

8500 Connecticut Avenue

Chevy Chase, MD - Newdale Rd & Laird Place

Free Standing
Retail/Restaurant
or Bank Pad Available!



DEMOGRAPHICS

| 8500 Connecticut Avenue | 1 MILES | 3 MILES | 5 MILES |
|-------------------------|-----------|-----------|----------|
| POPULATION | 13,729 | 162,769 | 493,511 |
| MEDIAN HH INCOME | \$123,881 | \$101,121 | \$85,770 |
| DAYTIME POP. | 10,701 | 122,312 | 254,911 |

UNIQUE OPPORTUNITY

Overview:

- Site - 20,374 Square Feet
- Zoning C-1
- Last commercially zoned property between I-495 and D.C. line
- Neighboring retail includes: Starbucks, Einstein Bagels, Chevy Chase Supermarket
- Traffic Counts: Connecticut Avenue: 55,111 vpd
- Directly across from proposed purple line transit station

Contact:

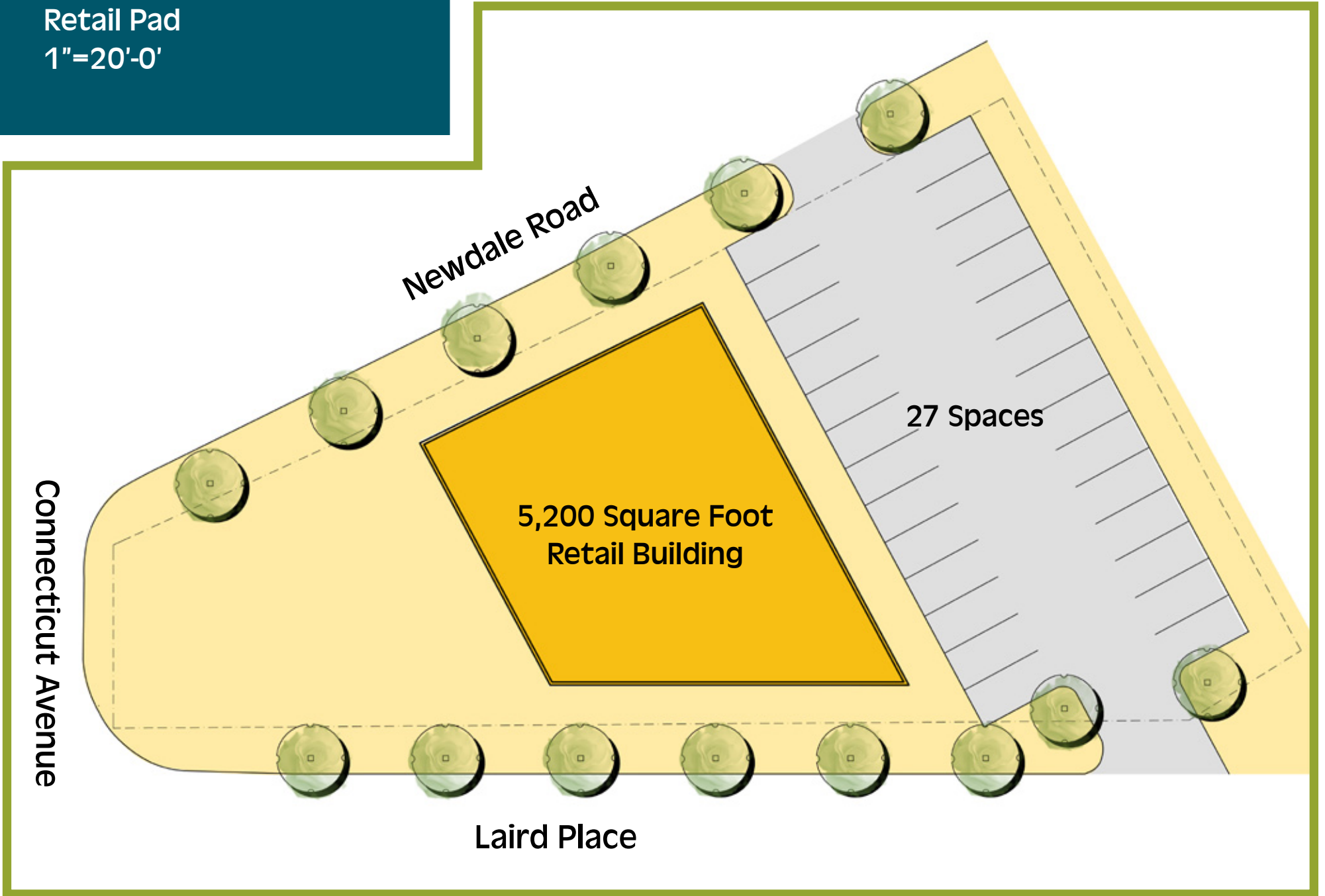
Rich Amsellem, 240.479.7216
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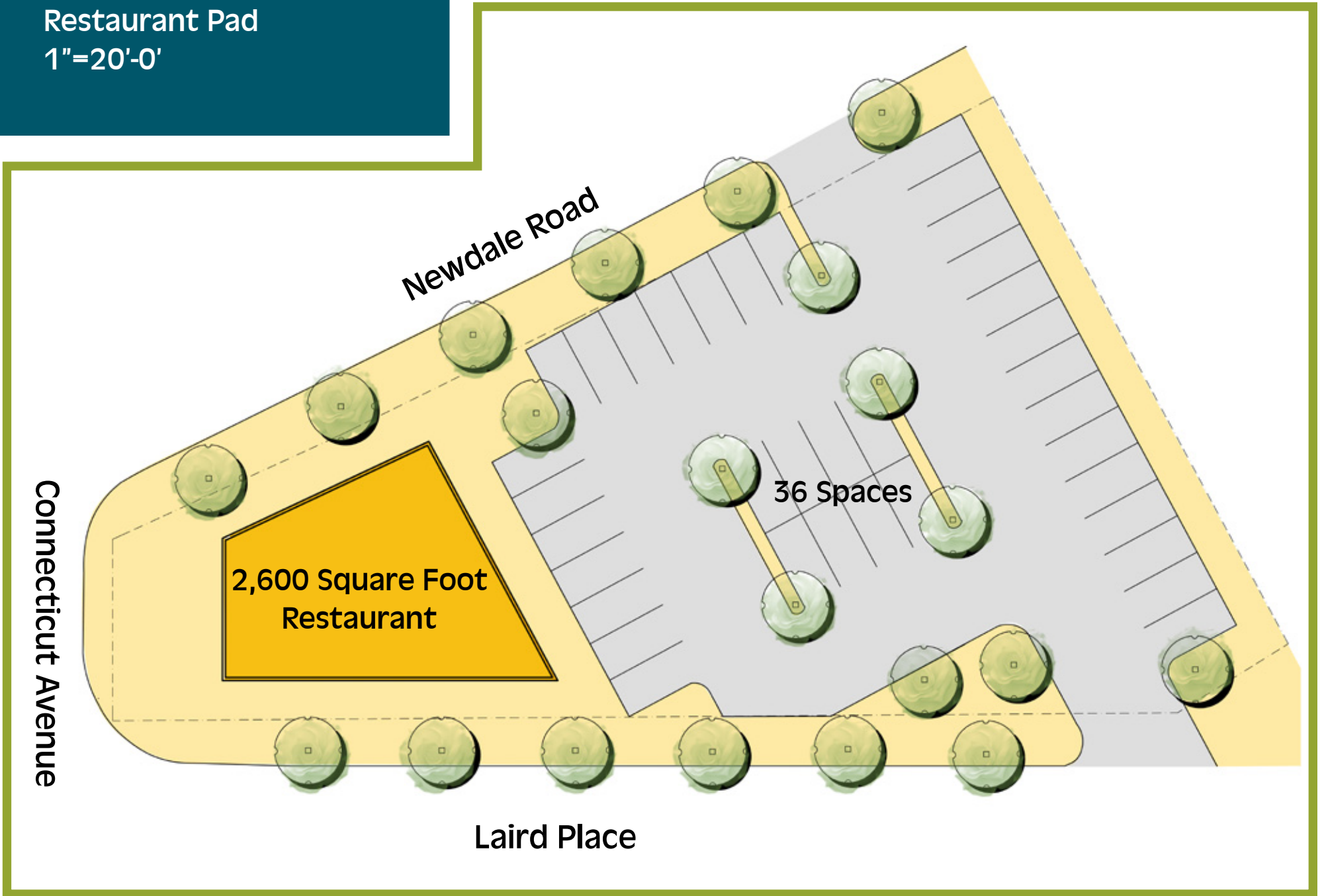
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4600 East West Hwy, Suite 800, Bethesda, MD 20814

