

GEORGIA CROSSING AT THE ANCHOR INN



**PHASE I: 2501 - 2519 UNIVERSITY BOULEVARD, WEST AND
11400 GEORGIA AVENUE**

**PHASE II: 11406 A - J GEORGIA AVENUE AND
11413 - 11419 GRANDVIEW AVENUE**

Presented by:

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LOCATION ANALYSIS

Georgia Crossing at the Anchor Inn is located in Montgomery County, Maryland, in the Washington Metropolitan Area.

The building is located on the main thoroughfare through Wheaton, which offers easy access to the Capital Beltway (I-495) and Interstate 95.

Transportation

Georgia Crossing at the Anchor Inn is located two blocks from the Wheaton Metro Station and less than 4 miles from the Silver Spring MARC train station. Georgia Crossing at the Anchor Inn is within close proximity to three major airports in the Washington Metropolitan Area, including: Dulles International Airport, Ronald Reagan National Airport and Dulles International Airport.

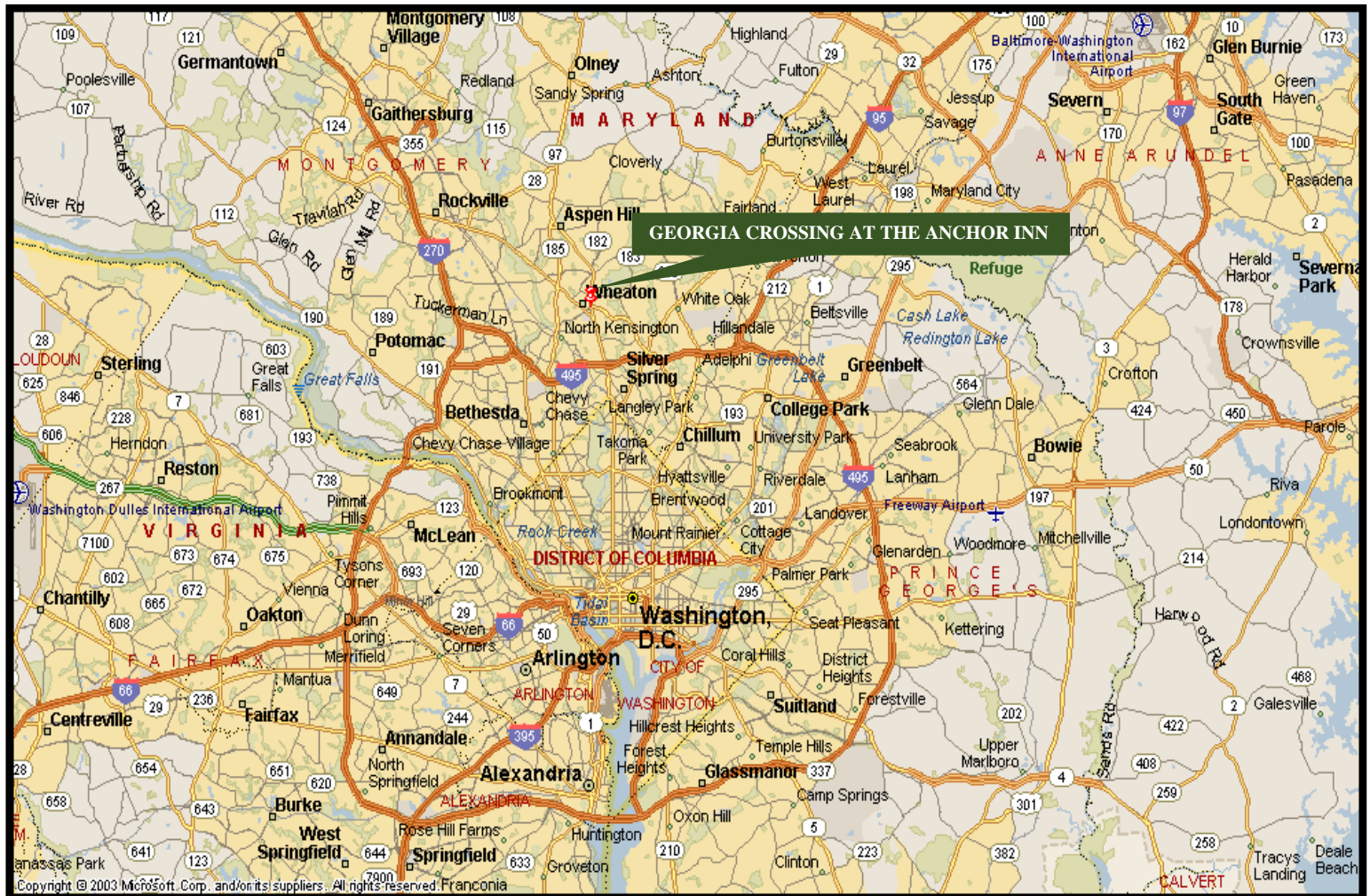
2006 Annual Average Daily Traffic (AADT)

