

ELLSWORTH PLACE

SILVER SPRING, MD



SITE DESCRIPTION

URBAN RETAIL
& ENTERTAINMENT CENTER
COLESVILLE RD & FENTON ST
± 2.01 ACRES | 347,172 SF
42,000 AADT ON COLESVILLE RD
10,000 AADT ON FENTON ST

Ellsworth Place has 6 different access points - Colesville Road, Fenton Street, Ellsworth Drive and the Town Square Parking Garage Bridge. A short walk from the Paul S. Sarbanes Transit Center which provides access to the Metrorail Red Line, MARC Commuter Rail and Metrobus

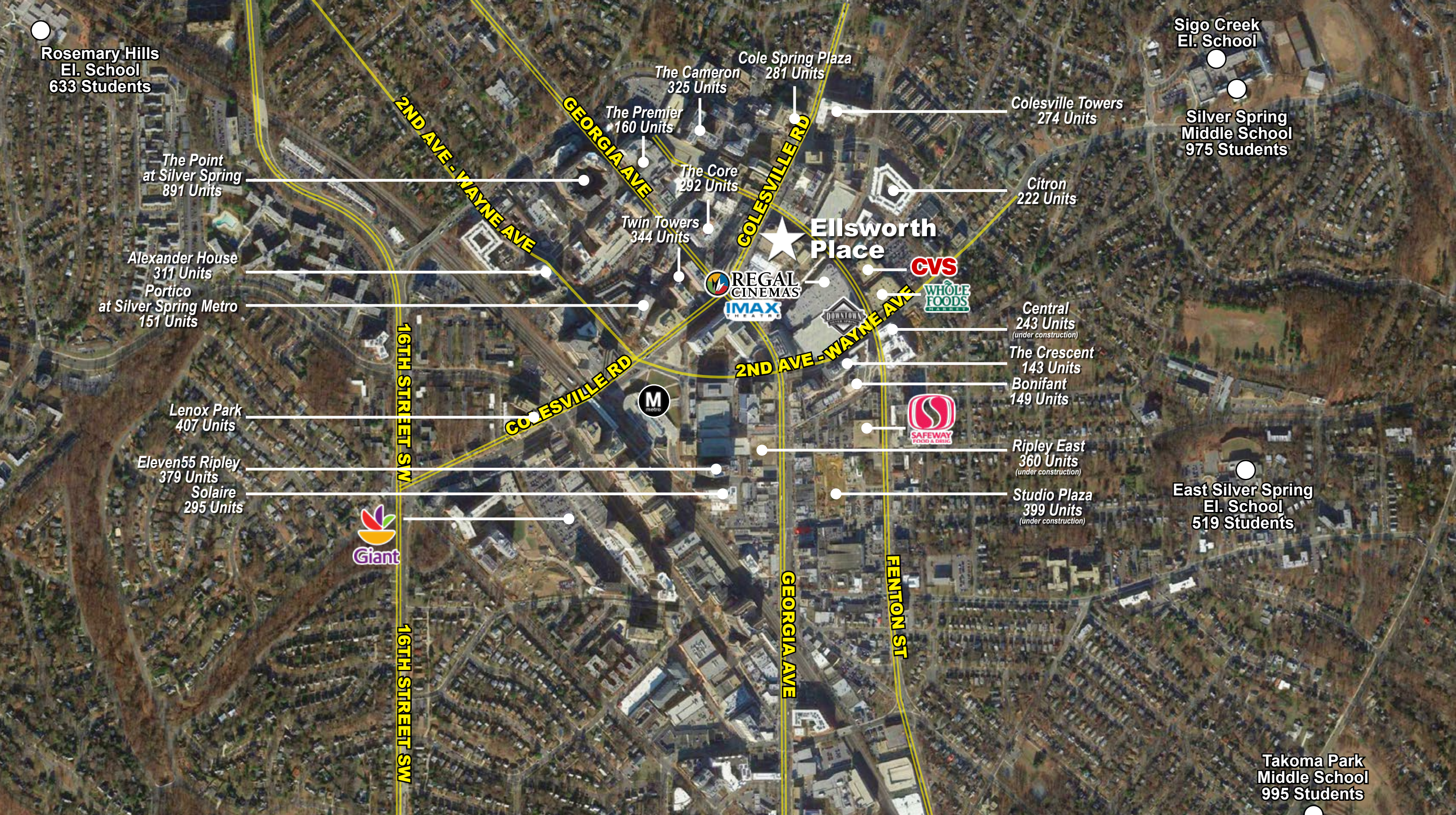
Vibrant Signage with prominent visibility - iconic landmark

