

Consumer Spending Report

8664-8670 Colesville Rd, Silver Spring, MD 20910

Building Type: **Class C Office**
 Class: **C**
 RBA: **13,348 SF**
 Typical Floor: **10,180 SF**
 Total Available: **6,372 SF**
 % Leased: **52.26%**
 Rent/SF/Yr: **\$20.00**



2008 Annual Spending (in Thousands)	1 Mile	2 Mile	3 Mile
Total Specified Consumer Spending	\$700,882	\$1,837,734	\$3,975,243
Total Apparel	\$80,454	\$214,934	\$467,998
Women's Apparel	22,205	59,822	128,514
Men's Apparel	15,096	40,377	88,584
Girl's Apparel	3,883	11,326	26,460
Boy's Apparel	2,977	8,709	20,469
Infant Apparel	1,438	4,192	9,785
Footwear (excl. Infants)	7,509	20,635	45,890
Other Apparel Prod/Services	27,347	69,874	148,295
Total Entertainment	\$97,945	\$255,436	\$545,510
Sports and Recreation	26,010	69,624	150,063
TV, Radio and Sound Equipment	33,639	86,374	185,059
Reading Materials	8,301	21,021	42,808
Travel	29,217	76,404	163,296
Photographic Equipment	778	2,013	4,284
Total Food At Home	\$46,919	\$128,422	\$291,917
Cereal Products	3,669	10,097	23,128
Bread & Bakery Products	6,438	17,869	40,481
Fish and Seafood	2,313	6,136	13,642
Meats (All)	16,516	44,815	102,639
Dairy Products	7,741	21,674	49,148
Fruits and Vegetables	10,242	27,830	62,879
Total Food Away From Home	\$67,161	\$172,686	\$369,124
Breakfast and Brunch	6,824	17,510	37,951
Dinner	24,972	64,096	136,092
Lunch	23,692	60,901	130,862
Snacks and Non Alcoholic Bev	10,208	26,297	55,835
Catered Affairs	1,465	3,882	8,383

Consumer Spending Report

8664-8670 Colesville Rd, Silver Spring, MD 20910

Annual Spending (in Thousands)	1 Mile	2 Mile	3 Mile
Total Alcoholic Beverages	\$24,444	\$62,198	\$131,631
Alcoholic Bev. at Home	15,606	40,070	85,735
Alcoholic Bev. away from Home	8,838	22,128	45,896
Total Furniture/Appliances	\$36,659	\$99,692	\$217,303
Bedroom Furniture	3,680	9,668	20,898
Living Room Furniture	5,997	16,012	34,696
Other Living & Family Room Furniture	1,520	4,110	8,935
Other Furniture	3,802	10,246	22,283
Major Appliances	4,088	11,800	26,332
Small Appliances	10,707	28,545	61,412
Misc Household Equipment	6,864	19,311	42,748
Total Transportation/Maint.	\$231,392	\$599,691	\$1,295,845
New Autos/Trucks/Vans	49,701	127,646	273,006
Used Vehicles	17,096	44,772	99,349
Boats and Outboard Motor, Etc.	2,953	8,444	19,053
Gasoline	29,631	76,318	164,966
Diesel Fuel	178	512	1,206
Automotive Maintenance/Repair	26,200	69,124	150,063
Transportation	105,633	272,874	588,201
Total Health Care	\$65,055	\$169,594	\$375,091
Medical Services	30,535	79,063	171,359
Prescription Drugs	32,155	84,269	190,032
Medical Supplies	2,365	6,262	13,700
Total Education/Day Care	\$71,319	\$188,221	\$382,941
Education	33,944	89,065	179,993
Room and Board	1,657	5,038	10,388
Tuition/School Supplies	32,287	84,028	169,606
Day Care, Nursery & Preschool	3,430	10,090	22,954

Daytime Employment Report

1 Mile Radius

8664-8670 Colesville Rd, Silver Spring, MD 20910

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 Class: **C** % Leased: **52.26%**
 RBA: **13,348 SF** Rent/SF/Yr: **\$20.00**
 Typical Floor: **10,180 SF**



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	2,955	34,487	12
Total Retail	342	3,816	11
Home Improvement Stores	14	262	19
General Merchandise Stores	6	61	10
Food Stores	36	688	19
Auto Dealers and Gas Stations	19	195	10
Apparel and Accessory Stores	29	150	5
Furniture and Home Furnishings	47	287	6
Eating and Drinking Places	111	1,699	15
Miscellaneous Retail Stores	80	474	6
Finance-Insurance-Real Estate	286	2,339	8
Banks, Saving and Lending Inst.	66	535	8
Security Brokers and Investments	20	94	5
Insurance Carriers and Agencies	49	198	4
Real Estate-Trust-Holding Co.	151	1,512	10
Services	1,709	19,525	11
Hotels and Lodging	8	238	30
Personal Services	147	620	4
Business Services	189	5,675	30
Motion Picture and Amusement	62	601	10
Health Services	326	3,597	11
Legal Services	135	507	4
Educational Services	39	1,117	29
Social Services	263	2,652	10
Other Services	540	4,518	8
Agriculture/Mining	15	63	4
Construction	91	1,234	14
Manufacturing	60	577	10
Transportation, Comm./Pub Util.	91	2,295	25
Wholesale Trade	38	286	8
Government	323	4,352	13
Daytime Population	34,487		
Daytime Population/Business	12		
Residential Population	31,095		
Residential Population/Business	11		

