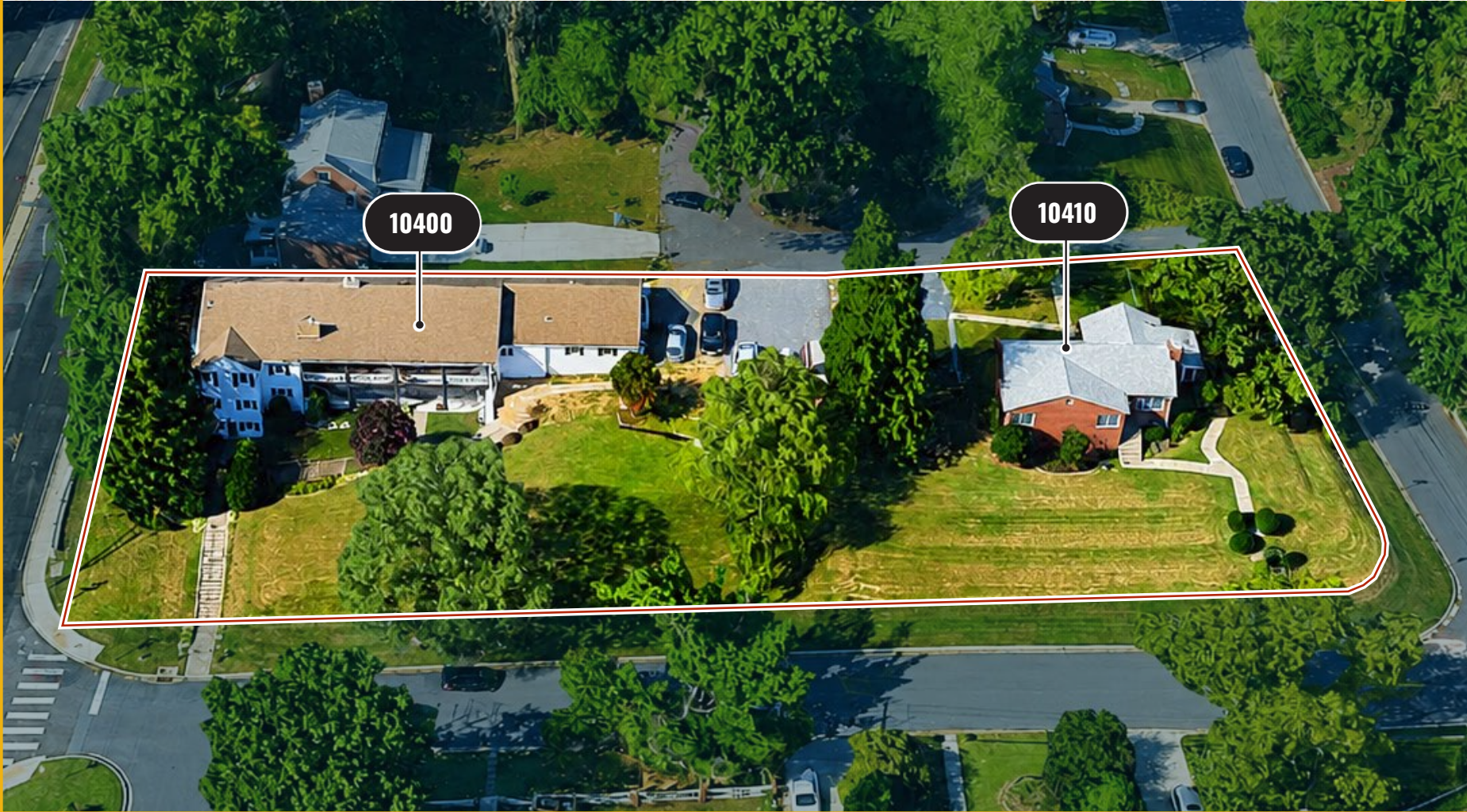




FOR SALE

# 0.84 AC ± REDEVELOPMENT OPPORTUNITY

10400-10410 LORAIN AVENUE | SILVER SPRING, MARYLAND 20901



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Two (2) adjacent parcels totaling 0.8 acres improved by two (2) residential buildings
  - » 10400 Lorain Ave: 4,954 SF (2 stories)
  - » 10410 Lorain Ave: 1,270 SF (1 story)
- Opportunity for developer to join the properties for townhouse or multi-unit living
- Daycare, educational, residential care facility or medical uses permitted per R-60 zoning
- Highly affluent demographics in surrounding area
- Prominent location with potential visibility to Rt. 29, a major north-south artery in Montgomery County
- Short drive to I-95, I-495 and Downtown Silver Spring and its many amenities
- Can be sold separately or together

LOT SIZE:	0.84 ACRES ± (2 PARCELS)
10400 LORAIN AVE:	4,954 SF ± (2 STORIES)
10410 LORAIN AVE:	1,270 SF ± (1 STORY)
ZONING:	R-60 (RESIDENTIAL)
10400 LORAIN AVE:	\$1,350,000
10410 LORAIN AVE:	\$800,000



# AERIAL

## PERMITTED USES

(PER R-60 ZONING):

- » Single unit living
- » Residential Care Facility (up to 8 people)
- » Family Daycare (up to 12 people)
- » Outdoor Playground
- » Public Use
- » Religious Assembly
- » Two Unit Living
- » Town House Living
- » Multi-Unit Living
- » Independent Living Facility for Seniors or persons with disabilities
- » Residential Care Fac. 9-16 people
- » Residential Care Fac. Over 16 people
- » Attached Accessory Dwelling Unit
- » Detached Accessory Dwelling Unit
- » Home Health Practice
- » Home Occupancy (no impact)

## CONDITIONAL/LIMITED USES (PER R-60 ZONING):

- » Home Occupancy (low occupancy or major impact)
- » Daycare 13-30 people
- » Daycare (more than 30 people)
- » Educational – Private Institutional
- » Private Club
- » Swimming Pool
- » Veterinarian Office/Hospital
- » Medical/Dental (up to 4 practitioners)
- » Clinic (more than 4 practitioners)
- » Office

COLESVILLE RD  
72,200 AADT  
29



GOOGLE STREET VIEW



# 10400 LORAIN AVENUE

Previously utilized as a student religious housing center, this expansive multi-level property features 14 bedrooms and 7 bathrooms. Highlights include a large, recently renovated modern kitchen and a surface parking pad that accommodates multiple vehicles. A private driveway off Pierce Drive ensures seamless access to both properties.