Surrounded by a 24-hour population of approximately 40,000 with 67% having a college degree or higher within one mile, and over 612,000 people in a 5 mile radius

79.6% white collar workers in Downtown Silver Spring

Over 2,900 premier apartment units built since 2012

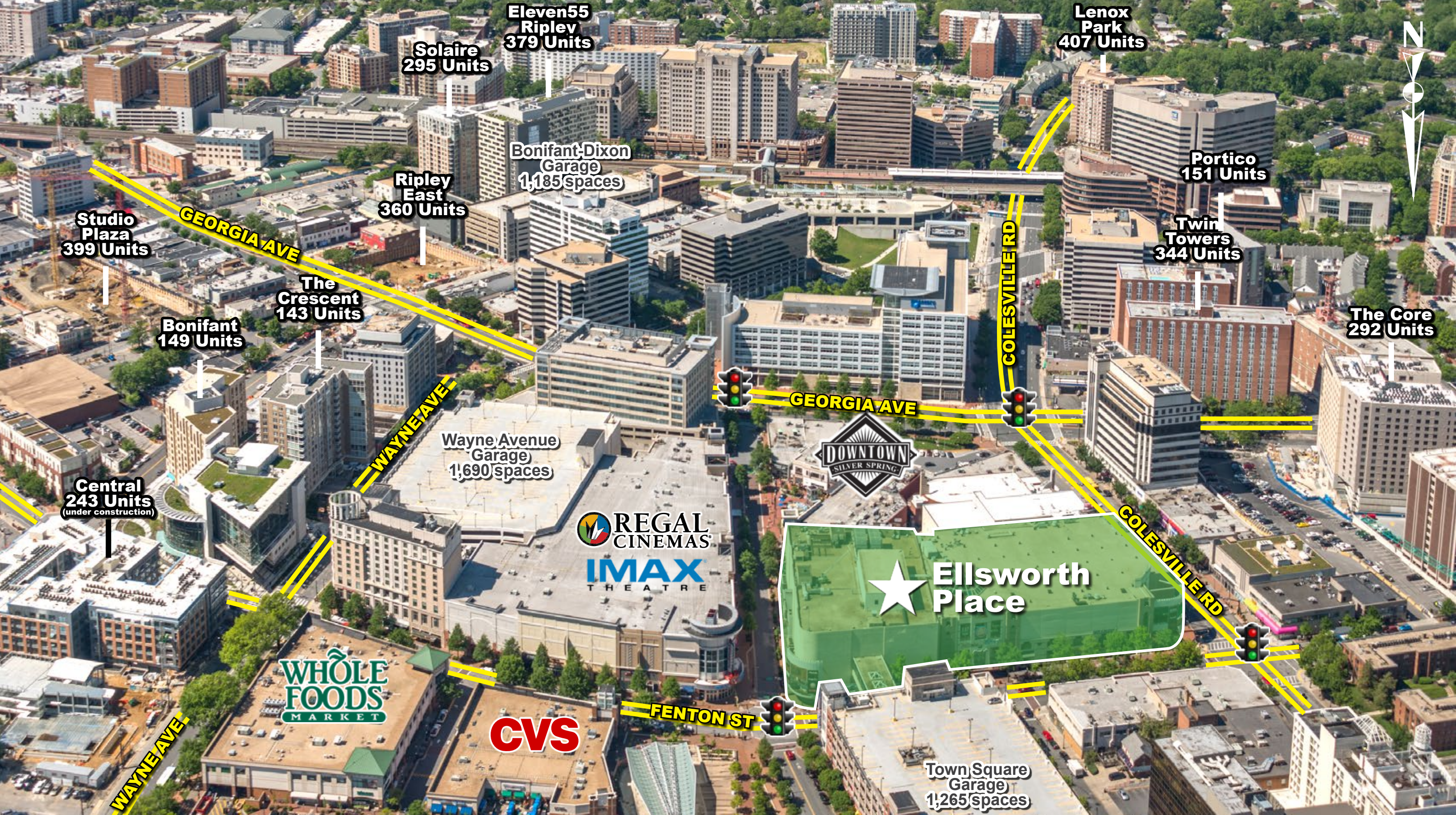
4.2 million square feet of class A office