Demographic Detail Report

8664-8670 Colesville Rd, Silver Spring, MD 20910

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Radius	1 Mile	2 Mile	3 Mile
Population			
2013 Projection	32,057	89,033	206,395
2008 Estimate	31,095	88,511	207,199
2000 Census	29,425	87,356	208,259
Growth 2008 - 2013	3.09%	0.59%	-0.39%
Growth 2000 - 2008	5.68%	1.32%	-0.51%
2008 Population by Age	31,095	88,511	207,199
Age 0 - 4	1,697 5.46%	5,628 6.36%	14,603 7.05%
Age 5 - 9	1,699 5.46%	5,512 6.23%	13,737 6.63%
Age 10 - 14	1,582 5.09%	5,217 5.89%	13,069 6.31%
Age 15 - 17	853 2.74%	3,049 3.44%	7,552 3.64%
Age 18 - 20	683 2.20%	2,668 3.01%	6,638 3.20%
Age 21 - 24	1,264 4.06%	4,100 4.63%	10,170 4.91%
Age 25 - 34	5,396 17.35%	12,468 14.09%	28,163 13.59%
Age 35 - 44	5,556 17.87%	15,203 17.18%	33,273 16.06%
Age 45 - 49	2,684 8.63%	7,481 8.45%	16,276 7.86%
Age 50 - 54	2,420 7.78%	6,884 7.78%	15,059 7.27%
Age 55 - 59	2,060 6.62%	5,861 6.62%	12,988 6.27%
Age 60 - 64	1,548 4.98%	4,381 4.95%	9,880 4.77%
Age 65 - 74	1,804 5.80%	5,176 5.85%	12,666 6.11%
Age 75 - 84	1,087 3.50%	3,087 3.49%	8,619 4.16%
Age 85 and over	761 2.45%	1,795 2.03%	4,506 2.17%
Age 16 and over	25,826 83.06%	71,143 80.38%	163,257 78.79%
Age 18 and over	25,263 81.24%	69,105 78.08%	158,238 76.37%
Age 21 and over	24,580 79.05%	66,437 75.06%	151,600 73.17%
Age 65 and over	3,652 11.74%	10,058 11.36%	25,791 12.45%
Median Age	39.30	38.70	37.90
Average Age	39.50	38.40	38.00

Demographic Detail Report

8664-8670 Colesville Rd, Silver Spring, MD 20910

Radius	1 Mile	2 Mile	3 Mile
2008 Population By Race	31,095	88,511	207,199
White	13,520 43.48%	40,560 45.82%	91,808 44.31%
Black or African American	12,037 38.71%	28,962 32.72%	65,926 31.82%
American Indian and Alaska Native	92 0.30%	336 0.38%	879 0.42%
Asian	2,141 6.89%	5,741 6.49%	12,223 5.90%
Native Hawaiian and Pacific Islander	34 0.11%	77 0.09%	171 0.08%
Other Race	1,579 5.08%	8,138 9.19%	25,716 12.41%
Two or More Races	1,690 5.43%	4,697 5.31%	10,477 5.06%
2008 Population by Hispanic Origin	31,095	88,511	207,199
Not Hispanic or Latino	27,091 87.12%	71,511 80.79%	151,628 73.18%
Hispanic or Latino:	4,003 12.87%	16,999 19.21%	55,572 26.82%
Mexican	395 1.27%	1,401 1.58%	4,494 2.17%
Puerto Rican	266 0.86%	726 0.82%	1,626 0.78%
Cuban	118 0.38%	401 0.45%	882 0.43%
Other Hispanic or Latino	3,225 10.37%	14,472 16.35%	48,569 23.44%
2008 Age 5+ Language at Home	29,397	82,882	192,596
Speak Only English	20,028 68.13%	55,557 67.03%	124,402 64.59%
Speak Asian or Pacific Island	1,290 4.39%	3,293 3.97%	7,471 3.88%
Speak IndoEuropean	2,307 7.85%	5,926 7.15%	13,130 6.82%
Speak Spanish	3,733 12.70%	13,710 16.54%	38,197 19.83%
Speak Other Language	2,039 6.94%	4,396 5.30%	9,396 4.88%
2008 Median Age, Male	38.20	37.40	36.30
2008 Average Age, Male	37.90	36.80	36.30
Median Age, Female	40.20	40.00	39.50
Average Age, Female	40.80	39.80	39.60
2008 Population by Employment Status (Age 16+)	25,826	71,143	163,257
In Armed Forces	240 0.93%	850 1.19%	1,135 0.70%
Civilian, Employed	17,954 69.52%	47,673 67.01%	103,624 63.47%
Civilian, Unemployed	691 2.68%	2,227 3.13%	5,559 3.41%
Not In Labor Force	6,941 26.88%	20,393 28.66%	52,939 32.43%
2008 Population by Occupation Classification (Age 16+)	17,955	47,673	103,625
Blue Collar	1,524 8.49%	5,325 11.17%	14,962 14.44%
White Collar	14,238 79.30%	35,606 74.69%	72,118 69.60%
Service and Farm	2,193 12.21%	6,742 14.14%	16,545 15.97%

