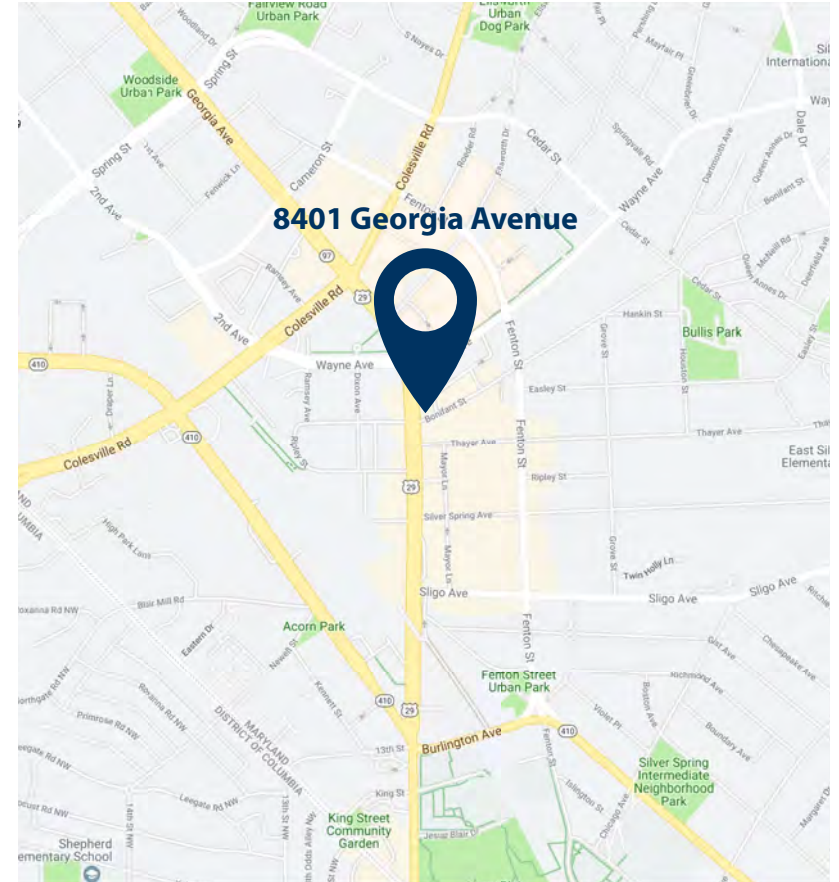






8401 GEORGIA AVE

8401 Georgia Ave, Silver Spring, MD 20910



PROPERTY HIGHLIGHTS

-  AVAILABLE: 3,330 SF (2nd floor)
-  Across the street from the new Purple line Metro
-  In the heart of downtown Silver Spring
-  Renovated exterior facade

Join:



last updated: 03/27/26

POPULATION



1 Mi	42,724
3 Mi	246,511
5 Mi	646,046

CARS PER DAY



Georgia Avenue: 41,555
Bonifant St: 1,558

AV. HH INCOME



1 Mi	\$151,774
3 Mi	\$174,705
5 Mi	\$184,223

EMPLOYEES



1 Mi	29,756
3 Mi	71,203
5 Mi	246,132



SHARY THUR



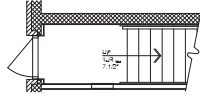
202-359-3469



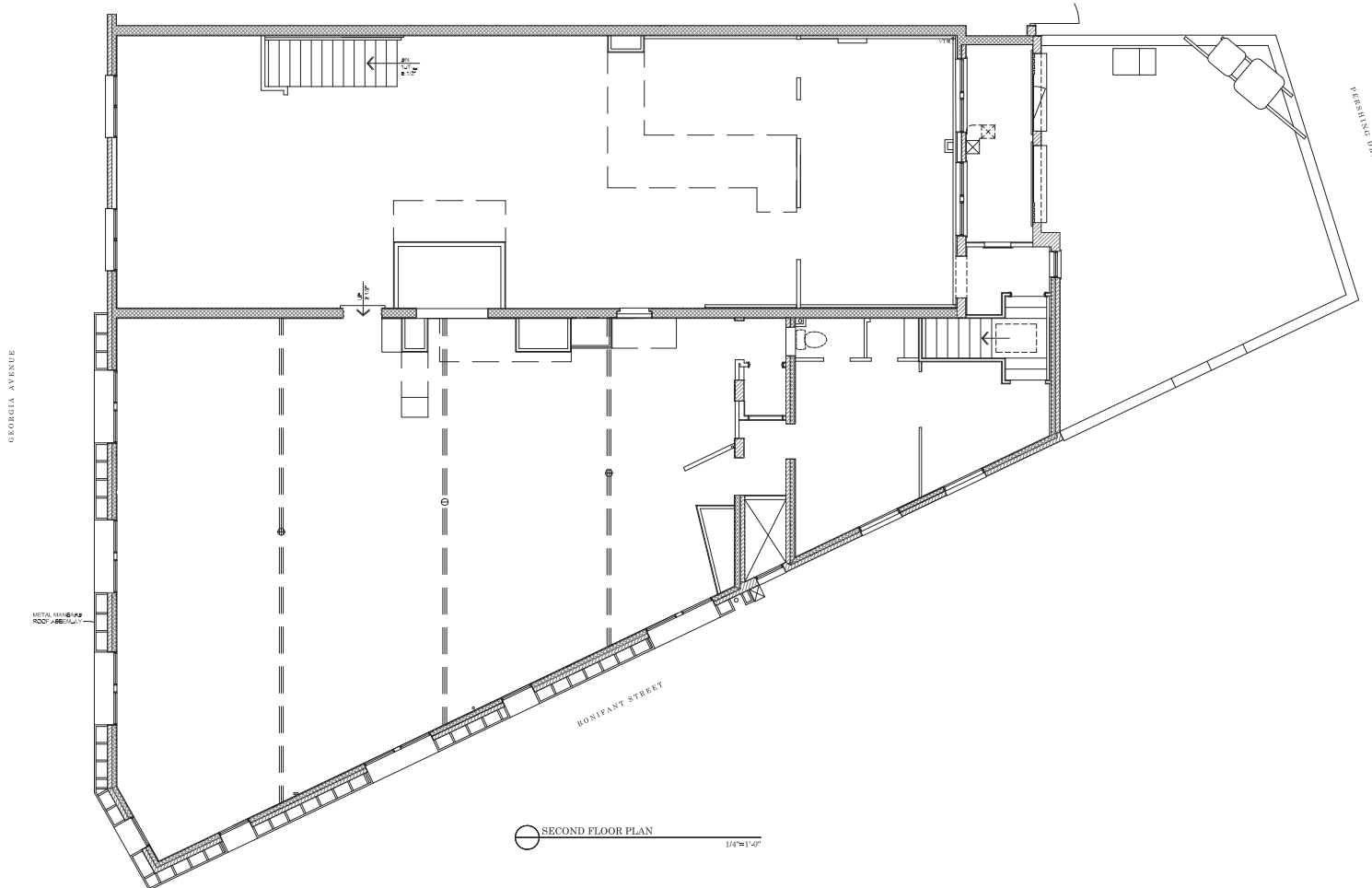
sthur@thurassociates.com

8401 GEORGIA AVE

8401 Georgia Ave, Silver Spring, MD 20910



PARTIAL FIRST FLOOR PLAN AT ENTRY
1/4"=1'-0"



SECOND FLOOR PLAN
1/8"=1'-0"



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202-359-3469



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8401 GEORGIA AVE

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last updated: 03/27/26



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8401 GEORGIA AVE

8401 Georgia Ave, Silver Spring, MD 20910



LOCATION HIGHLIGHTS

SILVER SPRING *HIGHLIGHTS*

OFFICE

Nearly 8 million square feet of office space in the downtown area. **2 million SF** of occupied office space in .25 mile.

RESIDENTIAL

11,114 existing units and 7,837 planned units.

TRANSPORTATION

The Red line, the busiest line in WMATA's systems connect Silver Spring to Washington, D.C.

- 11,850 riders (Weekday)

- 13,631 riders (Weekend)

The Purple Line, a light rail line, is being built and will run from Bethesda, MD to New Carrollton, MD. It is scheduled to open in 2021.

The adjacent bus terminal is busiest in the D.C. area with over 60,000 riders a day.

ACCOMMODATION

8 hotels with 1,156 rooms.

RETAIL

Downtown Silver Spring - 440,000 Sq.Ft. GLA and will get a \$10 Million+ renovation in 2020.

Ellsworth Place - 350,000 Sq.Ft. GLA, 6-story, enclosed shopping mall.



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8401 GEORGIA AVE

8401 Georgia Ave, Silver Spring, MD 20910



**MAJOR TRANSIT AROUND
THE SUBJECT PROPERTY**

**8401
GEORGIA AV.**

SILVER SPRING TRANSIT HUB

M metro **Purple Line** **MARC** **R** Ride On
Metro Rail, Purple Line, Metro Bus, Ride-On Bus,
Marc Train, Taxi, Shuttle UM and VanGo



8401 GEORGIA AVE

8401 Georgia Ave, Silver Spring, MD 20910



Greater Greater Washington
Map by Peter Dovak | pdovak@ggwash.org
<http://thetopographer.com/2014/07/14/20>



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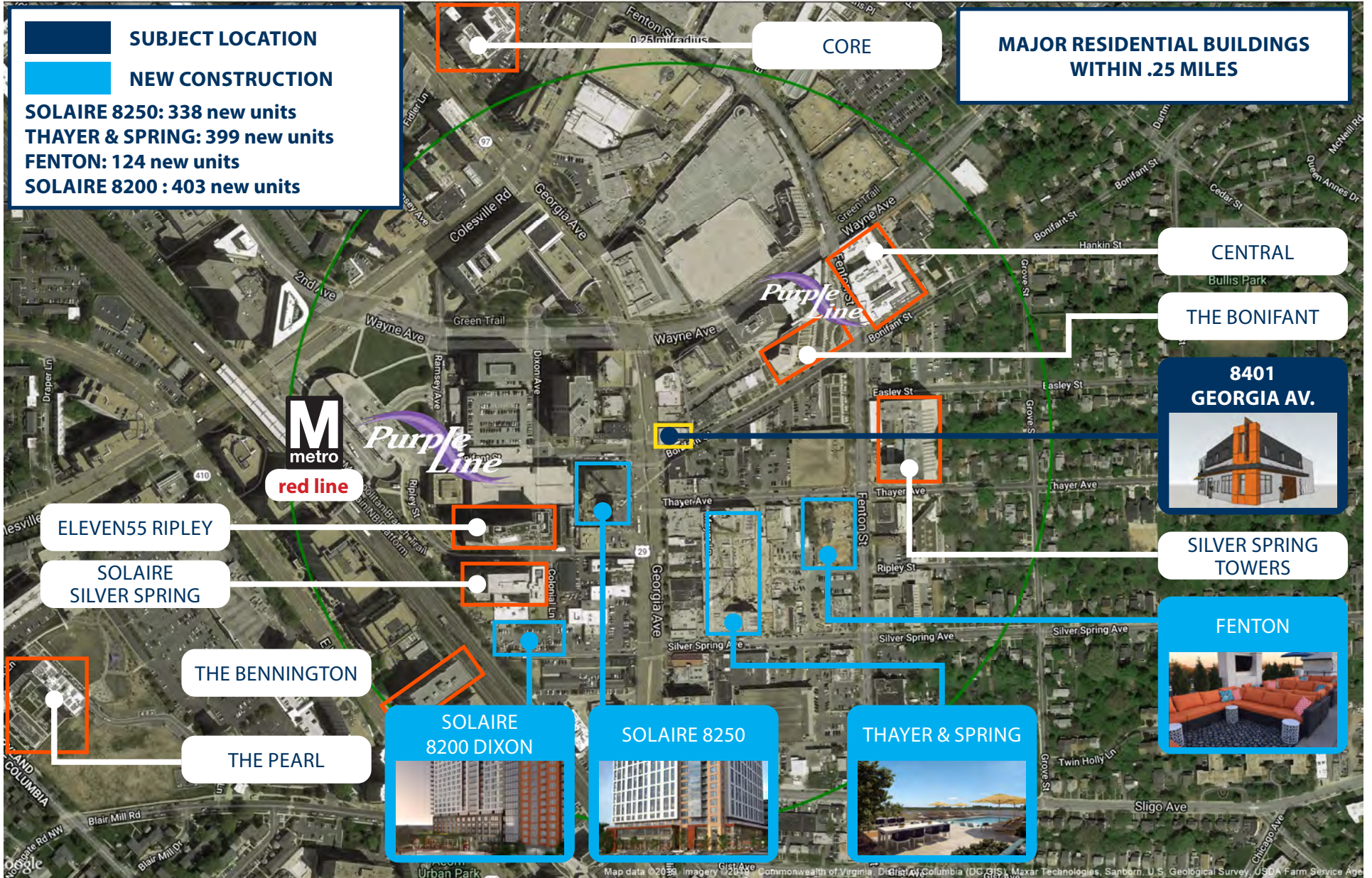
8401 GEORGIA AVE