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MARKET AERIAL
ELLSWORTH PLACE



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CENTER AERIAL
ELLSWORTH PLACE

NUMBERS

ELLSWORTH PLACE



1 MILE	38,703
3 MILE	237,904
5 MILE	612,533



1 MILE	18,711
3 MILE	88,032
5 MILE	231,733



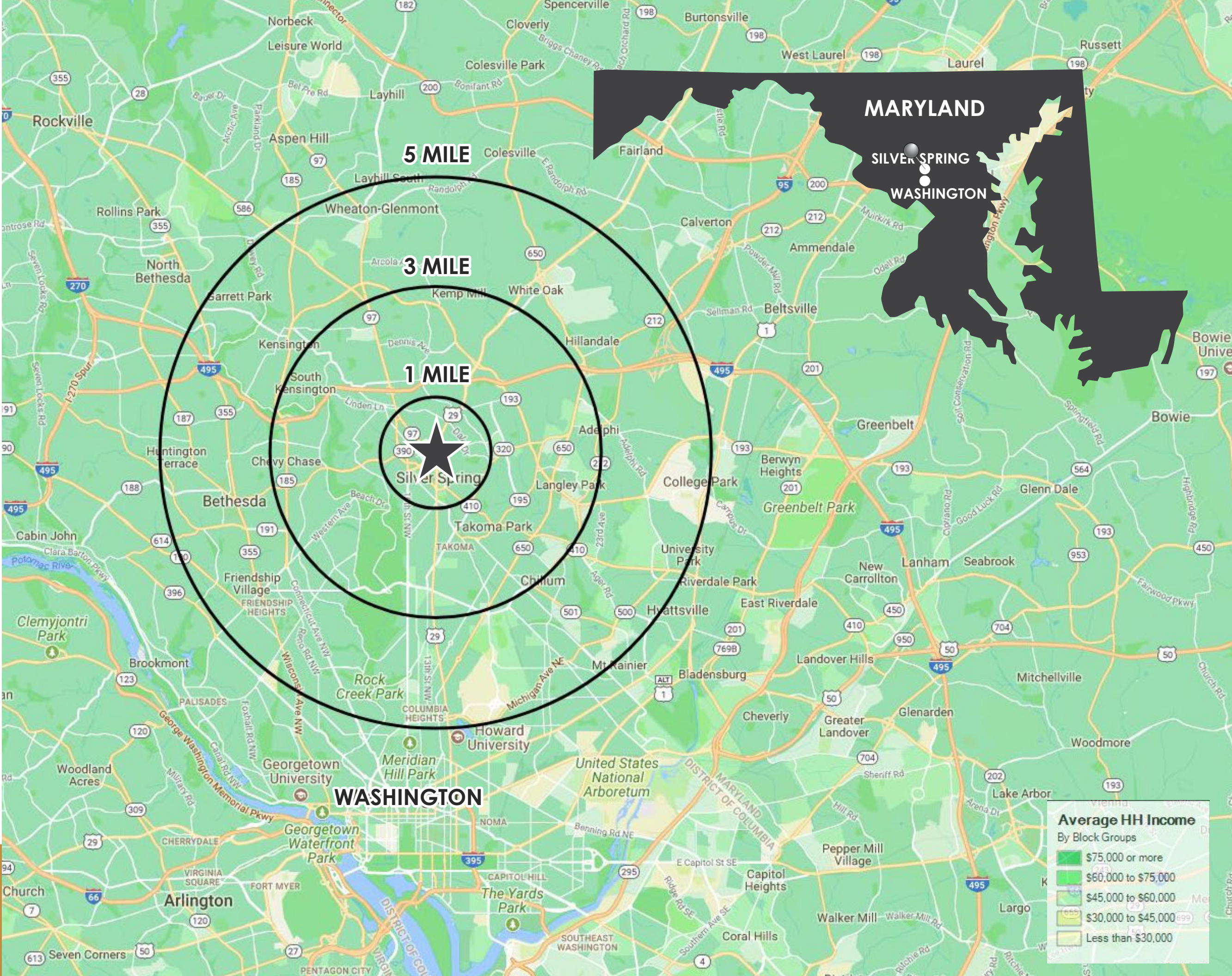
AVERAGE	
1 MILE	\$113,845
3 MILE	\$126,427
5 MILE	\$136,764