Demographic Detail Report

8664-8670 Colesville Rd, Silver Spring, MD 20910

Radius	1 Mile	2 Mile	3 Mile
2008 Population by Marital Status (Age 15+)	26,116	72,154	165,791
Total, Never Married	9,778 37.44%	25,043 34.71%	55,944 33.74%
Married, Spouse Present	10,097 38.66%	30,315 42.01%	70,572 42.57%
Married, Spouse Absent	1,922 7.36%	5,509 7.64%	13,949 8.41%
Widowed	1,643 6.29%	4,430 6.14%	11,339 6.84%
Divorced	2,676 10.25%	6,857 9.50%	13,987 8.44%
Males Divorced	920	2,470	5,014
Females Divorced	1,756	4,387	8,972
Males, Never Married	4,883	12,703	29,355
Females Never Married	4,895	12,340	26,589
2008 Population by Education	23,313	62,336	141,430
Less Than 9Th Grade	1,186 5.09%	4,361 7.00%	13,892 9.82%
Some High School, No Diploma	1,322 5.67%	4,555 7.31%	13,592 9.61%
High School Graduate (Includes Equivalency)	2,827 12.13%	8,697 13.95%	23,421 16.56%
Some College, No Degree	3,707 15.90%	9,942 15.95%	23,294 16.47%
Associate Degree	905 3.88%	2,308 3.70%	5,075 3.59%
Bachelor's Degree	6,488 27.83%	15,717 25.21%	30,587 21.63%
Master's Degree	3,826 16.41%	9,625 15.44%	18,035 12.75%
Professional School Degree	1,917 8.22%	4,393 7.05%	8,390 5.93%
Doctorate Degree	1,135 4.87%	2,738 4.39%	5,144 3.64%
2008 Population by Occupation (Age 16+)	5,397	14,847	33,965
Management, Business, & Financial	603 11.17%	1,286 8.66%	2,700 7.95%
Professional & Related Occupations	2,381 44.12%	5,781 38.94%	11,149 32.82%
Services	516 9.56%	1,369 9.22%	3,051 8.98%
Sales & Office	1,178 21.83%	3,415 23.00%	8,115 23.89%
Farming, Fishing, and Forestry	3 0.06%	25 0.17%	98 0.29%
Construction and Extraction, Maint	393 7.28%	1,825 12.29%	6,197 18.25%
Production & Transportation	581 10.77%	1,532 10.32%	3,658 10.77%
2008 Workers by Travel Time to Work (Age 16+)	17,244	45,777	98,597
Less Than 15 Minutes	1,763 10.22%	5,046 11.02%	10,570 10.72%
15 to 29 Minutes	5,577 32.34%	14,343 31.33%	30,050 30.48%
30 to 44 Minutes	5,411 31.38%	14,722 32.16%	31,517 31.97%
45 to 59 Minutes	2,791 16.19%	6,854 14.97%	14,659 14.87%
60+ Minutes	1,702 9.87%	4,812 10.51%	11,801 11.97%

Demographic Detail Report

8664-8670 Colesville Rd, Silver Spring, MD 20910			
Radius	1 Mile	2 Mile	3 Mile
Households			
2013 Projection	15,655	37,479	79,685
2008 Estimate	15,040	37,106	79,928
2000 Census	13,989	36,371	80,187
Growth 2008 - 2013	4.09%	1.01%	-0.31%
Growth 2000 - 2008	7.51%	2.02%	-0.32%
2008 Households by HH Size	15,040	37,107	79,928
1-Person Households	6,574 43.71%	13,281 35.79%	24,821 31.05%
2-Person Households	4,595 30.55%	11,144 30.03%	23,534 29.44%
3-Person Households	1,862 12.38%	5,451 14.69%	12,449 15.58%
4-Person Households	1,219 8.11%	4,035 10.87%	9,768 12.22%
5-Person Households	492 3.27%	1,843 4.97%	5,092 6.37%
6-Person Households	187 1.24%	781 2.10%	2,324 2.91%
7 or more Person Households	111 0.74%	572 1.54%	1,940 2.43%
2008 Average Household Size	2.04	2.34	2.55
2008 Households by HH Income	15,041	37,106	79,929
Income Less than \$15,000	1,143 7.60%	2,808 7.57%	6,298 7.88%
Income: \$15,000 - \$24,999	963 6.40%	2,351 6.34%	5,530 6.92%
Income: \$25,000 - \$34,999	1,174 7.81%	2,880 7.76%	6,557 8.20%
Income: \$35,000 - \$49,999	2,332 15.50%	5,066 13.65%	11,149 13.95%
Income: \$50,000 - \$74,999	3,253 21.63%	7,288 19.64%	15,207 19.03%
Income: \$75,000 - \$99,999	1,987 13.21%	5,095 13.73%	10,459 13.09%
Income: \$100,000 - \$149,999	2,096 13.94%	5,980 16.12%	12,512 15.65%
Income: \$150,000 - \$249,999	1,553 10.33%	4,192 11.30%	8,426 10.54%
Income: \$250,000 - \$499,999	409 2.72%	1,076 2.90%	2,545 3.18%
Income: \$500,000 or more	131 0.87%	370 1.00%	1,246 1.56%
2008 Avg Household Income	\$87,333	\$91,599	\$93,051
2008 Med Household Income	\$64,667	\$68,688	\$67,148
2008 Per Capita Income	\$42,576	\$38,932	\$36,363
2008 Occupied Housing	15,041	37,106	79,928
Owner Occupied	4,705 31.28%	16,922 45.60%	41,008 51.31%
Renter Occupied	10,336 68.72%	20,184 54.40%	38,920 48.69%