8401 Georgia Ave, Silver Spring, MD 20910



8401 GEORGIA AVE

8401 Georgia Ave, Silver Spring, MD 20910



8401 GEORGIA AVE

8401 Georgia Ave, Silver Spring, MD 20910



Largest Tenant	Building Name	Occupancy Rate	Address	Occupied Space
Toole Design Group, Palladian Partners, The Center for Construction Reseach & Training.	8484 Georgia Ave	81%	8484 Georgia Avenue	115,727 SF
Silver Spring Medical Center	World Building	78%	8121 Georgia Avenue	51,000 SF
American Nurses Association, RLJ Entertainment, Radio One.	8515 Georgia Ave	93%	8515 Georgia Avenue	177,000 SF
Global Communities.	Lee Plaza Building	81%	8601 Georgia Avenue	115,000 SF
Technology Service Corp. Co.	Wayne Plaza	60%	962 Wayne Avenue	63,000 SF
Urban One.	Station Square	86%	1010 Wayne Avenue	173,117 SF
Planet Fitness, Law Office of Gary Gilbert.	Station Square	68%	1100 Wayne Avenue	110,905 SF
U.S.FDA, U.S.Veterans Affairs, U.S. Dept Health & Human Services.	Argent Spring	58%	8455 Colesville Rd	120,000 SF
Children's National Health System, AGM University.	Inventa Towers	42%	1 Discovery Place	203,4000 SF
National Oceanic & Atmospheric Administration	Silver Spring Metro Center 4	100%	1305 East-West Highway	304,000 SF
NOAA National Marine Fisheries Service.	Silver Spring Metro Center 3	100%	1315 East-West Highway	519,394 SF
Future	Silver Spring Transit Center	Future	Wayne Ave & Colesville Rd	Future - 266,645 SF
Future	8615 Georgia Ave	Future	8615 Georgia Avenue	Future - 219,972 SF
			Total Occupied Space	1,952,543 SF
			Total with future spaces	2,439,160 SF



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8401 GEORGIA AVE

8401 Georgia Ave, Silver Spring, MD 20910



LEASING CONTACT

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OFFICE LOCATIONS

FL OFFICE

327 Mizner Park, Suite 301

Boca Raton, Fl 33432

561-395-2441

DC OFFICE

2 Wisconsin Circle, Suite 660

Chevy Chase, MD 20815

202-823-4444

WV OFFICE

230 Truxmore Court

Inwood, WV 25428

202-359-3469

last updated: 03/27/26



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Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.9936/-77.0264

8401 Georgia Ave Silver Spring, MD 20910	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2024)	41,228		239,869		633,345	
Projected Population (2029)	44,684		249,944		661,950	
Census Population (2020)	39,332		239,556		635,445	
Census Population (2010)	31,942		220,792		578,423	
Projected Annual Growth (2024-2029)	3,456	1.7%	10,075	0.8%	28,605	0.9%
Historical Annual Growth (2020-2024)	1,896	-	313	-	-2,101	-
Historical Annual Growth (2010-2020)	7,389	2.3%	18,763	0.8%	57,023	1.0%
Estimated Population Density (2024)	13,130 <i>psm</i>		8,485 <i>psm</i>		8,066 <i>psm</i>	
Trade Area Size	3.1 <i>sq mi</i>		28.3 <i>sq mi</i>		78.5 <i>sq mi</i>	
Households						
Estimated Households (2024)	21,190		91,366		249,801	
Projected Households (2029)	22,789		94,444		258,506	
Census Households (2020)	19,743		90,084		247,549	
Census Households (2010)	15,525		82,599		224,654	
Projected Annual Growth (2024-2029)	1,599	1.5%	3,078	0.7%	8,705	0.7%
Historical Annual Change (2010-2024)	5,665	2.6%	8,768	0.8%	25,148	0.8%
Average Household Income						
Estimated Average Household Income (2024)	\$147,772		\$168,676		\$180,137	
Projected Average Household Income (2029)	\$154,510		\$177,428		\$189,900	
Census Average Household Income (2010)	\$90,461		\$97,455		\$103,098	
Census Average Household Income (2000)	\$65,911		\$70,877		\$75,490	
Projected Annual Change (2024-2029)	\$6,738	0.9%	\$8,753	1.0%	\$9,762	1.1%
Historical Annual Change (2000-2024)	\$81,861	5.2%	\$97,799	5.7%	\$104,648	5.8%
Median Household Income						
Estimated Median Household Income (2024)	\$118,104		\$127,523		\$127,747	
Projected Median Household Income (2029)	\$121,629		\$131,412		\$131,763	
Census Median Household Income (2010)	\$74,058		\$79,123		\$80,729	
Census Median Household Income (2000)	\$54,977		\$58,237		\$60,097	
Projected Annual Change (2024-2029)	\$3,525	0.6%	\$3,889	0.6%	\$4,016	0.6%
Historical Annual Change (2000-2024)	\$63,127	4.8%	\$69,286	5.0%	\$67,651	4.7%
Per Capita Income						
Estimated Per Capita Income (2024)	\$76,003		\$64,323		\$71,297	
Projected Per Capita Income (2029)	\$78,849		\$67,114		\$74,397	
Census Per Capita Income (2010)	\$43,975		\$36,455		\$40,041	
Census Per Capita Income (2000)	\$31,537		\$27,141		\$29,819	
Projected Annual Change (2024-2029)	\$2,846	0.7%	\$2,791	0.9%	\$3,100	0.9%
Historical Annual Change (2000-2024)	\$44,466	5.9%	\$37,182	5.7%	\$41,477	5.8%
Estimated Average Household Net Worth (2024)	\$1.32 M		\$1.71 M		\$1.71 M	

