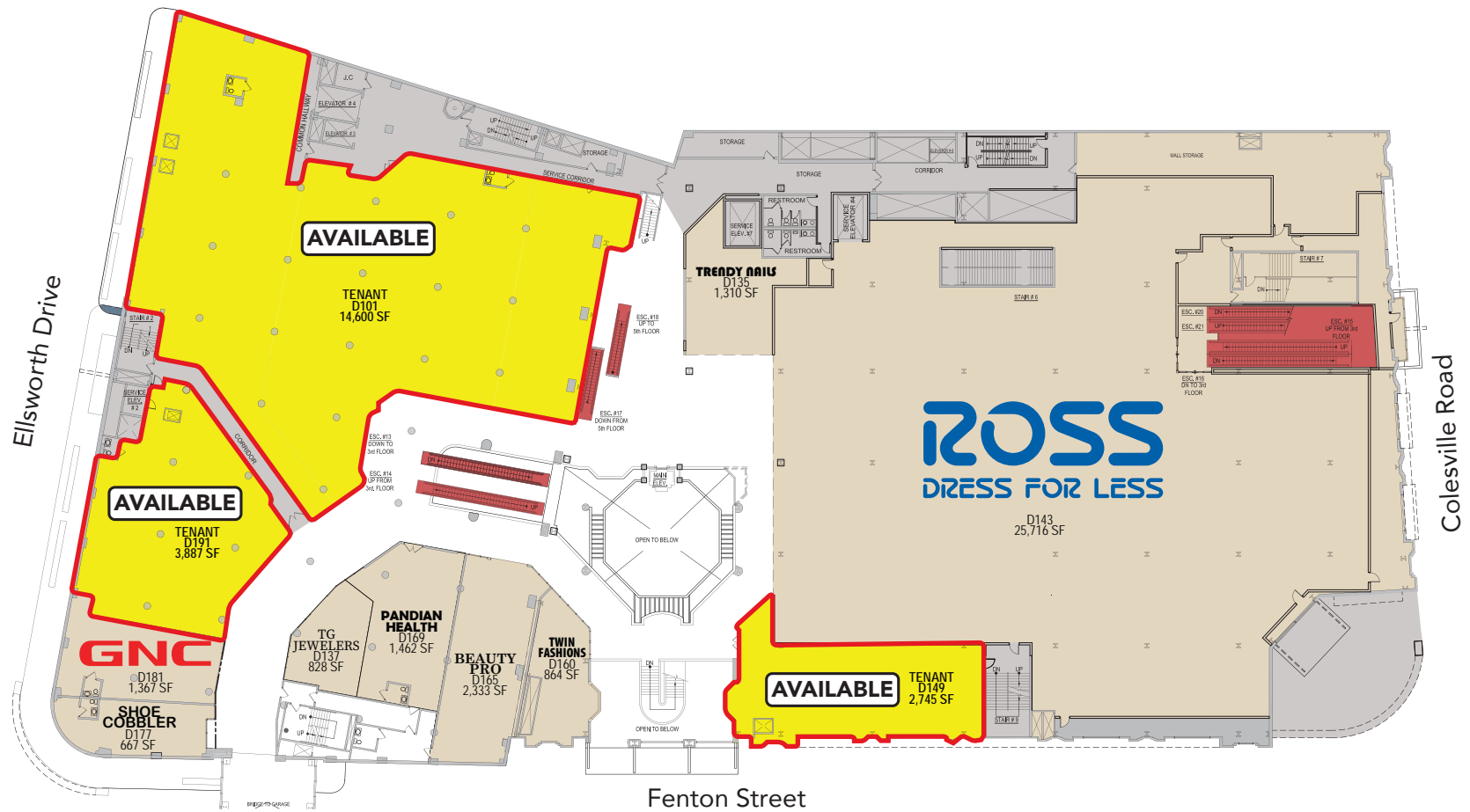


Floor Plan - Level 1

Ellsworth Place / Colesville Road / Silver Spring, MD 20910









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:

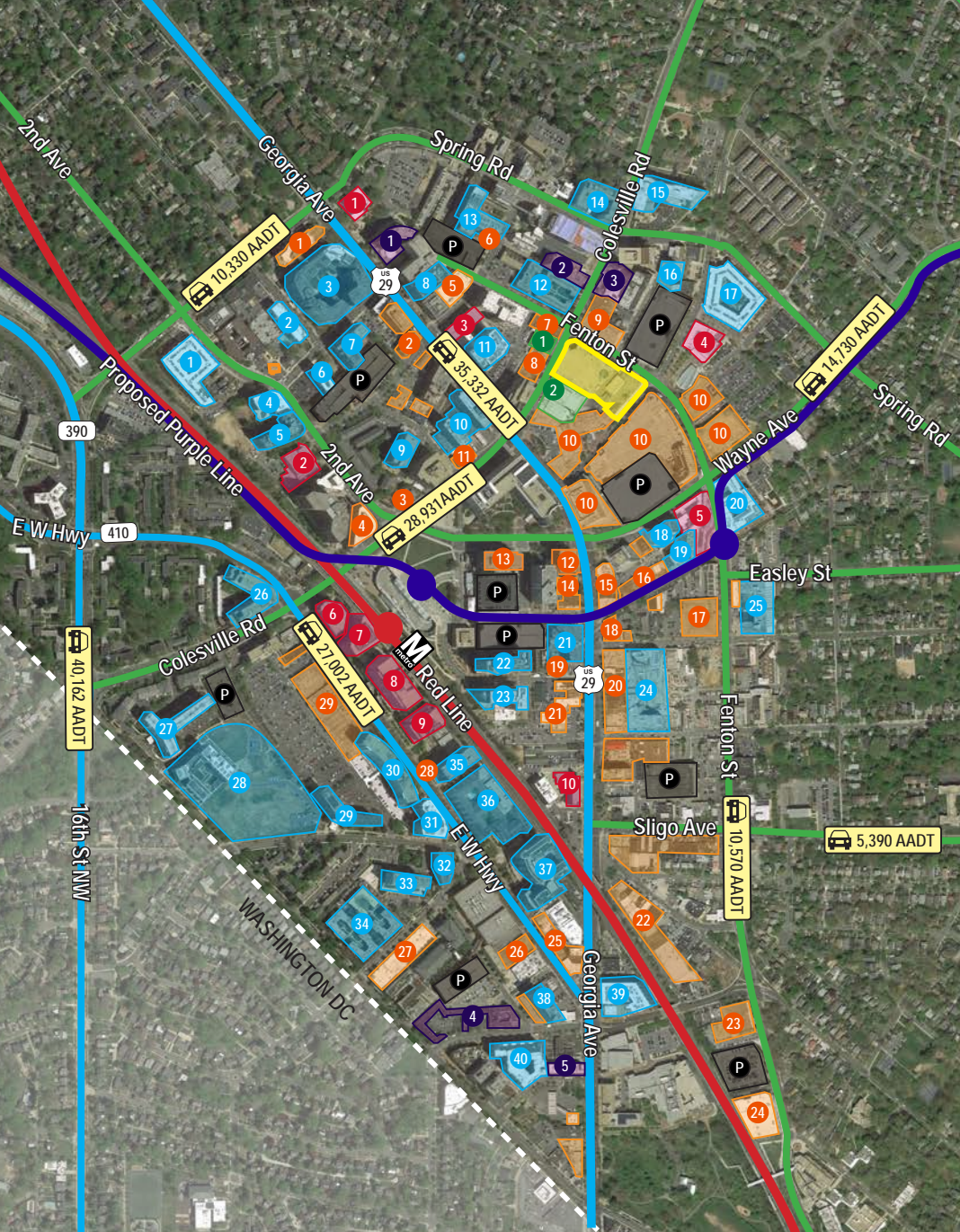
1. THE FILLMORE
2. AFI SILVER

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



DOWNTOWN SILVER SPRING:



PARKING
1,357 SPACES



UNITED THERAPEUTICS



MONTGOMERY ARMS
129 APT UNITS

10,570 AADT



METRO
710 APT UNITS

THE CITRUS
241 APT UNITS

ELLSWORTH PLACE:



JUVENILE SERVICES

T-Mobile



PARKING
1,265 SPACES

CORE APARTMENTS
292 APT UNITS

THE FILMORE



Fenton St

DOWNTOWN SILVER SPRING
SEE INSET*

SILVER SPRING CIVICS BUILDING

SITE
SEE INSET*

DOWNTOWN SILVER SPRING
SEE INSET*



Colesville Rd

AFI SILVER

DOWNTOWN SILVER SPRING
SEE INSET*



TWIN TOWERS
344 APT UNITS

DOWNTOWN SILVER SPRING
SEE INSET*

DOWNTOWN SILVER SPRING
SEE INSET*

35,332 AADT

PORTICO
151 APT UNITS

DOWNTOWN SILVER SPRING
SEE INSET*

PARKING
1,690 SPACES

14,730 AADT

28,000 AADT

SILVER SPRING METRO PLAZA
Children's National agm

Georgia Ave

US POSTAL SERVICE
SILVER SPRING LIBRARY

CENTRAL
243 APT UNITS

Wayne Ave



DOWNTOWN SILVER SPRING SET FOR \$10M RENOVATION and a bowling lounge addition.

May 20, 2019 - Washington Business Journal

Downtown Silver Spring is set for a \$10 million overhaul, to include a new bowling venue and lounge, a new public plaza, public art and “dynamic green space,” the development owners say.

The Peterson Cos. and Foulger-Pratt, co-owners of Downtown Silver Spring with Argo Investment Co., announced the refresh, new tenants and existing tenant renovations they say will “bring new energy and excitement” to the 20-year-old development located at 908 Ellsworth Drive.

“We’re excited to, once again, lead the charge with a reinvigorated core featuring new shops, restaurants and gathering places for the community that reflect the lifestyles of those who live, work and visit Downtown Silver Spring,” Paul Weinschenk, Peterson’s president of retail, said in a statement. Peterson developed DTSS two decades ago.

