



# MULTI-PURPOSE FACILITY

8901 NEW HAMPSHIRE AVENUE | SILVER SPRING, MARYLAND 20903

FOR  
LEASE

## **FLEXIBLE LEASE TERMS**

WILL CONSIDER **SHORT-TERM** LEASES

- Schools
- Private Clubs
- Training Facilities
- Mental Health Facilities
- Religious Organizations
- Grounds and Ball Field Use
- Meeting Space
- Housing w/ Overnight Stays
- Senior Care
- Meal Preparation



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Rare opportunity on bucolic property with private setting yet in prominent and highly visible location
- Over 1,000 feet of frontage along New Hampshire Ave, a major north-south thoroughfare
- Situated between two signalized intersections (Metzerott Road and Piney Branch Road)
- Ideal uses include office, medical, mental rehabilitation and therapeutic uses, senior care, religious, educational, institutional, etc.
- Accommodates overnight uses, classroom requirements, kitchen facilities and ample storage space
- Property sits adjacent to the Montgomery/Prince George's County border
- Strong multi- and single family market in the surrounding area
- 1 mile south of the Capital Beltway (I-495)
- Flexible lease terms; will consider short-term leases
- Recreational courts and ball fields available



BUILDING SIZE:	130,000 SF ±
TRAFFIC COUNT:	36,911 AADT (NEW HAMPSHIRE AVE)
ZONING:	R-R (RURAL RESIDENTIAL)

# AERIAL BREAKDOWN



# AERIAL BREAKDOWN

PRESIDENTIAL PARK CONDOMINIUMS

JEFFERSON SQUARE CONDOMINIUMS

11,871 AADT

TRINITY MISSIONS  
MISSIONARY SERVANTS OF THE MOST HOLY TRINITY

NORTHWEST PARK APARTMENTS

ENTRANCE

SCHOOL

P  
PARKING LOT

ADELPHI

DELANO APARTMENTS

CHAPEL

FACULTY

SERVICE BLDG.

DORMITORIES

RECREATION



NEW HAMPSHIRE AVE 36,911 AADT

METZEROTT RD

650



650



320 PINEY BRANCH RD



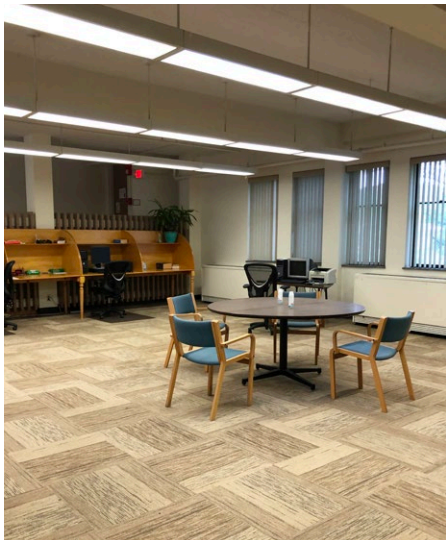
# THE DORMITORIES

The dormitories consist of two separate residential housing wings designed as two-story sister buildings with accommodation for **150 single unit bedrooms**. The buildings are connected by a flagstone courtyard for easy access and transmission between wings. Each floor offers community bathrooms with showers and locker room. There is a health room, faculty office and bedroom on the first floor of each wing. Dormitory wings are serviced by elevators and stairwells. Building is fully sprinklered. Ground floors include office space, a full commissary, recreation areas and storage facility.



# THE SCHOOL

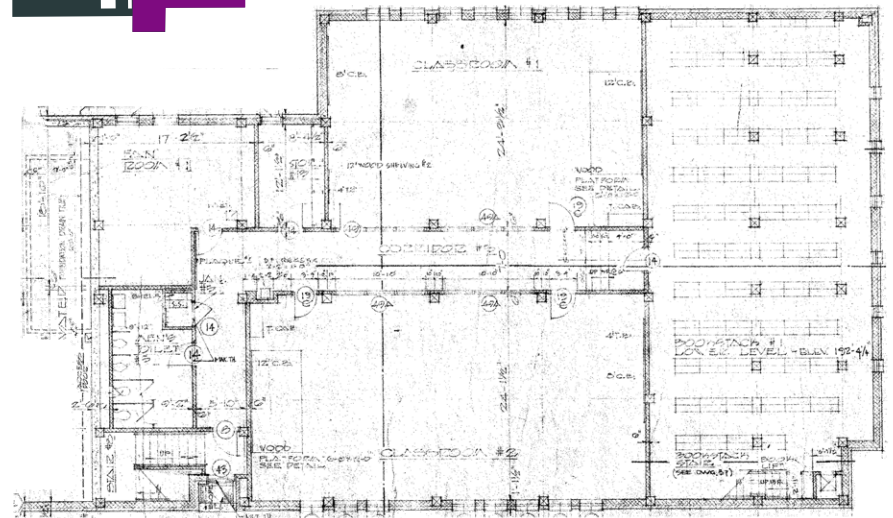
Located in a separate but nearby area is the **two-story educational wing** containing large classrooms, office space, a large library and open meeting spaces for group treatment. There is a large assembly area of approximately 3,000 square feet for auditorium-type gatherings, ten (10) private offices, bathrooms and a vault. The school is serviced by elevator and stairwell access.