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Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.9936/-77.0264

8401 Georgia Ave Silver Spring, MD 20910	1 mi radius		3 mi radius		5 mi radius	
Race and Ethnicity						
Total Population (2024)	41,228		239,869		633,345	
White (2024)	17,047	41.3%	85,136	35.5%	253,788	40.1%
Black or African American (2024)	15,516	37.6%	80,697	33.6%	193,750	30.6%
American Indian or Alaska Native (2024)	138	0.3%	2,466	1.0%	4,979	0.8%
Asian (2024)	3,250	7.9%	14,615	6.1%	47,733	7.5%
Hawaiian or Pacific Islander (2024)	24	-	118	-	341	-
Other Race (2024)	2,056	5.0%	33,802	14.1%	75,272	11.9%
Two or More Races (2024)	3,196	7.8%	23,035	9.6%	57,482	9.1%
Population < 18 (2024)	7,044	17.1%	55,337	23.1%	133,324	21.1%
White Not Hispanic	2,246	31.9%	14,898	26.9%	39,582	29.7%
Black or African American	2,745	39.0%	16,466	29.8%	38,424	28.8%
Asian	387	5.5%	2,238	4.0%	6,901	5.2%
Other Race Not Hispanic	487	6.9%	2,793	5.0%	6,986	5.2%
Hispanic	1,179	16.7%	18,943	34.2%	41,431	31.1%
Not Hispanic or Latino Population (2024)	35,899	87.1%	175,735	73.3%	487,396	77.0%
Not Hispanic White	16,033	44.7%	77,333	44.0%	234,322	48.1%
Not Hispanic Black or African American	15,210	42.4%	77,237	44.0%	187,087	38.4%
Not Hispanic American Indian or Alaska Native	34	-	225	0.1%	571	0.1%
Not Hispanic Asian	3,203	8.9%	14,152	8.1%	46,803	9.6%
Not Hispanic Hawaiian or Pacific Islander	10	-	63	-	187	-
Not Hispanic Other Race	166	0.5%	695	0.4%	1,764	0.4%
Not Hispanic Two or More Races	1,243	3.5%	6,030	3.4%	16,661	3.4%
Hispanic or Latino Population (2024)	5,329	12.9%	64,134	26.7%	145,949	23.0%
Hispanic White	1,014	19.0%	7,804	12.2%	19,466	13.3%
Hispanic Black or African American	307	5.8%	3,459	5.4%	6,663	4.6%
Hispanic American Indian or Alaska Native	104	2.0%	2,241	3.5%	4,408	3.0%
Hispanic Asian	47	0.9%	463	0.7%	930	0.6%
Hispanic Hawaiian or Pacific Islander	14	0.3%	55	-	153	0.1%
Hispanic Other Race	1,890	35.5%	33,107	51.6%	73,508	50.4%
Hispanic Two or More Races	1,953	36.7%	17,005	26.5%	40,821	28.0%
Not Hispanic or Latino Population (2020)	34,429	87.5%	164,945	68.9%	466,481	73.4%
Hispanic or Latino Population (2020)	4,903	12.5%	74,611	31.1%	168,964	26.6%
Not Hispanic or Latino Population (2010)	28,414	89.0%	160,966	72.9%	447,392	77.3%
Hispanic or Latino Population (2010)	3,528	11.0%	59,827	27.1%	131,031	22.7%
Not Hispanic or Latino Population (2029)	37,854	84.7%	186,224	74.5%	513,025	77.5%
Hispanic or Latino Population (2029)	6,830	15.3%	63,720	25.5%	148,925	22.5%
Projected Annual Growth (2024-2029)	1,500	5.6%	-414	-0.1%	2,975	0.4%
Historical Annual Growth (2010-2020)	1,375	3.9%	14,784	2.5%	37,933	2.9%

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Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.9936/-77.0264

8401 Georgia Ave Silver Spring, MD 20910	1 mi radius		3 mi radius		5 mi radius	
Total Age Distribution (2024)						
Total Population	41,228		239,869		633,345	
Age Under 5 Years	2,323	5.6%	15,937	6.6%	38,518	6.1%
Age 5 to 9 Years	1,969	4.8%	15,905	6.6%	38,160	6.0%
Age 10 to 14 Years	1,770	4.3%	14,987	6.2%	35,863	5.7%
Age 15 to 19 Years	1,551	3.8%	14,008	5.8%	40,610	6.4%
Age 20 to 24 Years	2,566	6.2%	12,770	5.3%	43,649	6.9%
Age 25 to 29 Years	4,484	10.9%	15,751	6.6%	48,079	7.6%
Age 30 to 34 Years	4,343	10.5%	18,477	7.7%	51,854	8.2%
Age 35 to 39 Years	3,763	9.1%	19,993	8.3%	51,700	8.2%
Age 40 to 44 Years	3,131	7.6%	19,599	8.2%	48,331	7.6%
Age 45 to 49 Years	2,478	6.0%	16,128	6.7%	39,434	6.2%
Age 50 to 54 Years	2,276	5.5%	14,660	6.1%	36,808	5.8%
Age 55 to 59 Years	2,190	5.3%	13,269	5.5%	33,448	5.3%
Age 60 to 64 Years	2,142	5.2%	12,537	5.2%	31,895	5.0%
Age 65 to 69 Years	2,135	5.2%	11,911	5.0%	29,810	4.7%
Age 70 to 74 Years	1,706	4.1%	9,191	3.8%	24,334	3.8%
Age 75 to 79 Years	1,118	2.7%	6,412	2.7%	17,629	2.8%
Age 80 to 84 Years	645	1.6%	4,048	1.7%	11,306	1.8%
Age 85 Years or Over	637	1.5%	4,285	1.8%	11,913	1.9%
Median Age	37.3		37.7		37.0	
Age 19 Years or Less	7,613	18.5%	60,837	25.4%	153,152	24.2%
Age 20 to 64 Years	27,373	66.4%	143,184	59.7%	385,200	60.8%
Age 65 Years or Over	6,242	15.1%	35,847	14.9%	94,993	15.0%
Female Age Distribution (2024)						
Female Population	22,071	53.5%	122,791	51.2%	317,968	50.2%
Age Under 5 Years	1,149	5.2%	7,864	6.4%	18,851	5.9%
Age 5 to 9 Years	976	4.4%	7,780	6.3%	18,750	5.9%
Age 10 to 14 Years	852	3.9%	7,329	6.0%	17,483	5.5%
Age 15 to 19 Years	761	3.4%	6,723	5.5%	16,491	5.2%
Age 20 to 24 Years	1,487	6.7%	6,427	5.2%	19,078	6.0%
Age 25 to 29 Years	2,556	11.6%	8,399	6.8%	25,719	8.1%
Age 30 to 34 Years	2,290	10.4%	9,463	7.7%	26,424	8.3%
Age 35 to 39 Years	1,934	8.8%	10,124	8.2%	26,247	8.3%
Age 40 to 44 Years	1,649	7.5%	9,745	7.9%	24,239	7.6%
Age 45 to 49 Years	1,270	5.8%	7,987	6.5%	19,664	6.2%
Age 50 to 54 Years	1,184	5.4%	7,323	6.0%	18,386	5.8%
Age 55 to 59 Years	1,161	5.3%	6,702	5.5%	16,898	5.3%
Age 60 to 64 Years	1,172	5.3%	6,559	5.3%	16,531	5.2%
Age 65 to 69 Years	1,166	5.3%	6,403	5.2%	15,967	5.0%
Age 70 to 74 Years	989	4.5%	5,213	4.2%	13,655	4.3%
Age 75 to 79 Years	651	2.9%	3,676	3.0%	9,971	3.1%
Age 80 to 84 Years	427	1.9%	2,452	2.0%	6,650	2.1%
Age 85 Years or Over	398	1.8%	2,622	2.1%	6,964	2.2%
Female Median Age	37.6		38.3		38.0	
Age 19 Years or Less	3,738	16.9%	29,696	24.2%	71,576	22.5%
Age 20 to 64 Years	14,703	66.6%	72,729	59.2%	193,185	60.8%
Age 65 Years or Over	3,630	16.4%	20,366	16.6%	53,207	16.7%