The new tenants are led by a second location of The Eleanor, a 7,700-square-foot bowling lounge, bar and grille — currently found in NoMa. The venue will serve brunch, lunch and dinner, host two happy hours per weekday and offer six bowling lanes, more than a dozen

arcade games and multiple outdoor patios.

Downtown Silver Spring’s other new tenants include Roll By Good-year, Matchbox (now open), and wine bar Locavino. Lebanese Taverna, meanwhile, will relocate to a new location within DTSS and rebrand as LEB TAV, while Ulta will also relocate. And Copper Canyon Grill will undergo a renovation later this year.

The renovation comes as Silver Spring undergoes massive change with the exit of Discovery Communications Inc. (NASDAQ: DISCA), which has decamped for New York City. Potomac-based Foulger-Pratt and partner Cerberus Capital Management acquired the 550,000-square-foot, 10-story One Discovery Place last year for \$70 million. They are launching a major repositioning to lure multiple tenants to the building, to include Children’s National Health System, which recently inked a deal to lease 140,000 square feet across four floors.

<https://www.bizjournals.com/washington/news/2019/05/20/downtown-silver-spring-set-for-10m-renovation-and.html>

**WASHINGTON
BUSINESS JOURNAL**

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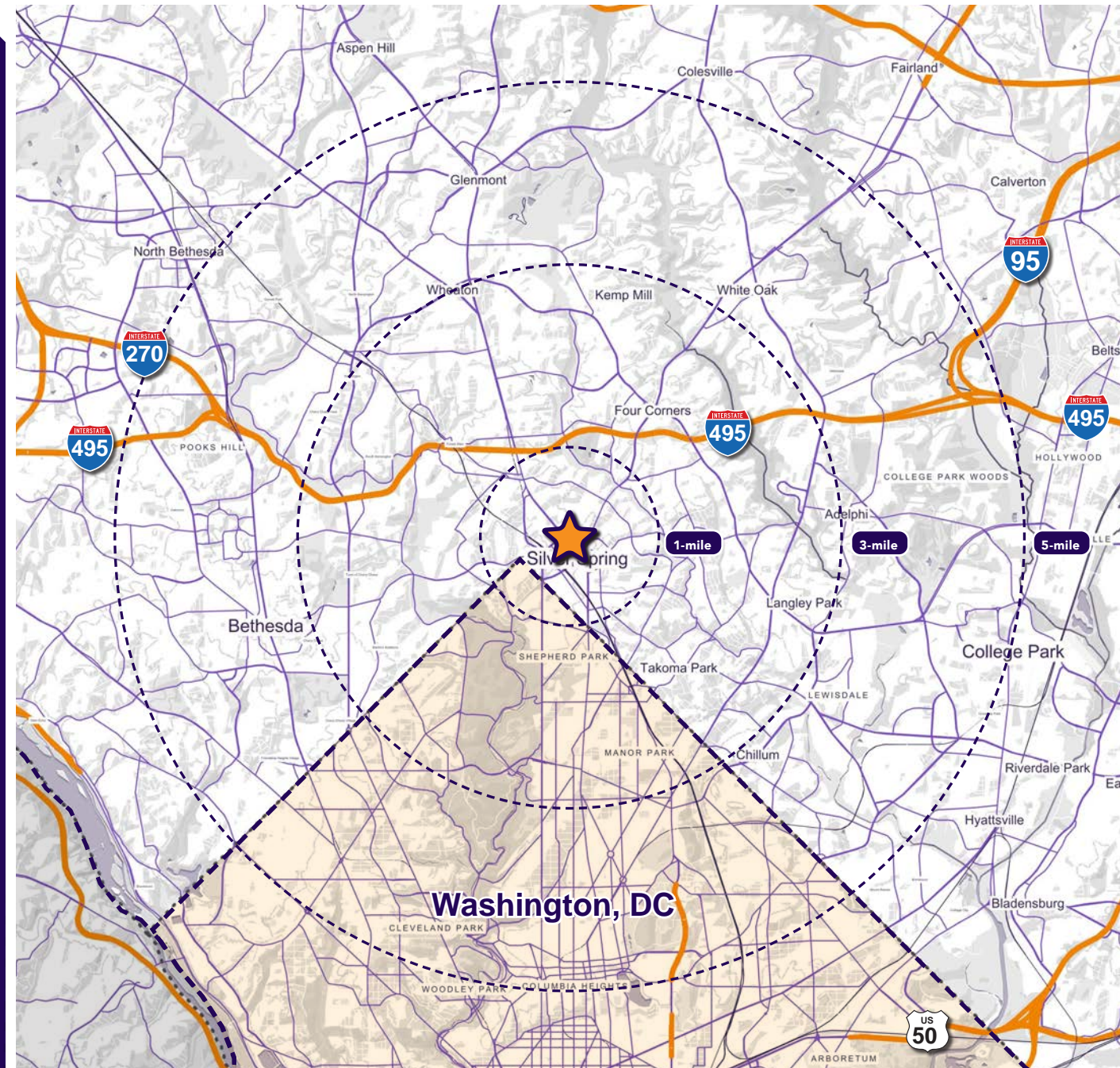
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