Route	Traffic Count
MD 97 South of MD 193	41,332
MD 97 North of MD 193	38,862
MD 193 E of MD 97	31,932
MD193 West of MD 97	33,122
TOTAL	145,248

*MD 97 (Georgia Avenue); MD 193 (University Boulevard)

MAPS


AREA MAP



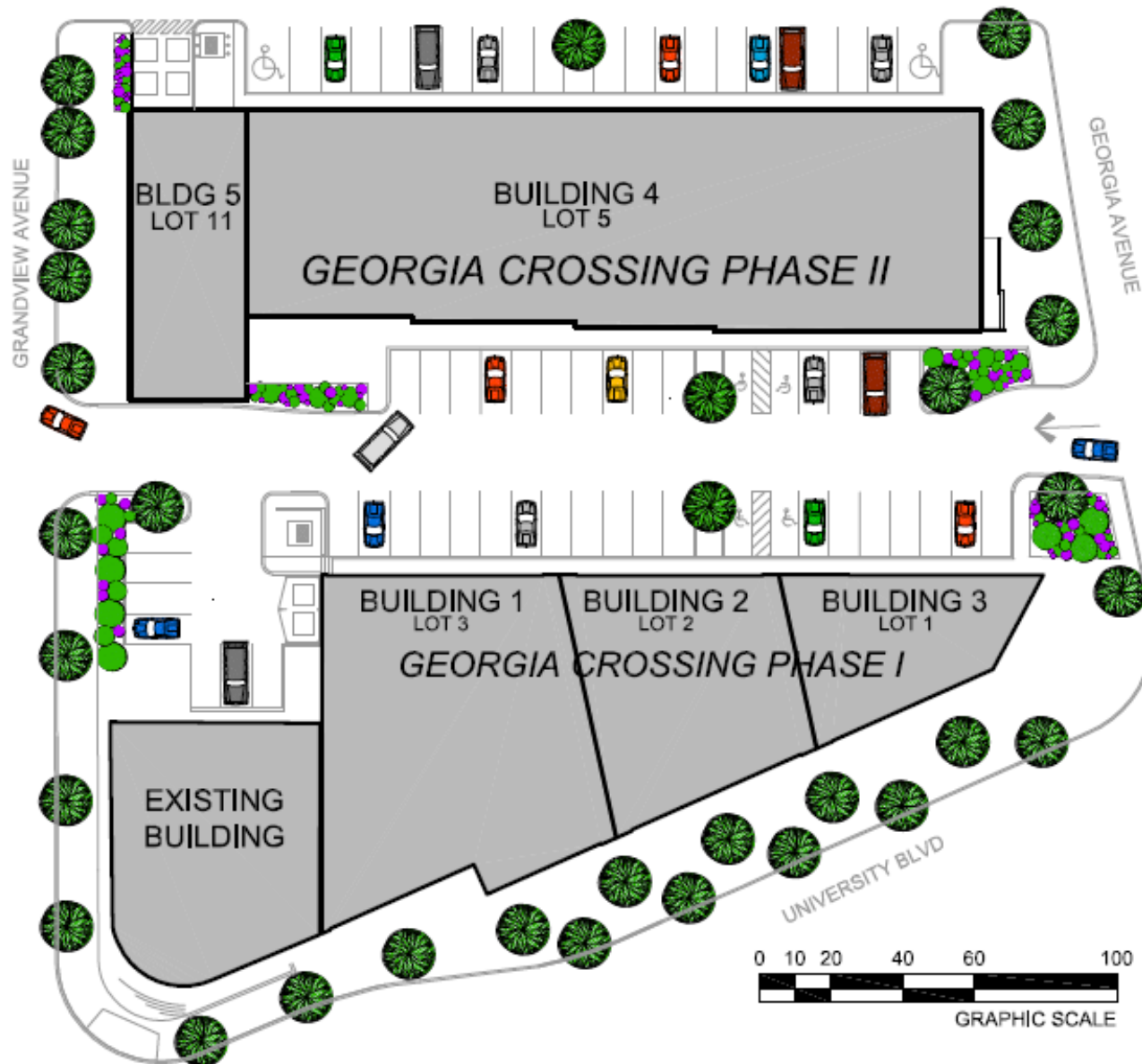
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DEMOGRAPHICS