MEDIAN	
1 MILE	\$91,101
3 MILE	\$99,200
5 MILE	\$104,809

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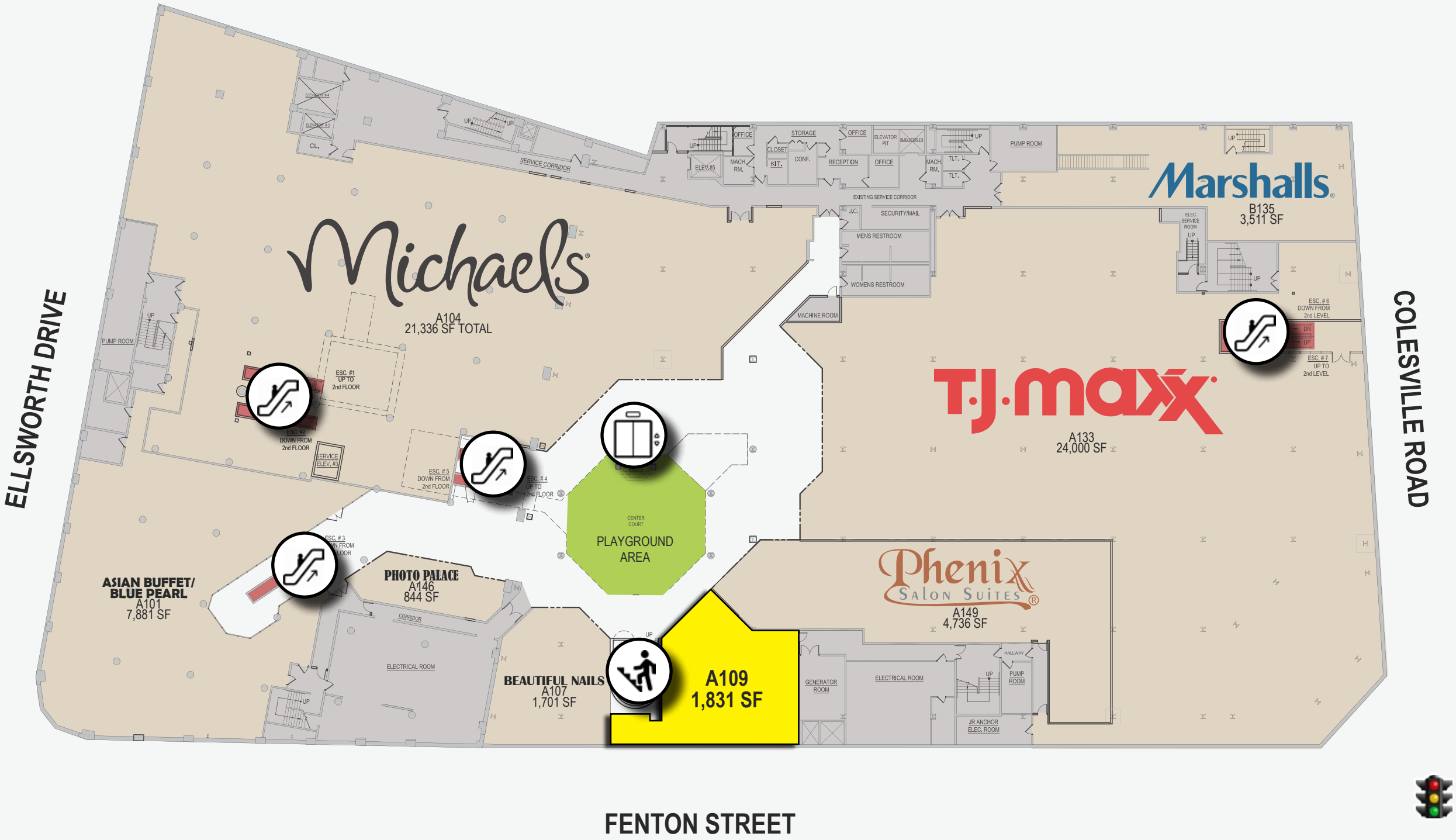
SITE PLAN