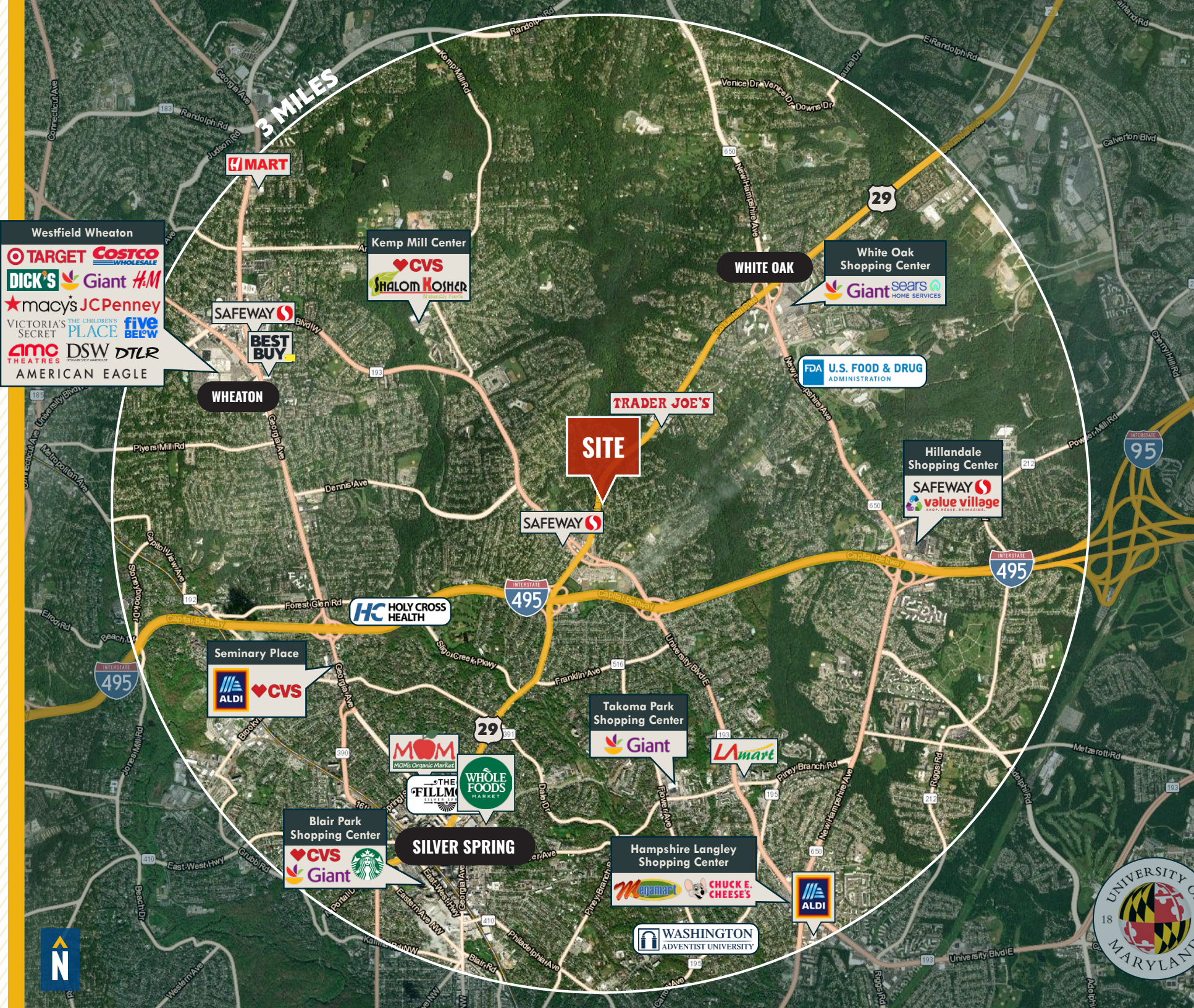


# 10410 LORAIN AVENUE

This quaint, traditional home beautifully blends private living with excellent visibility and access. Inside, you'll find original hardwood flooring in great condition and a period-style kitchen. The layout features 2 bedrooms, 2 bathrooms, a generous living room, and an adjacent dining area, alongside a lovely screened porch. Situated in a peaceful location, the property offers fantastic accessibility to Route 29 (Colesville Road) and University Boulevard, complete with a shared surface parking pad.