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Complete Profile

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 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.9936/-77.0264

8401 Georgia Ave		1 mi radius		3 mi radius		5 mi radius	
Silver Spring, MD 20910							
Male Age Distribution (2024)							
Male Population		19,157	46.5%	117,078	48.8%	315,377	49.8%
Age Under 5 Years		1,174	6.1%	8,073	6.9%	19,667	6.2%
Age 5 to 9 Years		993	5.2%	8,126	6.9%	19,410	6.2%
Age 10 to 14 Years		919	4.8%	7,658	6.5%	18,380	5.8%
Age 15 to 19 Years		790	4.1%	7,285	6.2%	24,119	7.6%
Age 20 to 24 Years		1,079	5.6%	6,342	5.4%	24,572	7.8%
Age 25 to 29 Years		1,928	10.1%	7,353	6.3%	22,361	7.1%
Age 30 to 34 Years		2,053	10.7%	9,014	7.7%	25,430	8.1%
Age 35 to 39 Years		1,830	9.6%	9,869	8.4%	25,453	8.1%
Age 40 to 44 Years		1,482	7.7%	9,854	8.4%	24,093	7.6%
Age 45 to 49 Years		1,208	6.3%	8,141	7.0%	19,770	6.3%
Age 50 to 54 Years		1,091	5.7%	7,337	6.3%	18,423	5.8%
Age 55 to 59 Years		1,029	5.4%	6,567	5.6%	16,549	5.2%
Age 60 to 64 Years		970	5.1%	5,978	5.1%	15,364	4.9%
Age 65 to 69 Years		969	5.1%	5,508	4.7%	13,843	4.4%
Age 70 to 74 Years		718	3.7%	3,978	3.4%	10,679	3.4%
Age 75 to 79 Years		467	2.4%	2,736	2.3%	7,658	2.4%
Age 80 to 84 Years		219	1.1%	1,596	1.4%	4,656	1.5%
Age 85 Years or Over		239	1.2%	1,663	1.4%	4,949	1.6%
Male Median Age		36.9		37.1		36.0	
Age 19 Years or Less		3,876	20.2%	31,142	26.6%	81,576	25.9%
Age 20 to 64 Years		12,670	66.1%	70,455	60.2%	192,016	60.9%
Age 65 Years or Over		2,611	13.6%	15,481	13.2%	41,785	13.2%
Males per 100 Females (2024)							
Overall Comparison		87		95		99	
Age Under 5 Years		102	50.5%	103	50.7%	104	51.1%
Age 5 to 9 Years		102	50.4%	104	51.1%	104	50.9%
Age 10 to 14 Years		108	51.9%	104	51.1%	105	51.3%
Age 15 to 19 Years		104	50.9%	108	52.0%	146	59.4%
Age 20 to 24 Years		73	42.1%	99	49.7%	129	56.3%
Age 25 to 29 Years		75	43.0%	88	46.7%	87	46.5%
Age 30 to 34 Years		90	47.3%	95	48.8%	96	49.0%
Age 35 to 39 Years		95	48.6%	97	49.4%	97	49.2%
Age 40 to 44 Years		90	47.3%	101	50.3%	99	49.8%
Age 45 to 49 Years		95	48.7%	102	50.5%	101	50.1%
Age 50 to 54 Years		92	48.0%	100	50.0%	100	50.0%
Age 55 to 59 Years		89	47.0%	98	49.5%	98	49.5%
Age 60 to 64 Years		83	45.3%	91	47.7%	93	48.2%
Age 65 to 69 Years		83	45.4%	86	46.2%	87	46.4%
Age 70 to 74 Years		73	42.1%	76	43.3%	78	43.9%
Age 75 to 79 Years		72	41.8%	74	42.7%	77	43.4%
Age 80 to 84 Years		51	33.9%	65	39.4%	70	41.2%
Age 85 Years or Over		60	37.5%	63	38.8%	71	41.5%
Age 19 Years or Less		104	50.9%	105	51.2%	114	53.3%
Age 20 to 39 Years		83	45.5%	95	48.6%	100	50.1%
Age 40 to 64 Years		90	47.3%	99	49.7%	98	49.6%
Age 65 Years or Over		72	41.8%	76	43.2%	79	44.0%

Complete Profile

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 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.9936/-77.0264