ELLSWORTH PLACE

LEVEL 1
4 ESCALATORS
1 STAIRWAY
1 ELEVATOR

TENANT ROSTER

A101 - ASIAN BUFFET	7,881 SF
A104 - MICHAEL'S	21,336 SF
A107 - NAIL SALON	1,701 SF
A109 - AVAILABLE	1,831 SF
A133 - TJ MAXX	24,000 SF
A146 - PHOTO PALACE	844 SF
A149 - PHENIX SALON	4,736 SF
B135 - MARSHALLS (STORAGE)	3,511 SF



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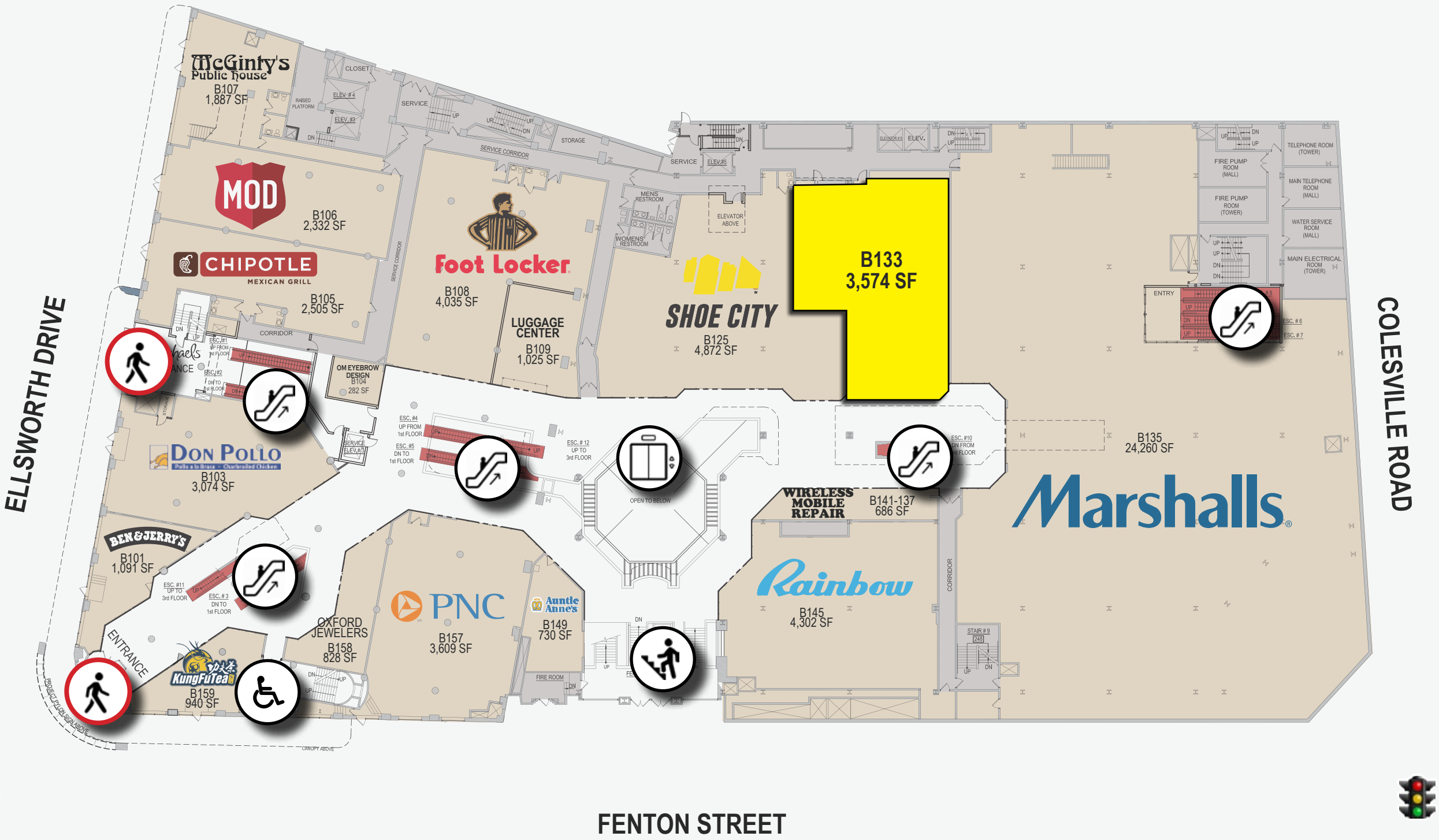
ELLSWORTH PLACE