Demographic Detail Report

8664-8670 Colesville Rd, Silver Spring, MD 20910

Radius	1 Mile	2 Mile	3 Mile
2008 Housing Value - Owner Occupied	4,706	16,923	41,009
Value Less than \$20,000	3 0.06%	15 0.09%	25 0.06%
Value \$20,000 - \$39,999	6 0.13%	28 0.17%	64 0.16%
Value \$40,000 - \$59,999	8 0.17%	17 0.10%	70 0.17%
Value \$60,000 - \$79,999	8 0.17%	20 0.12%	126 0.31%
Value \$80,000 - \$99,999	21 0.45%	62 0.37%	226 0.55%
Value \$100,000 - \$149,999	109 2.32%	282 1.67%	925 2.26%
Value \$150,000 - \$199,999	198 4.21%	443 2.62%	887 2.16%
Value \$200,000 - \$299,999	355 7.54%	1,424 8.41%	4,230 10.31%
Value \$300,000 - \$399,999	668 14.19%	3,775 22.31%	10,269 25.04%
Value \$400,000 - \$499,999	852 18.10%	3,907 23.09%	8,643 21.08%
Value \$500,000 - \$749,999	1,448 30.77%	4,375 25.85%	7,793 19.00%
Value \$500,000 - \$749,999	1,448 30.77%	4,375 25.85%	7,793 19.00%
Value \$750,000 - \$999,999	662 14.07%	1,563 9.24%	3,497 8.53%
Value \$1,000,000 or more	368 7.82%	1,012 5.98%	4,254 10.37%
2008 Med Housing Val-Owner Occ'd	\$521,581	\$461,313	\$442,607
2008 Housing Units by Units in Structure	15,604	38,561	83,277
1 Unit Attached	582 3.73%	2,004 5.20%	7,384 8.87%
1 Unit Detached	4,372 28.02%	16,022 41.55%	36,377 43.68%
2 Units	49 0.31%	379 0.98%	853 1.02%
3 - 19 Units	2,566 16.44%	8,130 21.08%	17,122 20.56%
20 - 49 Units	635 4.07%	1,698 4.40%	4,903 5.89%
50 or more Units	7,392 47.37%	10,309 26.73%	16,584 19.91%
Mobile Home or Trailer	8 0.05%	19 0.05%	52 0.06%
Boat, RV, Van, Etc.	0 0.00%	0 0.00%	2 0.00%
2008 Housing Units by Yr Built	15,604	38,559	83,278
Built 1999 to Present	1,728 11.07%	2,891 7.50%	5,049 6.06%
Built 1995 to 1998	188 1.20%	310 0.80%	663 0.80%
Built 1990 to 1994	619 3.97%	860 2.23%	1,656 1.99%
Built 1980 to 1989	723 4.63%	1,735 4.50%	3,739 4.49%
Built 1970 to 1979	1,585 10.16%	3,301 8.56%	7,806 9.37%
Built 1960 to 1969	4,158 26.65%	7,445 19.31%	15,460 18.56%
Built 1950 to 1959	2,499 16.02%	8,129 21.08%	20,028 24.05%
Built 1940 to 1949	1,787 11.45%	7,285 18.89%	15,059 18.08%
Built 1939 or Earlier	2,317 14.85%	6,603 17.12%	13,818 16.59%
2008 Median Year Built	1963	1957	1956

Demographic Market Comparison Report

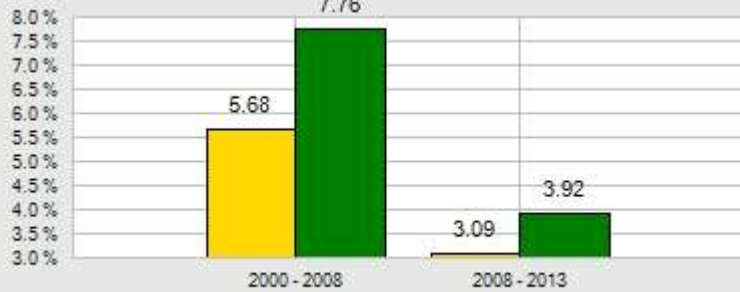
1 mile radius

8664-8670 Colesville Rd, Silver Spring, MD 20910

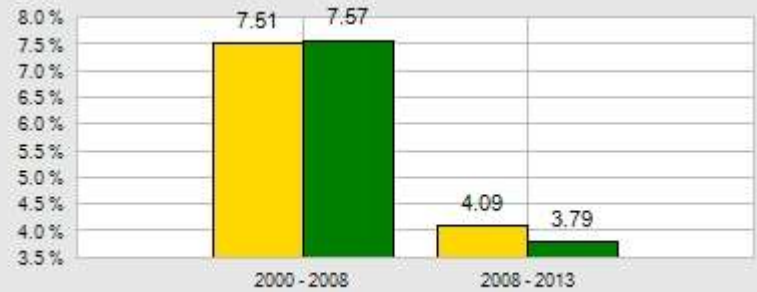
Type: **Class C Office/Office with street-level Retail**
 County: **Montgomery**