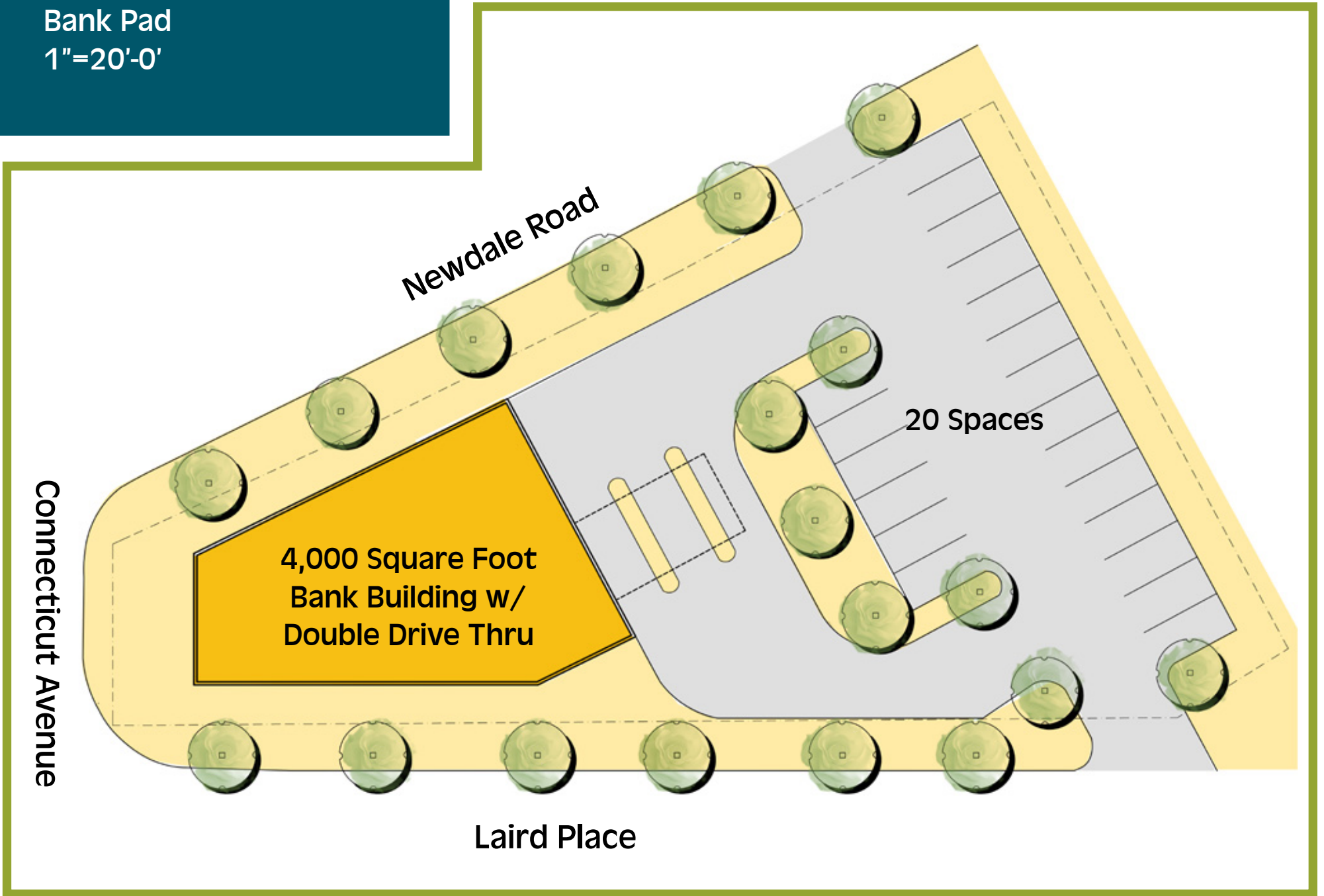
8500 Connecticut Ave
Retail Pad
1"=20'-0'