LEVEL 2

- 5 ESCALATORS
- 1 STAIRWAY
- 1 ELEVATOR
- 2 STREET ENTRANCES

TENANT ROSTER

B101 - BEN & JERRY'S	1,091 SF
B103 - DON POLLO	3,074 SF
B104 - OM EYEBROW	282 SF
B105 - CHIPOTLE	2,505 SF
B106 - MOD PIZZA	2,332 SF
B107 - MCGINTY'S	1,887 SF
B108 - FOOT LOCKER	4,035 SF
B109 - LUGGAGE CTR	1,025 SF
B125 - SHOE CITY	4,872 SF
B133 - AVAILABLE	3,574 SF
B135 - MARSHALLS (2)	24,260 SF
B137-141 - WIRELESS REPAIR	686 SF
B145 - RAINBOW	4,302 SF
B149 - AUNTIE ANNE'S	730 SF
B157 - PNC	3,609 SF
B158 - OXFORD JWLRS	828 SF
B159 - KUNG FU TEA	940 SF



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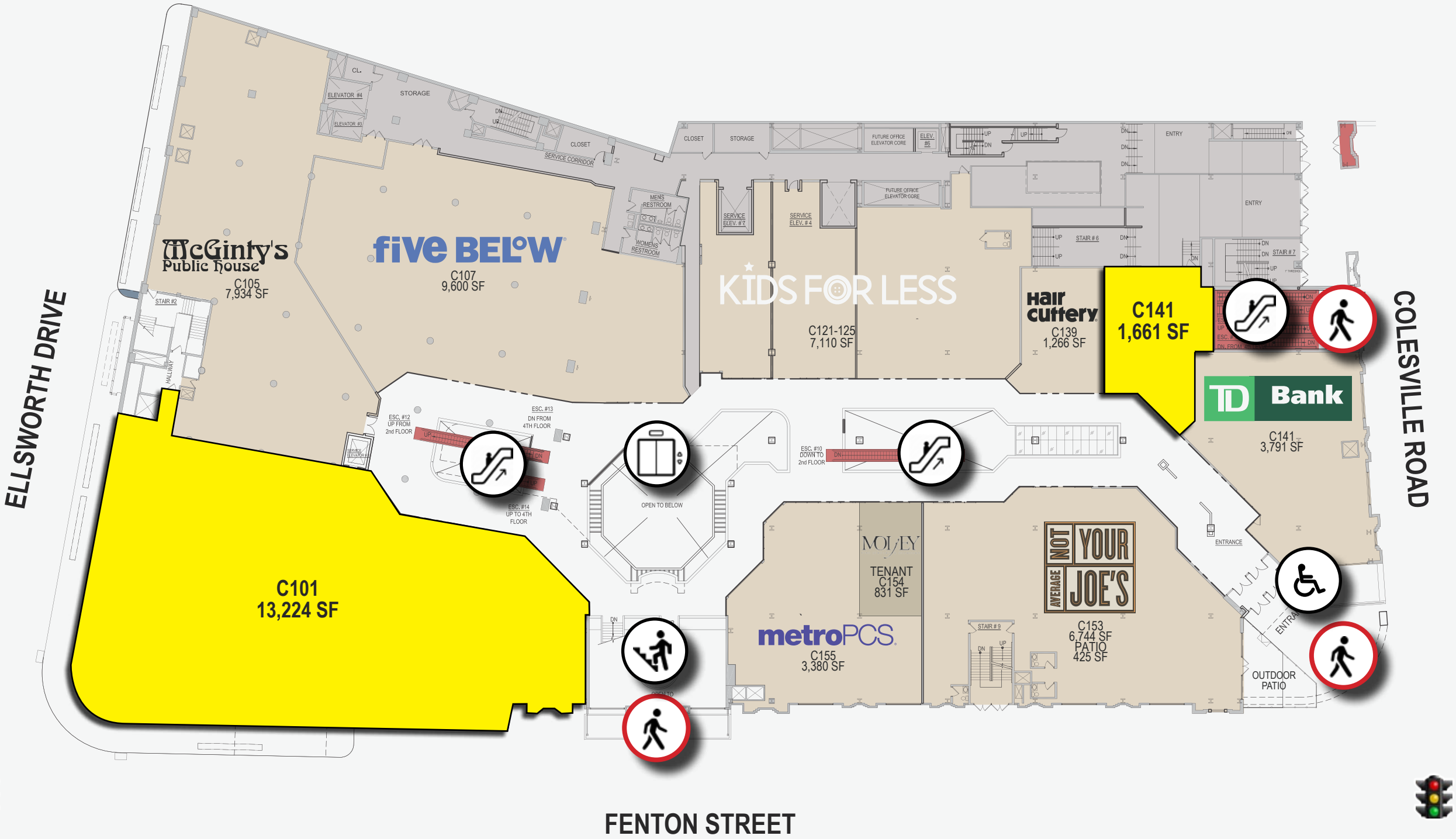
ELLSWORTH PLACE