1 Mile
 County

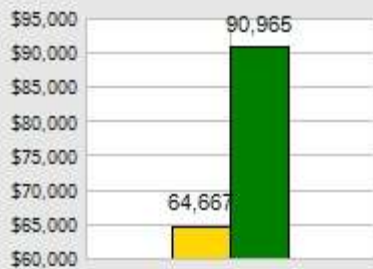
Population Growth



Household Growth



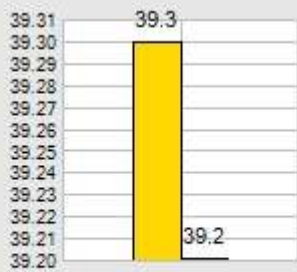
2008 Med Household Inc



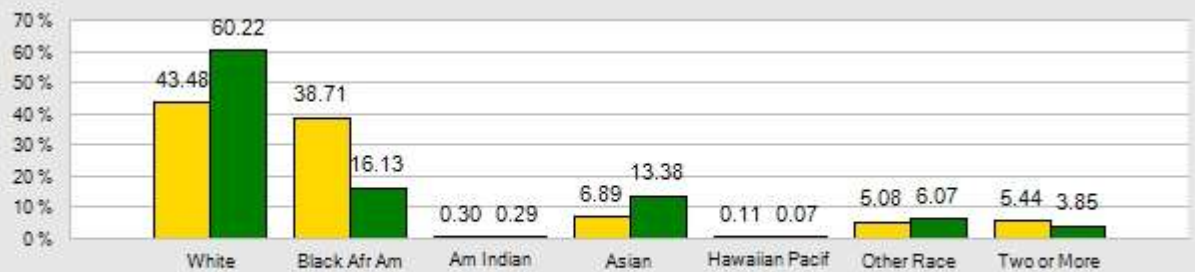
2008 Households by Household Income



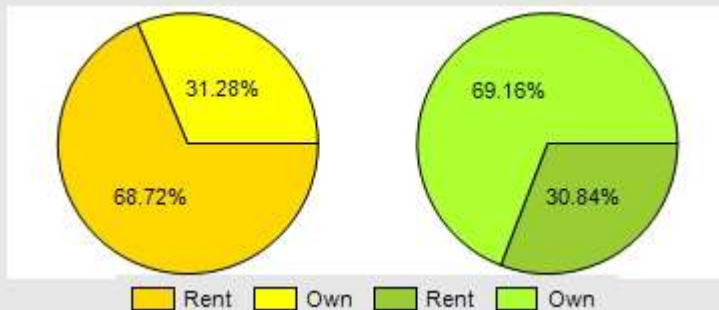
2008 Median Age



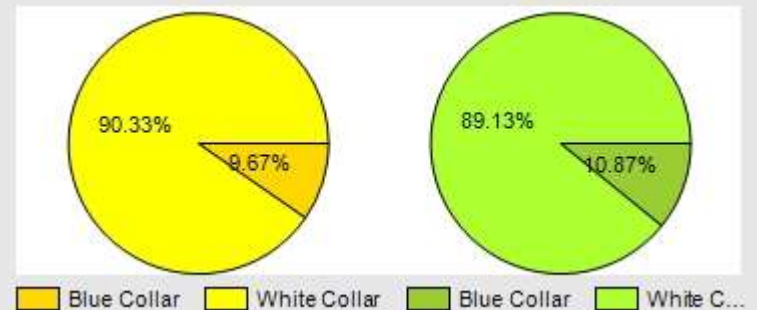
2008 Population by Race



2008 Renter vs. Owner



2008 Blue vs. White Collar



Demographic Market Comparison Report

1 mile radius

8664-8670 Colesville Rd, Silver Spring, MD 20910

Type: **Class C Office/Office with street-level Retail**
 County: **Montgomery**

	1 Mile		County	
Population				
Growth 2000 - 2008	5.68%		7.76%	
Growth 2008 - 2013	3.09%		3.92%	
2008 Blue Collar	1,524	9.67%	48,226	10.87%
2008 White Collar	14,238	90.33%	395,341	89.13%
2008 Population By Race				
	31,093		941,085	
White	13,520	43.48%	566,682	60.22%
Black Afr Am	12,037	38.71%	151,819	16.13%
Am Indian Alaskan	92	0.30%	2,711	0.29%
Asian	2,141	6.89%	125,937	13.38%
Hawaiian Pacif Islldr	34	0.11%	618	0.07%
Other Race	1,579	5.08%	57,095	6.07%
Two or More	1,690	5.44%	36,223	3.85%
Households				
Growth 2000 - 2008	7.51%		7.57%	
Growth 2008 - 2013	4.09%		3.79%	
Renter Occupied	10,336	68.72%	107,680	30.84%
Owner Occupied	4,705	31.28%	241,444	69.16%
2008 Households by HH Income				
	15,041		349,124	
Income < \$35,000	3,280	21.81%	48,330	13.84%
Income \$35,000 - \$74,999	5,585	37.13%	93,190	26.69%
Income \$75,000 - \$149,999	4,083	27.15%	123,659	35.42%
Income \$150,000 - \$249,999	1,553	10.33%	57,493	16.47%
Income \$250,000+	540	3.59%	26,452	7.58%
2008 Median Household Income	\$64,667		\$90,965	
2008 Median Age	39.30		39.20	