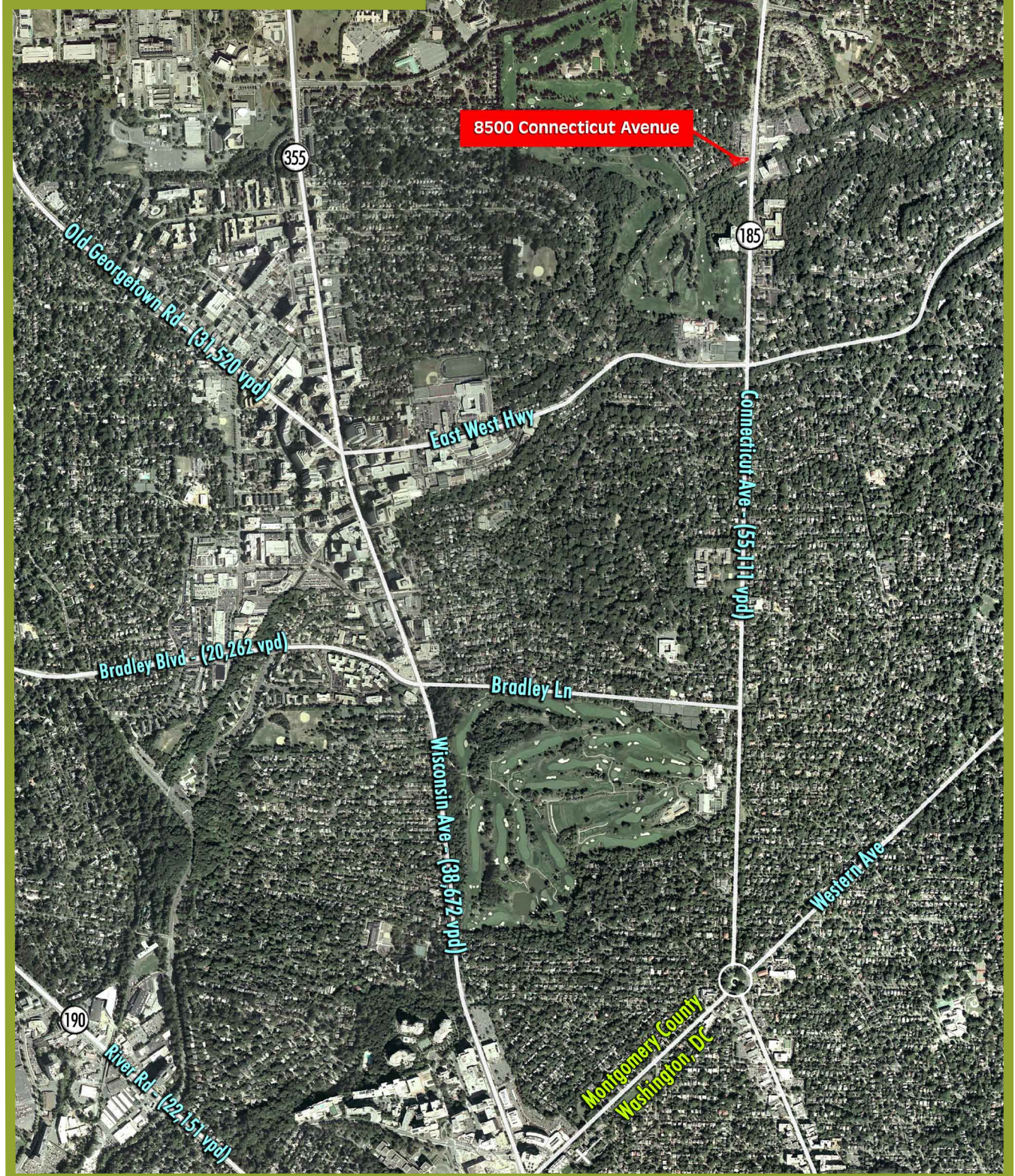
8500 Connecticut Ave
Restaurant Pad
1"=20'-0'



8500 Connecticut Ave
Bank Pad
1"=20'-0"



8500 Connecticut Ave Aerial Overview



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