8401 Georgia Ave Silver Spring, MD 20910	1 mi radius		3 mi radius		5 mi radius	
Household Type (2024)						
Total Households	21,190		91,366		249,801	
Households with Children	3,844	18.1%	30,678	33.6%	73,390	29.4%
Average Household Size	1.9		2.6		2.5	
Household Density per Square Mile	6,748		3,232		3,181	
Population Family	23,904	58.0%	192,357	80.2%	464,457	73.3%
Population Non-Family	17,149	41.6%	45,753	19.1%	148,799	23.5%
Population Group Quarters	175	0.4%	1,759	0.7%	20,089	3.2%
Family Households	7,727	36.5%	57,328	62.7%	141,056	56.5%
Married Couple Households	5,508	71.3%	38,961	68.0%	96,774	68.6%
Other Family Households with Children	2,219	28.7%	18,367	32.0%	44,282	31.4%
Family Households with Children	3,837	49.7%	30,592	53.4%	73,164	51.9%
Married Couple with Children	2,721	70.9%	21,177	69.2%	50,434	68.9%
Other Family Households with Children	1,116	29.1%	9,414	30.8%	22,730	31.1%
Family Households No Children	3,890	50.3%	26,736	46.6%	67,892	48.1%
Married Couple No Children	2,787	71.7%	17,784	66.5%	46,340	68.3%
Other Family Households No Children	1,103	28.3%	8,953	33.5%	21,552	31.7%
Non-Family Households	13,463	63.5%	34,038	37.3%	108,745	43.5%
Non-Family Households with Children	7	-	87	0.3%	226	0.2%
Non-Family Households No Children	13,456	99.9%	33,951	99.7%	108,519	99.8%
Average Family Household Size	3.1		3.4		3.3	
Average Family Income	\$208,643		\$203,930		\$225,822	
Median Family Income	\$181,900		\$159,192		\$169,789	
Average Non-Family Household Size	1.3		1.3		1.4	
Marital Status (2024)						
Population Age 15 Years or Over	35,166		193,039		520,803	
Never Married	16,855	47.9%	81,440	42.2%	232,071	44.6%
Currently Married	12,898	36.7%	77,287	40.0%	197,916	38.0%
Previously Married	5,413	15.4%	34,312	17.8%	90,817	17.4%
Separated	1,334	24.6%	9,833	28.7%	25,434	28.0%
Widowed	973	18.0%	7,737	22.5%	21,264	23.4%
Divorced	3,106	57.4%	16,743	48.8%	44,119	48.6%
Educational Attainment (2024)						
Adult Population Age 25 Years or Over	31,049		166,262		436,544	
Elementary (Grade Level 0 to 8)	868	2.8%	16,950	10.2%	33,866	7.8%
Some High School (Grade Level 9 to 11)	743	2.4%	7,960	4.8%	18,616	4.3%
High School Graduate	2,581	8.3%	24,139	14.5%	57,585	13.2%
Some College	2,791	9.0%	16,916	10.2%	43,778	10.0%
Associate Degree Only	1,288	4.1%	7,523	4.5%	16,689	3.8%
Bachelor Degree Only	8,786	28.3%	37,871	22.8%	104,927	24.0%
Graduate Degree	13,990	45.1%	54,903	33.0%	161,082	36.9%
Any College (Some College or Higher)	26,856	86.5%	117,212	70.5%	326,476	74.8%
College Degree + (Bachelor Degree or Higher)	22,776	73.4%	92,773	55.8%	266,009	60.9%

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.9936/-77.0264

8401 Georgia Ave Silver Spring, MD 20910	1 mi radius		3 mi radius		5 mi radius	
Housing						
Total Housing Units (2024)	22,001		97,702		273,063	
Total Housing Units (2020)	21,169		95,277		265,139	
Historical Annual Growth (2020-2024)	832	-	2,425	-	7,924	-
Housing Units Occupied (2024)	21,190	96.3%	91,366	93.5%	249,801	91.5%
Housing Units Owner-Occupied	5,993	28.3%	45,253	49.5%	119,766	47.9%
Housing Units Renter-Occupied	15,197	71.7%	46,114	50.5%	130,036	52.1%
Housing Units Vacant (2024)	811	3.7%	6,336	6.5%	23,262	8.5%
Household Size (2024)						
Total Households	21,190		91,366		249,801	
1 Person Households	10,507	49.6%	26,309	28.8%	82,669	33.1%
2 Person Households	6,045	28.5%	28,285	31.0%	77,248	30.9%
3 Person Households	2,059	9.7%	14,141	15.5%	35,749	14.3%
4 Person Households	1,516	7.2%	11,731	12.8%	28,604	11.5%
5 Person Households	618	2.9%	5,743	6.3%	13,684	5.5%
6 Person Households	276	1.3%	2,765	3.0%	6,399	2.6%
7 or More Person Households	168	0.8%	2,392	2.6%	5,448	2.2%
Household Income Distribution (2024)						
HH Income \$200,000 or More	4,760	22.5%	24,432	26.7%	68,394	27.4%
HH Income \$150,000 to \$199,999	2,319	10.9%	9,588	10.5%	27,872	11.2%
HH Income \$125,000 to \$149,999	1,895	8.9%	6,807	7.5%	17,386	7.0%
HH Income \$100,000 to \$124,999	2,142	10.1%	7,769	8.5%	21,818	8.7%
HH Income \$75,000 to \$99,999	2,561	12.1%	9,712	10.6%	27,327	10.9%
HH Income \$50,000 to \$74,999	2,927	13.8%	11,711	12.8%	29,338	11.7%
HH Income \$35,000 to \$49,999	1,429	6.7%	6,744	7.4%	17,095	6.8%
HH Income \$25,000 to \$34,999	1,128	5.3%	4,941	5.4%	10,902	4.4%
HH Income \$15,000 to \$24,999	804	3.8%	3,683	4.0%	9,319	3.7%
HH Income \$10,000 to \$14,999	371	1.8%	2,007	2.2%	5,642	2.3%
HH Income Under \$10,000	853	4.0%	3,972	4.3%	14,709	5.9%
Household Vehicles (2024)						
Households 0 Vehicles Available	5,216	24.6%	16,577	18.1%	54,390	21.8%
Households 1 Vehicle Available	10,488	49.5%	38,018	41.6%	106,886	42.8%
Households 2 Vehicles Available	4,451	21.0%	27,409	30.0%	64,903	26.0%
Households 3 or More Vehicles Available	1,035	4.9%	9,362	10.2%	23,623	9.5%
Total Vehicles Available	22,866		124,417		317,326	
Average Vehicles per Household	1.1		1.4		1.3	
Owner-Occupied Household Vehicles	9,650	42.2%	78,424	63.0%	198,442	62.5%
Average Vehicles per Owner-Occupied Household	1.6		1.7		1.7	
Renter-Occupied Household Vehicles	13,217	57.8%	45,993	37.0%	118,884	37.5%
Average Vehicles per Renter-Occupied Household	-		-		-	
Travel Time (2024)						
Worker Base Age 16 years or Over	27,965		140,273		365,609	
Travel to Work in 14 Minutes or Less	2,120	7.6%	11,141	7.9%	32,949	9.0%
Travel to Work in 15 to 29 Minutes	4,886	17.5%	28,394	20.2%	76,648	21.0%
Travel to Work in 30 to 59 Minutes	9,571	34.2%	50,835	36.2%	124,238	34.0%
Travel to Work in 60 Minutes or More	1,658	5.9%	12,515	8.9%	25,493	7.0%
Work at Home	9,729	34.8%	37,388	26.7%	106,280	29.1%
Average Minutes Travel to Work	32.1		32.0		30.3	