LEVEL 3

- 4 ESCALATORS
- 1 STAIRWAY
- 1 ELEVATOR
- 3 STREET ENTRANCES

TENANT ROSTER

C101 - AVAILABLE	13,224 SF
C105 - McGINTY'S	7,934 SF
C107 - FIVE BELOW	9,600 SF
C121-125 - KIDS FOR LESS	7,110 SF
C139 - HAIR CUTTERY	1,266 SF
C141 - AVAILABLE	1,661 SF
C141 - TD BANK	3,791 SF
C153 - N.Y.A. JOE'S	6,744 SF
C154 - MOIJEY JEWELERS	831 SF
C155 - METRO PCS	3,380 SF



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ELLSWORTH PLACE

LEVEL 4

- 3 ESCALATORS
- 1 STAIRWAY
- 1 ELEVATOR
- 1 CONNECTING BRIDGE

TENANT ROSTER

D101 - GUITAR CENTER	14,600 SF
D135 - TRENDY NAILS	1,310 SF
D137 - TG JEWELERS	828 SF
D143 - ROSS	25,716 SF
D149 - AVAILABLE	2,745 SF
D160 - TWINS FASHION	864 SF
D165 - BEAUTY PRO	2,333 SF
D169 - PANDIAN HEALTH	1,462 SF
D177- SHOE COBBLER	665 SF
D181 - GNC	1,367 SF
D191 - AVAILABLE	3,887 SF