Demographic Summary Report

Phase II Building 4				
11413-11419 Grandview Ave, Wheaton, MD 20902				
Building Type: Retail		Total Available: 2,600 SF		
Secondary: -		% Leased: 0%		
GLA: 2,600 SF		Rent/SF/Yr: \$40.00		
Year Built: 2008				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2012 Projection	22,566	145,071	422,390	
2007 Estimate	21,882	141,583	413,777	
2000 Census	20,592	136,065	399,807	
Growth 2007 - 2012	3.13%	2.46%	2.08%	
Growth 2000 - 2007	6.26%	4.06%	3.49%	
2007 Population by Hispanic Origin	7,328	33,093	81,235	
2007 Population By Race	21,882	141,583	413,777	
White	9,316 42.57%	80,748 57.03%	226,447 54.73%	
Black or African American	4,323 19.76%	22,656 16.00%	82,211 19.87%	
American Indian and Alaska Native	107 0.49%	483 0.34%	1,273 0.31%	
Asian	2,725 12.45%	15,079 10.65%	45,947 11.10%	
Native Hawaiian and Pacific Islander	12 0.05%	110 0.08%	317 0.08%	
Other Race	4,055 18.53%	15,257 10.78%	37,976 9.18%	
Two or More Races	1,343 6.14%	7,250 5.12%	19,606 4.74%	
Households				
2012 Projection	7,775	53,004	165,619	
2007 Estimate	7,587	51,739	161,874	
2000 Census	7,181	49,625	155,584	
Growth 2007 - 2012	2.48%	2.44%	2.31%	
Growth 2000 - 2007	5.67%	4.26%	4.04%	
Owner Occupied	4,950 65.24%	37,935 73.32%	99,569 61.51%	
Renter Occupied	2,637 34.76%	13,804 26.68%	62,305 38.49%	
2007 Households by HH Income	7,587	51,738	161,876	
Income Less Than \$15,000	578 7.62%	3,007 5.81%	10,713 6.62%	
Income: \$15,000 - \$24,999	420 5.54%	2,526 4.88%	9,275 5.73%	
Income: \$25,000 - \$34,999	571 7.53%	3,053 5.90%	11,235 6.94%	
Income: \$35,000 - \$49,999	911 12.01%	5,924 11.45%	19,959 12.33%	
Income: \$50,000 - \$74,999	1,682 22.17%	10,010 19.35%	30,247 18.69%	
Income: \$75,000 - \$99,999	1,236 16.29%	8,432 16.30%	23,649 14.61%	
Income: \$100,000 - \$149,999	1,364 17.98%	10,503 20.30%	29,841 18.43%	
Income: \$150,000 - \$249,999	672 8.86%	6,415 12.40%	19,113 11.81%	
Income: \$250,000 - \$499,999	116 1.53%	1,382 2.67%	5,325 3.29%	
Income: \$500,000 or more	37 0.49%	486 0.94%	2,519 1.56%	
2007 Avg Household Income	\$84,286	\$98,201	\$99,346	
2007 Med Household Income	\$69,523	\$79,000	\$74,594	
2007 Per Capita Income	\$29,567	\$36,186	\$39,277	