Complete Profile

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Transportation To Work (2024)						
Worker Base Age 16 years or Over	27,965		140,273		365,609	
Drive to Work Alone	11,545	41.3%	65,571	46.7%	154,965	42.4%
Drive to Work in Carpool	949	3.4%	12,675	9.0%	26,236	7.2%
Travel to Work by Public Transportation	4,003	14.3%	18,026	12.9%	50,963	13.9%
Drive to Work on Motorcycle	5	-	83	-	265	-
Bicycle to Work	337	1.2%	1,380	1.0%	6,077	1.7%
Walk to Work	1,041	3.7%	3,460	2.5%	15,460	4.2%
Other Means	355	1.3%	1,689	1.2%	5,363	1.5%
Work at Home	9,729	34.8%	37,388	26.7%	106,280	29.1%
Daytime Demographics (2024)						
Total Businesses	2,570		8,088		24,258	
Total Employees	26,709		65,975		236,257	
Company Headquarter Businesses	127	4.9%	267	3.3%	868	3.6%
Company Headquarter Employees	5,819	21.8%	8,458	12.8%	34,421	14.6%
Employee Population per Business	10.4 to 1		8.2 to 1		9.7 to 1	
Residential Population per Business	16.0 to 1		29.7 to 1		26.1 to 1	
Adj. Daytime Demographics Age 16 Years or Over	33,500		115,320		382,528	
Labor Force						
Labor Population Age 16 Years or Over (2024)	34,843		190,169		513,841	
Labor Force Total Males (2024)	15,911	45.7%	91,760	48.3%	254,381	49.5%
Male Civilian Employed	13,209	83.0%	72,161	78.6%	187,760	73.8%
Male Civilian Unemployed	241	1.5%	2,246	2.4%	6,710	2.6%
Males in Armed Forces	80	0.5%	327	0.4%	1,191	0.5%
Males Not in Labor Force	2,381	15.0%	17,026	18.6%	58,720	23.1%
Labor Force Total Females (2024)	18,932	54.3%	98,409	51.7%	259,460	50.5%
Female Civilian Employed	14,756	77.9%	68,118	69.2%	177,877	68.6%
Female Civilian Unemployed	375	2.0%	2,722	2.8%	7,011	2.7%
Females in Armed Forces	6	-	218	0.2%	743	0.3%
Females Not in Labor Force	3,794	20.0%	27,351	27.8%	73,830	28.5%
Unemployment Rate	616	1.8%	4,968	2.6%	13,722	2.7%
Occupation (2024)						
Occupation Population Age 16 Years or Over	27,965		140,273		365,609	
Occupation Total Males	13,209	47.2%	72,154	51.4%	187,732	51.3%
Occupation Total Females	14,756	52.8%	68,118	48.6%	177,877	48.7%
Management, Business, Financial Operations	7,365	26.3%	30,580	21.8%	86,431	23.6%
Professional, Related	12,839	45.9%	48,062	34.3%	135,024	36.9%
Service	2,893	10.3%	22,446	16.0%	53,439	14.6%
Sales, Office	3,200	11.4%	17,186	12.3%	45,236	12.4%
Farming, Fishing, Forestry	9	-	97	-	375	0.1%
Construction, Extraction, Maintenance	737	2.6%	12,852	9.2%	25,210	6.9%
Production, Transport, Material Moving	921	3.3%	9,049	6.5%	19,895	5.4%
White Collar Workers	23,405	83.7%	95,828	68.3%	266,691	72.9%
Blue Collar Workers	4,560	16.3%	44,445	31.7%	98,918	27.1%

