

ASPEN MANOR SHOPPING CENTER

Silver Spring, MD 20906



PROJECT FACTS

GLA: 45,000 SF

- ▶ Neighborhood center located on heavily traveled Georgia Avenue
- ▶ Lotte Plaza Market is a well-recognized Korean grocer
- ▶ Center is located in affluent Montgomery County which ranked as the 20th wealthiest county in the U.S. (Census Bureau 2021) with a median HH income of \$117,345
- ▶ 57% of county residents have a Bachelor's degree or better

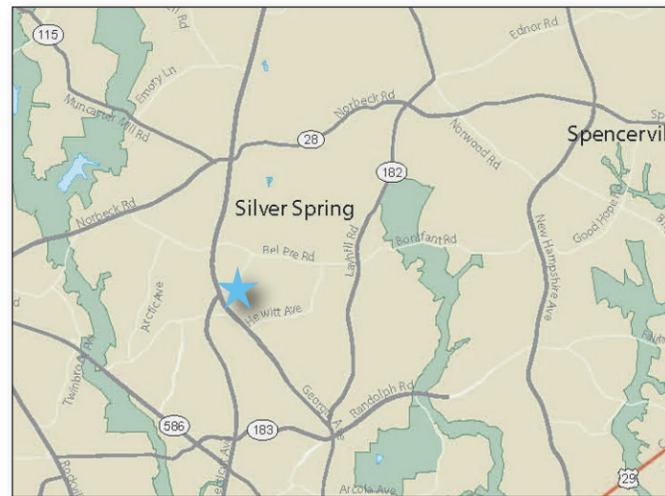
FEATURED TENANTS

Lotte Plaza Market, Advance Auto

2025 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	28,128	\$139,573	8,516
3 mile	156,036	\$160,258	54,447
5 mile	330,757	\$185,915	121,214