# MARKET AERIAL



# DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



17,943

202,140

498,735

## DAYTIME POPULATION



15,747

172,125

452,019

## AVERAGE HOUSEHOLD INCOME



\$208,600

\$144,442

\$155,095

## NUMBER OF HOUSEHOLDS



5,983

74,043

174,791

## MEDIAN AGE

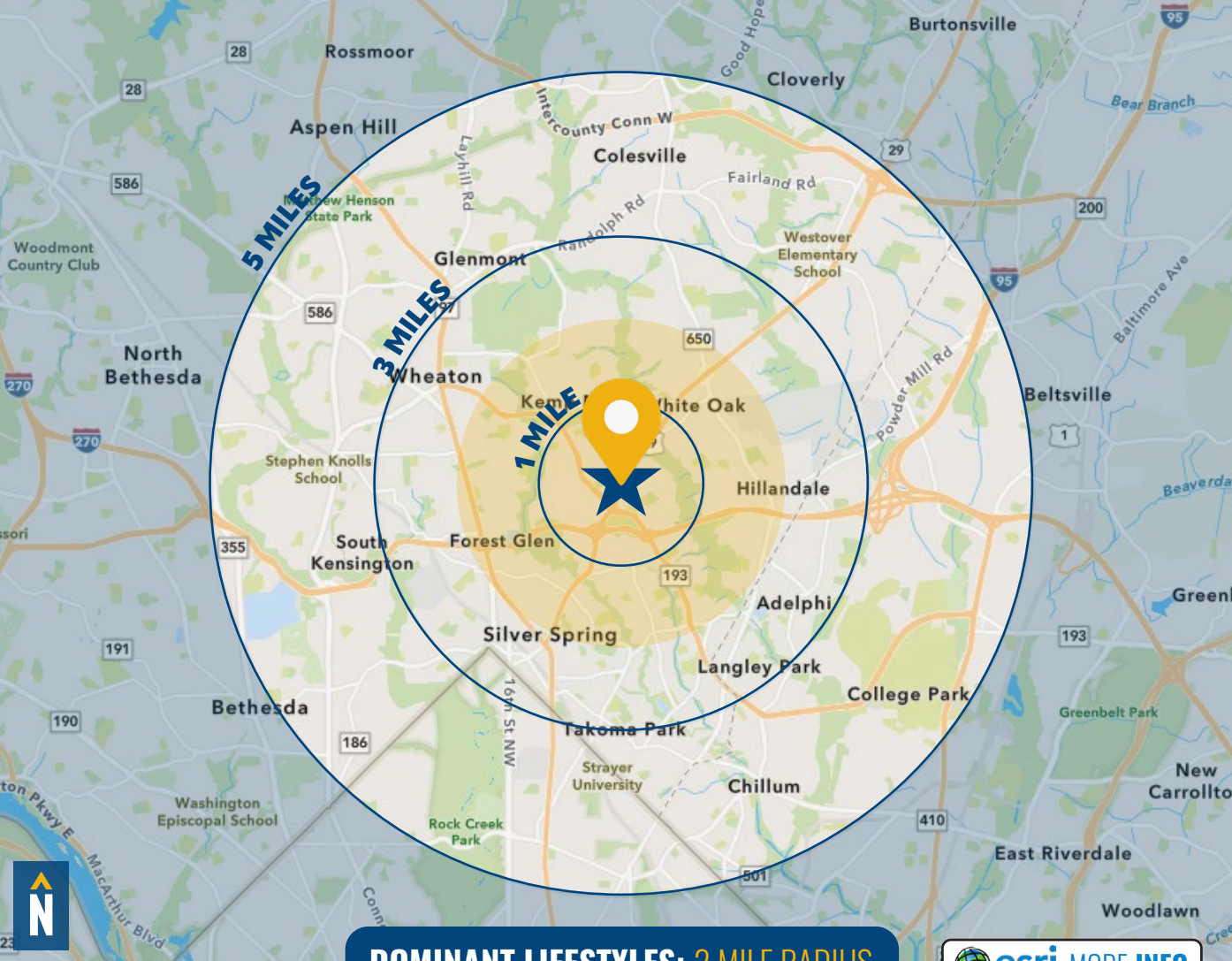


40.7

36.7

36.8

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[esri MORE INFO](#)

18%

TOP TIER

MEDIAN

AGE: 45.4

HH INCOME: \$209,720



These residents have the highest net worth among all segments, primarily consisting of married couples with or without children living at home. They shop at upscale retailers and frequent fine dining restaurants.

17%

NEIGHBORHOOD SPIRIT

MEDIAN

AGE: 43.0

HH INCOME: 138,083



These households are often large and multi-generational, with a population that skews slightly older. Residents tend to shop at warehouse clubs for electronics, and buy natural and organic foods.

11%

UPTOWN LIGHTS

MEDIAN

AGE: 38.7

HH INCOME: \$101,720



These neighborhoods are a mix of married couples, singles, and families, some with older children. They tend to be tech-savvy, opt for organic products, travel, and frequently dine out or order take out.

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