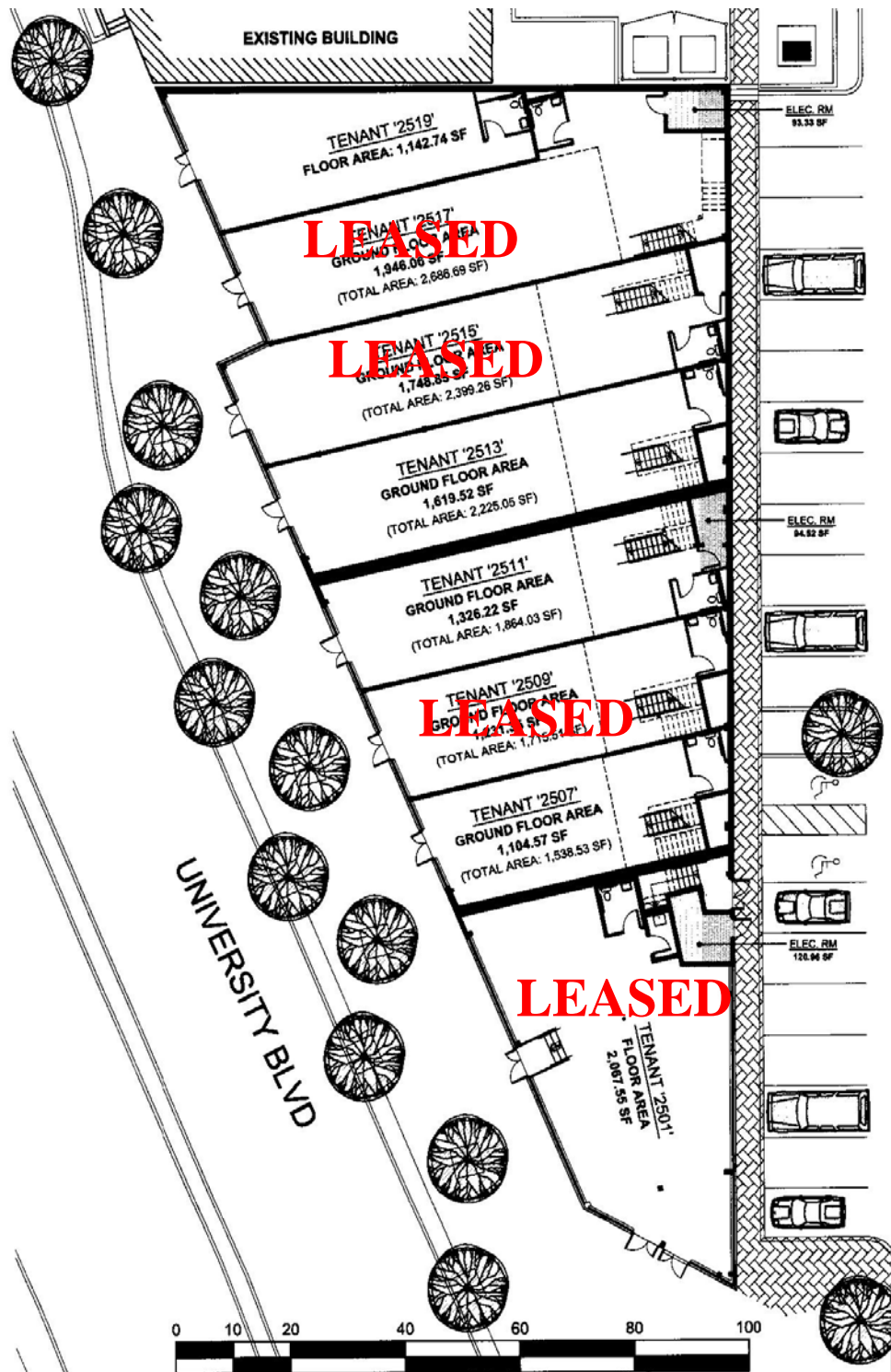
SITE PLAN



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STEVEN J. KARR, AIA, INC.	
ARCHITECT • LANDSCAPE • CONSTRUCTION	2400 North Adams Street, Room 110, Maryland 20950
PROJECT NO. 11-011	DATE: 10/1/11
DESIGNED BY: STEVEN J. KARR, AIA	DRAWN BY: J. B. SETZ
<p><i>Georgia Crossing</i> Phase II - Building 4 & 5 11406 Georgia Ave. Wheaton Md</p>	
DATE: 10/1/11	REVISION:
DATE: 10/1/11	REVISION:
FOR REVIEW ONLY NOT FOR CONSTRUCTION	
SITE	