2025 ESRI



LOCATION

Georgia Avenue & Aspen Hill Road - Silver Spring, MD

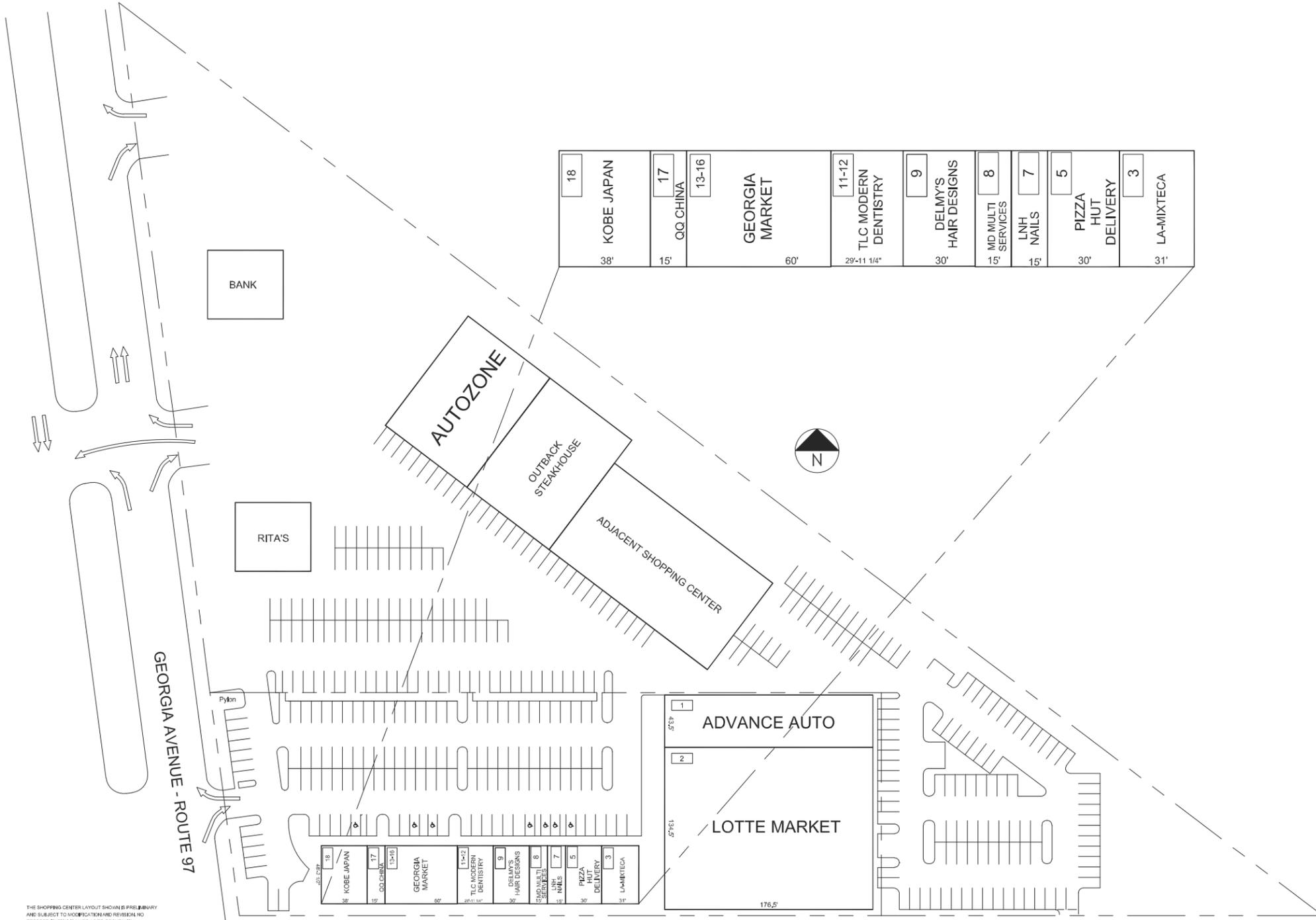
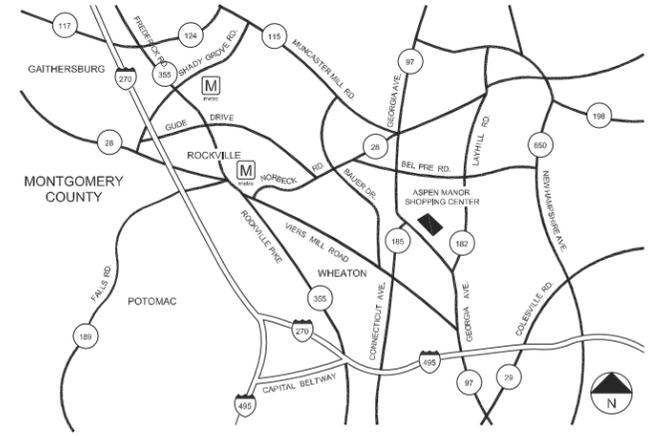
LEASING CONTACT

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ASPEN MANOR SHOPPING CENTER

ASPEN HILL, MARYLAND



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APPROX. SCALE

LEASING PLAN

TENANT ROSTER

1	ADVANCE AUTO	7,564 SF
2	LOTTE MARKET	24,692 SF
3	LA-MIXTECA	1,488 SF
5	PIZZA HUT DELIVERY	1,440 SF
7	LNH NAIL SALON	720 SF
8	MD MULTI SERVICE	720 SF
9	DELMY'S HAIR DESIGN	1,440 SF
11-12	TLC MODERN DENTISTRY	1,440 SF
13-16	GEORGIA MARKET	2,880 SF
17	QQ CHINA	720 SF
18	KOBE JAPAN	1,824 SF

PARKING PROVIDED =	
PARKING REQUIRED =	
GLA AS PER RENT ROLL =	44,928 SF
ZONED =	C-1
REV. DATE =	FEB 2026

ASPEN MANOR SHOPPING CENTER

GEORGIA AVENUE (ROUTE 97)
ASPEN HILL, MARYLAND 20906



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