Complete Profile

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Units In Structure (2024)						
Total Units	21,190		91,366		249,801	
1 Detached Unit	4,914	23.2%	32,543	35.6%	76,705	30.7%
1 Attached Unit	1,918	9.1%	13,156	14.4%	38,058	15.2%
2 Units	256	1.2%	1,491	1.6%	5,243	2.1%
3 to 4 Units	507	2.4%	3,224	3.5%	10,173	4.1%
5 to 9 Units	1,309	6.2%	6,431	7.0%	17,267	6.9%
10 to 19 Units	2,084	9.8%	8,863	9.7%	23,343	9.3%
20 to 49 Units	953	4.5%	4,808	5.3%	14,354	5.7%
50 or More Units	9,112	43.0%	20,416	22.3%	63,961	25.6%
Mobile Home or Trailer	136	0.6%	431	0.5%	682	0.3%
Other Structure	-	-	3	-	16	-
Homes Built By Year (2024)						
Homes Built 2020 or later	337	1.5%	1,110	1.1%	3,413	1.2%
Homes Built 2010 to 2019	3,785	17.2%	7,480	7.7%	23,497	8.6%
Homes Built 2000 to 2009	2,453	11.2%	5,642	5.8%	16,793	6.1%
Homes Built 1990 to 1999	1,263	5.7%	4,834	4.9%	12,166	4.5%
Homes Built 1980 to 1989	1,540	7.0%	6,321	6.5%	18,977	6.9%
Homes Built 1970 to 1979	1,848	8.4%	7,414	7.6%	22,636	8.3%
Homes Built 1960 to 1969	4,036	18.3%	13,506	13.8%	33,619	12.3%
Homes Built 1950 to 1959	2,041	9.3%	17,617	18.0%	42,666	15.6%
Homes Built 1940 to 1949	1,146	5.2%	10,546	10.8%	24,641	9.0%
Homes Built Before 1939	2,741	12.5%	16,896	17.3%	51,394	18.8%
Median Age of Homes	47.3 yrs		58.7 yrs		57.8 yrs	
Home Values (2024)						
Owner Specified Housing Units	5,993		45,253		119,766	
Home Values \$1,000,000 or More	1,072	17.9%	7,816	17.3%	26,828	22.4%
Home Values \$750,000 to \$999,999	1,653	27.6%	8,569	18.9%	19,922	16.6%
Home Values \$500,000 to \$749,999	1,994	33.3%	15,398	34.0%	35,057	29.3%
Home Values \$400,000 to \$499,999	388	6.5%	5,290	11.7%	14,750	12.3%
Home Values \$300,000 to \$399,999	415	6.9%	3,830	8.5%	11,832	9.9%
Home Values \$250,000 to \$299,999	106	1.8%	1,070	2.4%	3,259	2.7%
Home Values \$200,000 to \$249,999	139	2.3%	940	2.1%	2,711	2.3%
Home Values \$175,000 to \$199,999	40	0.7%	311	0.7%	773	0.6%
Home Values \$150,000 to \$174,999	78	1.3%	420	0.9%	934	0.8%
Home Values \$125,000 to \$149,999	10	0.2%	140	0.3%	402	0.3%
Home Values \$100,000 to \$124,999	25	0.4%	331	0.7%	555	0.5%
Home Values \$90,000 to \$99,999	3	-	93	0.2%	161	0.1%
Home Values \$80,000 to \$89,999	-	-	11	-	20	-
Home Values \$70,000 to \$79,999	3	-	98	0.2%	182	0.2%
Home Values \$60,000 to \$69,999	-	-	64	0.1%	100	-
Home Values \$50,000 to \$59,999	41	0.7%	132	0.3%	334	0.3%
Home Values \$35,000 to \$49,999	1	-	164	0.4%	442	0.4%
Home Values \$25,000 to \$34,999	4	-	113	0.3%	306	0.3%
Home Values \$10,000 to \$24,999	3	-	26	-	151	0.1%
Home Values Under \$10,000	17	0.3%	438	1.0%	1,047	0.9%
Owner-Occupied Median Home Value	\$739,339		\$703,538		\$745,501	
Renter-Occupied Median Rent	\$1,770		\$1,624		\$1,724	

Complete Profile

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Lat/Lon: 38.9936/-77.0264

8401 Georgia Ave Silver Spring, MD 20910	1 mi radius	3 mi radius	5 mi radius
Total Annual Consumer Expenditure (2024)			
Total Household Expenditure	\$2.5 B	\$11.67 B	\$31.8 B
Total Non-Retail Expenditure	\$1.4 B	\$6.41 B	\$17.61 B
Total Retail Expenditure	\$1.1 B	\$5.26 B	\$14.19 B
Alcoholic Beverages	\$15.31 M	\$70.47 M	\$192.31 M
Apparel	\$44.93 M	\$209.14 M	\$568.66 M
Contributions	\$84.6 M	\$381.27 M	\$1.05 B
Education	\$58.93 M	\$267.75 M	\$734.02 M
Entertainment	\$138.56 M	\$645.03 M	\$1.75 B
Food Away From Home	\$107.72 M	\$499.53 M	\$1.36 B
Grocery	\$138.05 M	\$678.38 M	\$1.81 B
Health Care	\$131.59 M	\$599.18 M	\$1.61 B
Household Furnishings and Equipment	\$65.79 M	\$303.78 M	\$828 M
Household Operations	\$44.77 M	\$210.96 M	\$572.4 M
Miscellaneous Expenses	\$42.07 M	\$193.24 M	\$526.82 M
Personal Care	\$28.17 M	\$136.42 M	\$365.93 M
Shelter	\$416.62 M	\$1.85 B	\$5.03 B
Tax and Retirement	\$800.53 M	\$3.66 B	\$10.22 B
Tobacco and Related	\$8.04 M	\$44.13 M	\$113.82 M
Transportation	\$282.02 M	\$1.44 B	\$3.78 B
Utilities	\$96.98 M	\$479.4 M	\$1.28 B
Monthly Household Consumer Expenditure (2024)			
Total Household Expenditure	\$9,850	\$10,642	\$10,607
Total Non-Retail Expenditure	\$5,524 56.1%	\$5,846 54.9%	\$5,874 55.4%
Total Retail Expenditures	\$4,327 43.9%	\$4,796 45.1%	\$4,733 44.6%
Alcoholic Beverages	\$60 0.6%	\$64 0.6%	\$64 0.6%
Apparel	\$177 1.8%	\$191 1.8%	\$190 1.8%
Contributions	\$333 3.4%	\$348 3.3%	\$350 3.3%
Education	\$232 2.4%	\$244 2.3%	\$245 2.3%
Entertainment	\$545 5.5%	\$588 5.5%	\$585 5.5%
Food Away From Home	\$424 4.3%	\$456 4.3%	\$454 4.3%
Grocery	\$543 5.5%	\$619 5.8%	\$604 5.7%
Health Care	\$518 5.3%	\$547 5.1%	\$538 5.1%
Household Furnishings and Equipment	\$259 2.6%	\$277 2.6%	\$276 2.6%
Household Operations	\$176 1.8%	\$192 1.8%	\$191 1.8%
Miscellaneous Expenses	\$165 1.7%	\$176 1.7%	\$176 1.7%
Personal Care	\$111 1.1%	\$124 1.2%	\$122 1.2%
Shelter	\$1,638 16.6%	\$1,687 15.9%	\$1,678 15.8%
Tax and Retirement	\$3,148 32.0%	\$3,335 31.3%	\$3,409 31.3%
Tobacco and Related	\$32 0.3%	\$40 0.4%	\$38 0.4%
Transportation	\$1,109 11.3%	\$1,316 12.4%	\$1,263 11.9%
Utilities	\$381 3.9%	\$437 4.1%	\$426 4.0%