LEASING PLANS



GROUND FLOOR LEASE PLAN

FEBRUARY 26, 2008

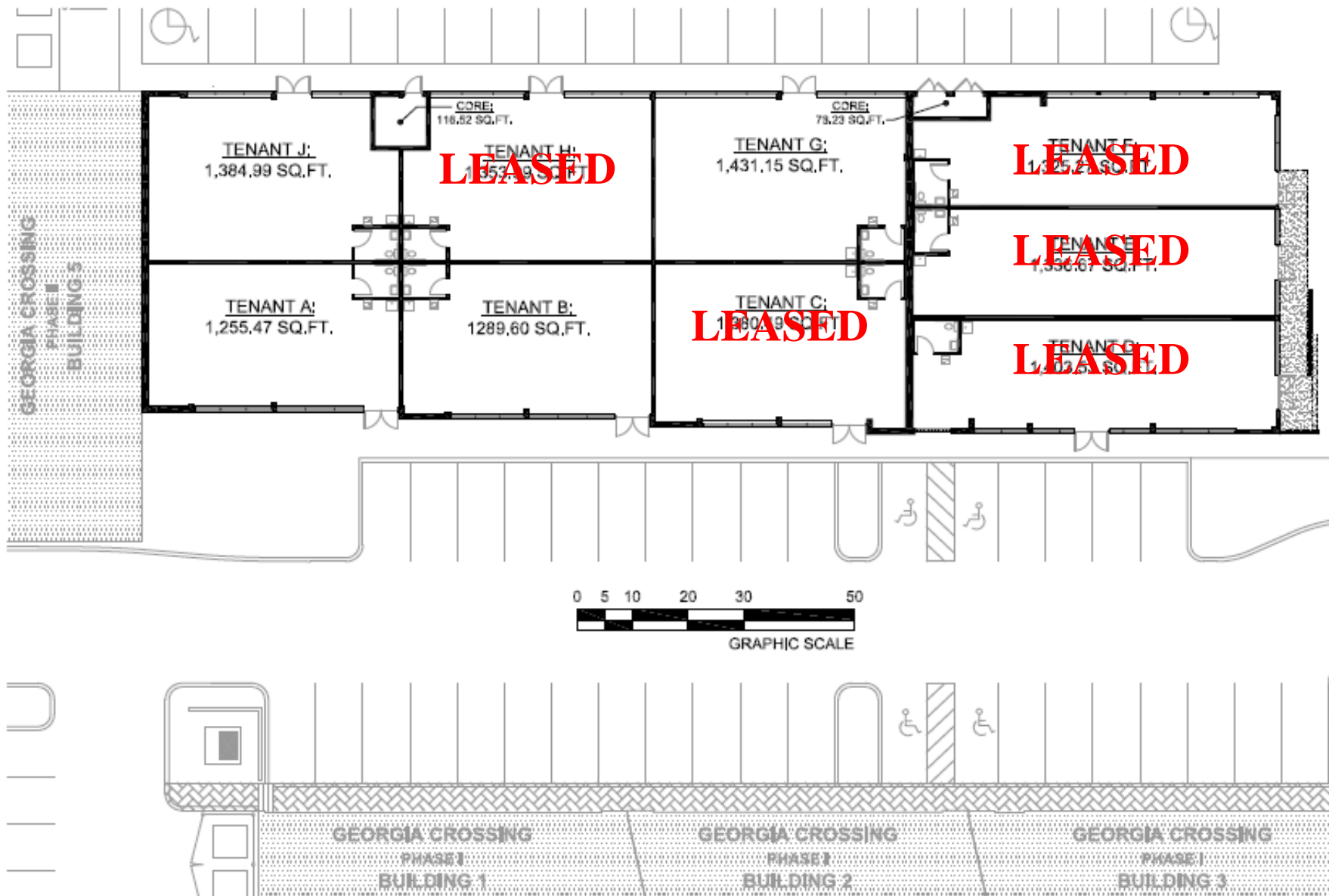
georgia crossing Phase I - Buildings 1, 2, & 3 2501-2519 University Blvd. West, Wheaton, MD 11400 Georgia Ave Wheaton, MD		STEVEN J. KARR, AIA, INC. ARCHITECTURE • LAND PLANNING • CONSTRUCTION MANAGEMENT 210 NORTH ACADIA STREET TEL: 301.610.5210 FAX: 301.610.5211 ROCKVILLE, MARYLAND 20850 WWW.SJKR.COM	
DATE: 02/26/08 DRAWN BY: J. KARR CHECKED BY: J. KARR DATE: 02/26/08 DRAWN BY: J. KARR CHECKED BY: J. KARR	PROJECT ARCHITECT: STEVEN J. KARR, AIA DESIGNER: SUKUMA DRAWN BY: GIBBS	PROJECT ARCHITECT: STEVEN J. KARR, AIA DESIGNER: SUKUMA DRAWN BY: GIBBS	