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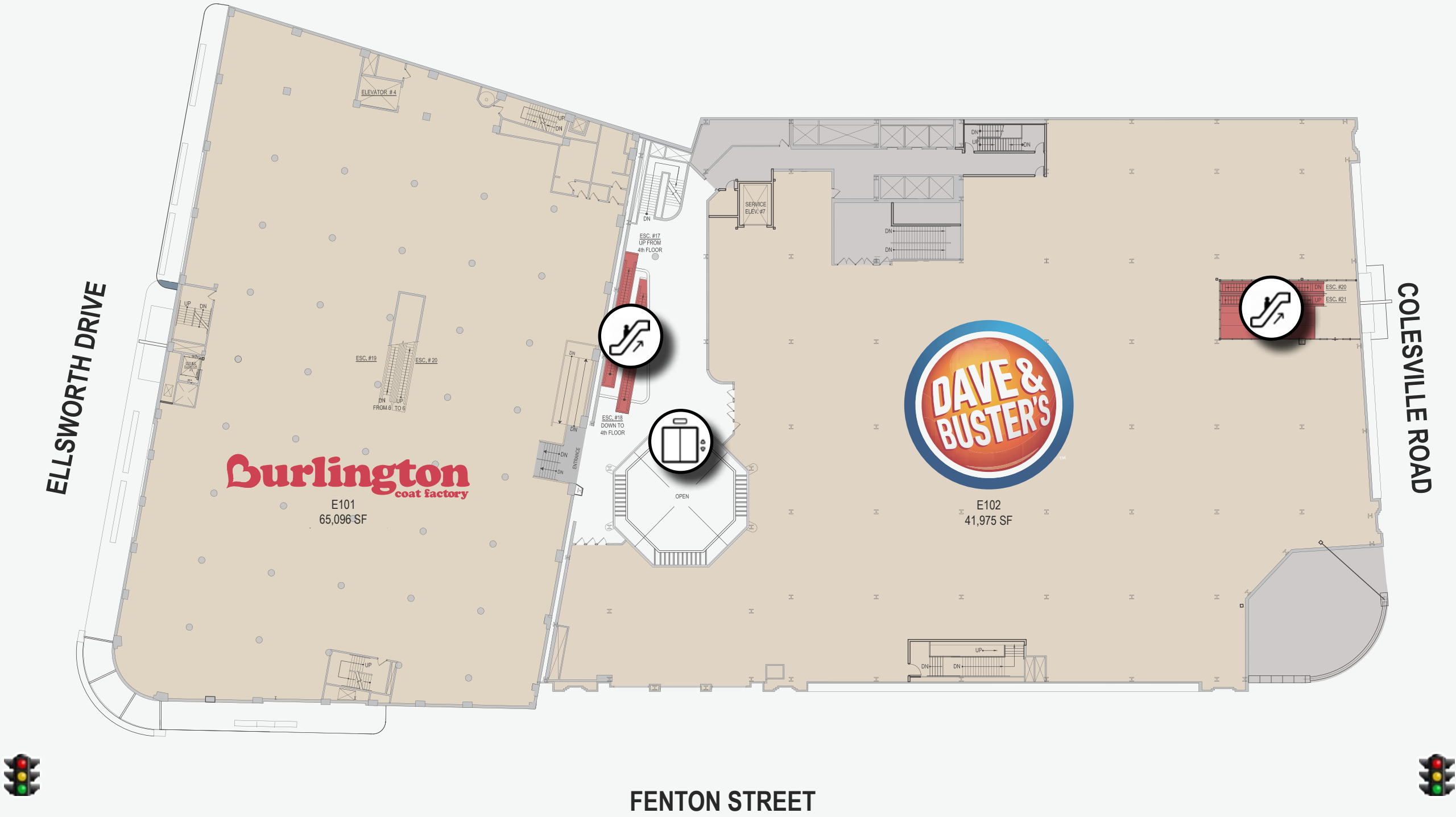
SITE PLAN

ELLSWORTH PLACE

LEVEL 5
2 ESCALATORS
1 ELEVATOR

TENANT ROSTER

E101 - BURLINGTON	65,096 SF
E102 - DAVE & BUSTER'S	41,975 SF



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THE CITY

DOWNTOWN SILVER SPRING

Ellsworth Place boasts a 24-hour population of approximately 40,000 people due to robust living options and an abundance of high quality employment opportunities. Countless amenities, over 11,000 apartments and ease of access to the Metro and MARC rail lines make Silver Spring a prime live-work-play environment.

8.3 million pedestrians a year at Ellsworth Place and an additional 1 million pedestrians for special events

1 Mile Population: 38,703

1 Mile Average HH Income: \$113,800+

2,900 Premier Apartment Units Built since 2012

Home to Discovery Communications & United Therapeutics Corporate Headquarters

80% White Collar Jobs

4.2 Million SF of Class A Office

Over 100 Restaurants and Bars

The Fillmore - a nationally recognized music and entertainment venue

AFI Silver Theater & Regal Cinemas

Seasonal Events: Ice Skating, Farmers Market, Community Fountain

Access & Visibility - Six different access points spanning Colesville Road, Fenton Street, Ellsworth Drive and the Town Square Parking Garage Bridge. Proximity to Metro and MARC rail service. Marquee signage provides exceptional visibility, attracting customers that approach the center from any direction. It is an iconic landmark

Transportation: Red Line, the oldest and busiest line in WMATA's system connects Silver Spring to Washington, DC

13,195 Riders (weekday)

13,621 Riders (weekend)

Purple Line: planned light rail that will run from Bethesda, MD to New Carrollton (scheduled to open in 2019)

Accommodations: 8 hotels with 1,156 rooms

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