Demographic Summary Report

8664-8670 Colesville Rd, Silver Spring, MD 20910

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 Class: **C** % Leased: **52.26%**
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Population			
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Growth 2000 - 2008	5.68%	1.32%	-0.51%
2008 Population by Hispanic Origin	4,003	16,999	55,572
2008 Population By Race	31,095	88,511	207,199
White	13,520 43.48%	40,560 45.82%	91,808 44.31%
Black or African American	12,037 38.71%	28,962 32.72%	65,926 31.82%
American Indian and Alaska Native	92 0.30%	336 0.38%	879 0.42%
Asian	2,141 6.89%	5,741 6.49%	12,223 5.90%
Native Hawaiian and Pacific Islander	34 0.11%	77 0.09%	171 0.08%
Other Race	1,579 5.08%	8,138 9.19%	25,716 12.41%
Two or More Races	1,690 5.43%	4,697 5.31%	10,477 5.06%
Households			
2013 Projection	15,655	37,479	79,685
2008 Estimate	15,040	37,106	79,928
2000 Census	13,989	36,371	80,187
Growth 2008 - 2013	4.09%	1.01%	-0.31%
Growth 2000 - 2008	7.51%	2.02%	-0.32%
Owner Occupied	4,705 31.28%	16,922 45.60%	41,008 51.31%
Renter Occupied	10,336 68.72%	20,184 54.40%	38,920 48.69%
2008 Households by HH Income	15,041	37,106	79,929
Income Less Than \$15,000	1,143 7.60%	2,808 7.57%	6,298 7.88%
Income: \$15,000 - \$24,999	963 6.40%	2,351 6.34%	5,530 6.92%
Income: \$25,000 - \$34,999	1,174 7.81%	2,880 7.76%	6,557 8.20%
Income: \$35,000 - \$49,999	2,332 15.50%	5,066 13.65%	11,149 13.95%
Income: \$50,000 - \$74,999	3,253 21.63%	7,288 19.64%	15,207 19.03%
Income: \$75,000 - \$99,999	1,987 13.21%	5,095 13.73%	10,459 13.09%
Income: \$100,000 - \$149,999	2,096 13.94%	5,980 16.12%	12,512 15.65%
Income: \$150,000 - \$249,999	1,553 10.33%	4,192 11.30%	8,426 10.54%
Income: \$250,000 - \$499,999	409 2.72%	1,076 2.90%	2,545 3.18%
Income: \$500,000 or more	131 0.87%	370 1.00%	1,246 1.56%
2008 Avg Household Income	\$87,333	\$91,599	\$93,051
2008 Med Household Income	\$64,667	\$68,688	\$67,148
2008 Per Capita Income	\$42,576	\$38,932	\$36,363

Demographic Trend Report

1 Mile Radius

8664-8670 Colesville Rd, Silver Spring, MD 20910

Building Type: **Class C Office**
 Class: **C**
 RBA: **13,348 SF**
 Typical Floor: **10,180 SF**

Total Available: **6,372 SF**
 % Leased: **52.26%**
 Rent/SF/Yr: **\$20.00**



Description	2000 Census		2008 Estimate		2013 Projection	
Population	29,425		31,095		32,057	
Age 0 - 4	1,684	5.72%	1,697	5.46%	1,627	5.08%
Age 5 - 9	1,515	5.15%	1,699	5.46%	1,753	5.47%
Age 10 - 14	1,345	4.57%	1,582	5.09%	1,715	5.35%
Age 15 - 17	666	2.26%	853	2.74%	960	2.99%
Age 18 - 20	664	2.26%	683	2.20%	788	2.46%
Age 21 - 24	2,030	6.90%	1,264	4.06%	1,177	3.67%
Age 25 - 34	6,176	20.99%	5,396	17.35%	4,639	14.47%
Age 35 - 44	5,207	17.70%	5,556	17.87%	5,352	16.70%
Age 45 - 49	2,440	8.29%	2,684	8.63%	2,784	8.68%
Age 50 - 54	2,046	6.95%	2,420	7.78%	2,632	8.21%
Age 55 - 59	1,366	4.64%	2,060	6.62%	2,300	7.17%
Age 60 - 64	919	3.12%	1,548	4.98%	2,025	6.32%
Age 65 - 74	1,476	5.02%	1,804	5.80%	2,451	7.65%
Age 75 - 84	1,235	4.20%	1,087	3.50%	1,050	3.28%
Age 85 and over	657	2.23%	761	2.45%	806	2.51%
Age 16 and over	24,652	83.78%	25,826	83.06%	26,637	83.09%
Age 18 and over	24,216	82.30%	25,263	81.24%	26,003	81.11%
Age 21 and over	23,551	80.04%	24,580	79.05%	25,215	78.66%
Age 65 and over	3,368	11.45%	3,652	11.74%	4,306	13.43%
Median Age	36		39		41	
Average Age	38		40		41	