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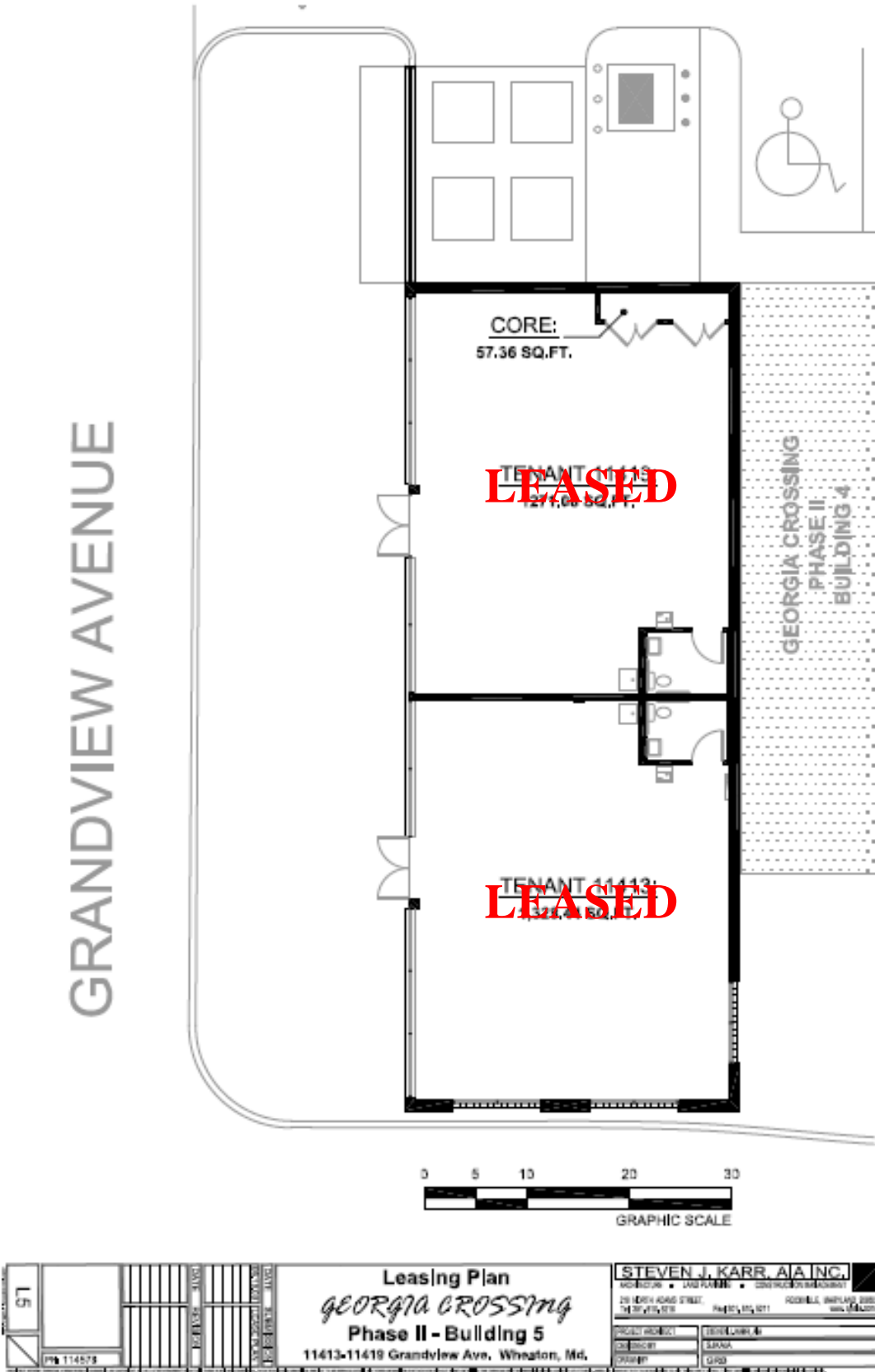
LEASING PLANS

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LEASING PLANS



LEASING PLANS



PHYSICAL DESCRIPTION

PHASE I

Address: 2501-2519 University Boulevard, West and 11400 Georgia Avenue
Wheaton, Maryland 20902

**Total Building
Square Footage:** 17,787 s.f.

Unit Sizes: ±965 – 4,625 s.f.

Number of Floors: 2

PHASE II

Address: 11406 A - G Georgia Avenue and 11413 - 11419 Grandview Avenue
Wheaton, Maryland 20902

**Total Building
Square Footage:** 14,760 s.f.

Unit Sizes: ±1,255 – 4,170 s.f.

Number of Floors: 1

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LEASING INFORMATION

AVAILABILITY

Space Available	Size (in s.f.)
11406-A Georgia Avenue	1,255
11406-B Georgia Avenue	1,290
11406-G Georgia Avenue	1,431
11406-J Georgia Avenue	1,385
2507 University Boulevard, West	1,538
2511 University Boulevard, West	1,864
2513 University Boulevard, West	2,225
2519 University Boulevard, West	1,143

LEASING TERMS

Rates: \$22 - 30 per s.f., NNN, with four percent (4%) annual increases

Term: Five (5) years, with options available

**Lease
Commencement:** Immediate

**Rent
Commencement:** Ninety (90) days following Lease Commencement

Exclusives: None

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