

# 3424 POWDER MILL ROAD

## AVAILABLE SPACE

GROUND FLOOR 940 SF

### PROPERTY HIGHLIGHTS

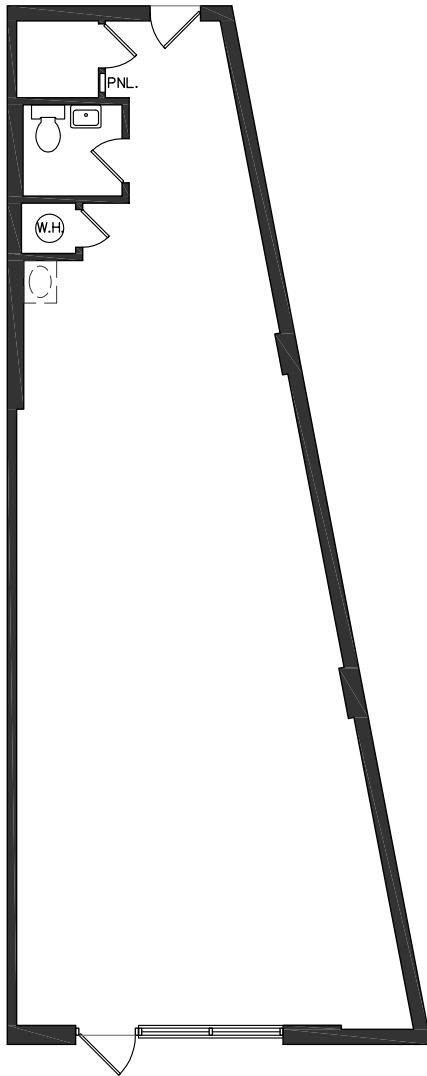
- FREESTANDING ONE STORY  
RETAIL SPACE
- SINGLE TENANT USE
- PARKING: 24 FREE SURFACE SPACES



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## FLOOR PLAN

GROUND FLOOR PLAN



ANNUAL RENT	\$35.00/SF/YR
LEASE TYPE	TRIPLE NNN
TERMS	5-10 YEARS
OPTION PERIODS	5 YEARS

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## LOCATION

### HOTELS

1. RESIDENCE INN SILVER SPRING
2. COMFORT INN COLLEGE PARK
3. SHERATON COLLEGE PARK

### RESTAURANTS

1. CHINA EXPRESS
2. BLOWFISH SUSHI
3. ASADO BRASSERIE





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