Population By Race	29,425		31,095		32,057	
White	13,797	46.89%	13,520	43.48%	13,229	41.27%
Black or African American	10,917	37.10%	12,037	38.71%	12,766	39.82%
American Indian and Alaska Native	94	0.32%	92	0.30%	92	0.29%
Asian	1,651	5.61%	2,141	6.89%	2,455	7.66%
Native Hawaiian and Pacific Islander	19	0.06%	34	0.11%	39	0.12%
Other Race	1,512	5.14%	1,579	5.08%	1,629	5.08%
Two or More Races	1,436	4.88%	1,690	5.43%	1,846	5.76%

Demographic Trend Report

1 Mile Radius

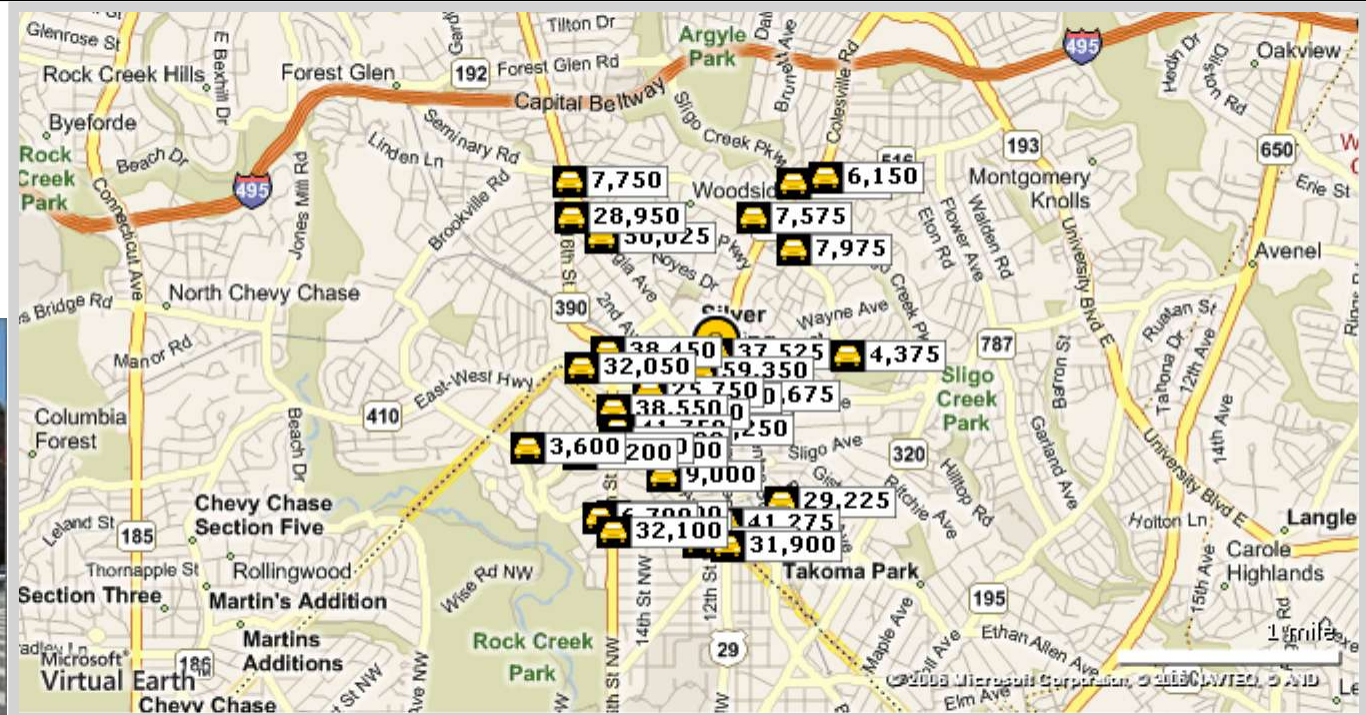
8664-8670 Colesville Rd, Silver Spring, MD 20910

Description	2000 Census	2008 Estimate	2013 Projection
Population by Race (Hispanic or Latino)	3,630	4,003	4,198
White	1,593 43.88%	1,860 46.47%	1,994 47.50%
Black or African American	186 5.12%	186 4.65%	180 4.29%
American Indian & Alaska Native	37 1.02%	44 1.10%	53 1.26%
Asian	22 0.61%	28 0.70%	29 0.69%
Native Hawaiian & Pacific Islander	3 0.08%	3 0.07%	1 0.02%
Other Race	1,428 39.34%	1,511 37.75%	1,562 37.21%
Two or More Races	361 9.94%	371 9.27%	379 9.03%
Household by Household Income	14,059	15,041	15,655
Income Less than \$15,000	1,327 9.44%	1,143 7.60%	1,071 6.84%
Income \$15,000 - \$24,999	1,268 9.02%	963 6.40%	829 5.30%
Income \$25,000 - \$34,999	1,763 12.54%	1,174 7.81%	1,003 6.41%
Income \$35,000 - \$49,999	2,575 18.32%	2,332 15.50%	1,999 12.77%
Income \$50,000 - \$74,999	2,859 20.34%	3,253 21.63%	3,297 21.06%
Income \$75,000 - \$99,999	1,616 11.49%	1,987 13.21%	2,196 14.03%
Income \$100,000 - \$149,999	1,535 10.92%	2,096 13.94%	2,567 16.40%
Income \$150,000 - \$249,999	894 6.36%	1,553 10.33%	1,813 11.58%
Income \$250,000 - \$499,999	164 1.17%	409 2.72%	646 4.13%
Income \$500,000 or more	58 0.41%	131 0.87%	234 1.49%
Average Household Income	\$67,408	\$87,333	\$100,274
Median Household Income	\$50,844	\$64,667	\$72,183
Per Capita Income	\$32,401	\$42,576	\$49,295
Households by Age of Householder	13,990	15,040	15,655
Householder Under 25 Years	938 6.70%	844 5.61%	858 5.48%
Householder 25 - 34 Years	3,402 24.32%	3,037 20.19%	2,699 17.24%
Householder 35 - 44 Years	3,069 21.94%	3,237 21.52%	3,109 19.86%
Householder 45 - 54 Years	2,808 20.07%	3,148 20.93%	3,342 21.35%
Householder 55 - 59 Years	901 6.44%	1,327 8.82%	1,480 9.45%
Householder 60 - 64 Years	614 4.39%	1,019 6.78%	1,329 8.49%
Householder 65 - 69 Years	494 3.53%	685 4.55%	954 6.09%
Householder 70 - 74 Years	452 3.23%	461 3.07%	608 3.88%
Householder 75 - 79 Years	473 3.38%	381 2.53%	397 2.54%
Householder 80 - 84 Years	394 2.82%	379 2.52%	330 2.11%
Householder 85 Years and over	445 3.18%	522 3.47%	549 3.51%
Median Age of Householder	43.70	46.30	48.50

Traffic Count Report

8664-8670 Colesville Rd, Silver Spring, MD 20910

Building Type: Class C Office
 Class: C
 RBA: 13,348 SF
 Typical Floor: 10,180 SF
 Total Available: 6,372 SF
 % Leased: 52.26%
 Rent/SF/Yr: \$20.00



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Colesville Rd	Georgia Ave	0.06 SW	2003	37,525	AADT	.06
2	Colesville Rd	Ramsey Ave	0.01 SW	2003	59,350	AADT	.17
3	Georgia Ave	Wayne Ave	0.04 N	2002	58,675	AADT	.26
4	Colesville Rd	2nd Ave	0.10 NE	2003	31,350	AADT	.34
5	E West Hwy	W Falkland Ln	0.12 W	2003	25,750	AADT	.39
6	E West Hwy	Blair Mill Rd	0.15 SE	2003	13,250	AADT	.44
7	16th St	E West Hwy	0.17 S	2002	38,450	AADT	.50
8	Colesville Rd	16th St	0.10 W	2003	16,150	AADT	.50
9	Dale Dr	Kingsbury Dr	0.08 NW	2003	7,975	AADT	.55
10	16th St	Colesville Rd	0.05 S	2002	38,550	AADT	.57

Traffic Count Report

8664-8670 Colesville Rd, Silver Spring, MD 20910

11	Dale Dr	Summit Rd	0.04 SE	2003	7,575	AADT	.59
12	Eastern Ave NW	16th St	0.00	2003	41,750	AADT	.61
13	Dale Dr	Wayne Ave	0.19 NW	2003	4,375	AADT	.61
14	E West Hwy	Carey Ln	0.13 SE	2003	32,050	AADT	.63
15	16th St NW	Portal Dr NW	0.02 S	2002	35,500	AAWDT	.66
16	Eastern Ave NW	14th St NW	0.06 SE	2002	9,000	AAWDT	.66
17	16th St NW	Roxanna Rd NW	0.02 S	2002	31,100	AAWDT	.70
18	Georgia Ave	Highland Dr	0.03 SE	2003	50,025	AADT	.71
19	Portal Dr NW	16th St NW	0.08 E	2002	5,200	AAWDT	.74
20	Philadelphia Ave	Chicago Ave	0.02 SE	2003	29,225	AADT	.80
21	Sligo Creek Pky	Three Oaks Dr	0.43 SE	2003	8,050	AADT	.81
22	N Portal Dr NW	Spruce Dr NW	0.04 NE	2002	8,200	AAWDT	.82
23	13th St NW	Locust Rd NW	0.01 S	2002	2,600	AAWDT	.85
24	Georgia Ave	Jesup Blair Dr	0.02 N	2002	41,275	AADT	.85
25	16th St	Columbia Blvd	0.03 SW	2002	28,950	AADT	.87
26	Ellsworth Dr	Franklin Ave	0.01 N	2003	6,150	AADT	.90
27	Kalmia Rd NW	12th St NW	0.02 E	2002	2,700	AAWDT	.93
28	Kalmia Rd NW	14th St NW	0.06 E	2002	5,000	AAWDT	.93
29	16th St NW	Kalmia Rd NW	0.02 S	2002	31,800	AAWDT	.94
30	Georgia Ave NW	Kalmia Rd NW	0.01 S	2002	31,900	AAWDT	.95
31	Kalmia Rd NW	16th St NW	0.06 E	2002	6,700	AAWDT	.98
32	Georgia Ave	Corwin Dr	0.02 S	2003	7,750	AADT	.99
33	16th St NW	Kalmia Rd NW	0.05 N	2002	32,100	AAWDT	1.00
34	E Beach Dr NW	Sycamore St NW	0.03 S	2002	3,600	AAWDT	1.00