## 1ST FLOOR PLAN



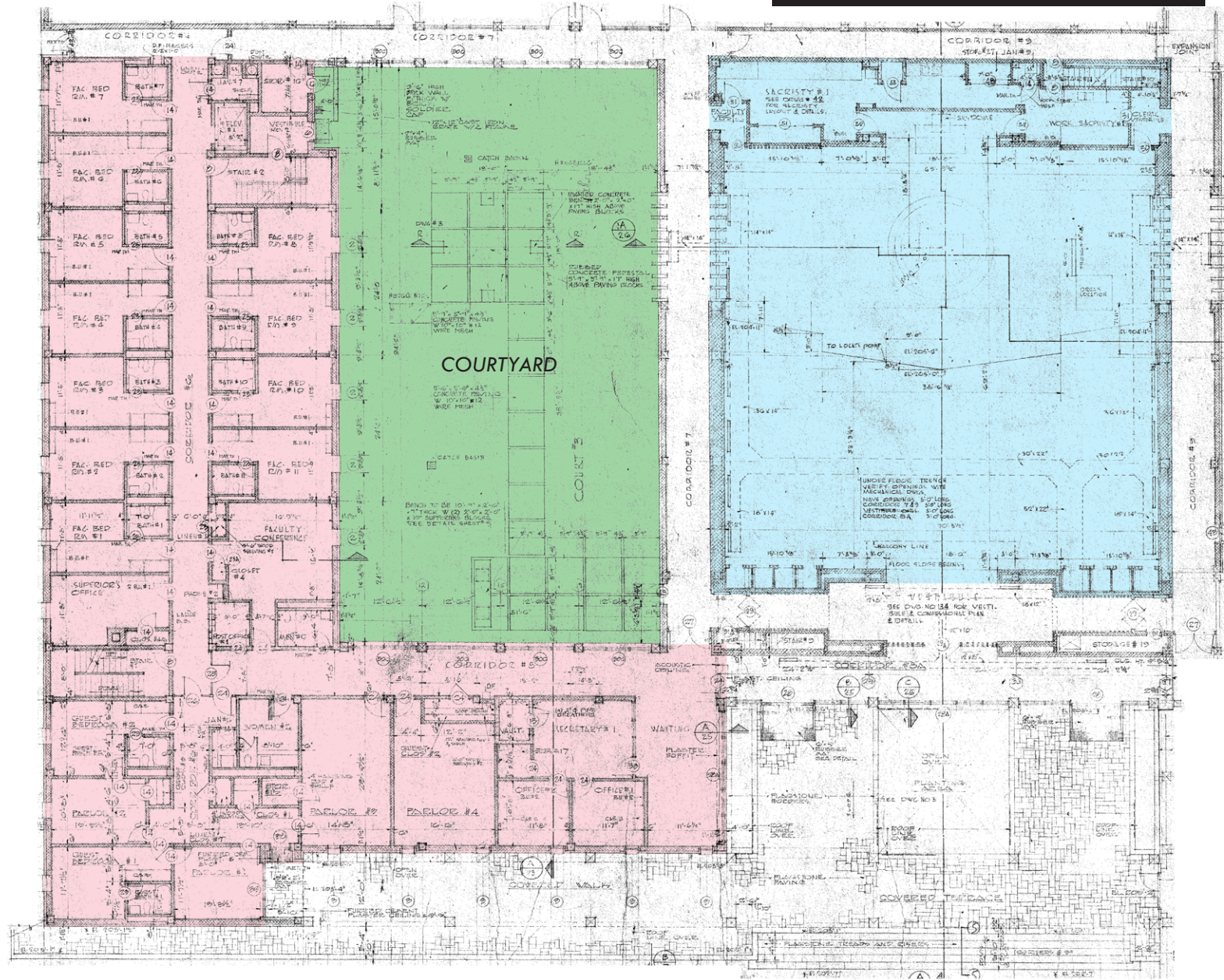
## GROUND FLOOR PLAN



# THE FACULTY BUILDING & CHAPEL

The striking **Chapel building** comprises 3 stories and 5,000 square feet and includes stained glass windows, stone wall accents, an elevated balcony for an organ, a sacristy area, confessionals and a stunning bronze sculpture centerpiece behind the altar.

The ground floor of the **Faculty Building** includes eleven (11) private bedrooms with bathrooms, faculty conference rooms, large offices, two (2) guest rooms, four (4) parlor rooms, one (1) secretary office, two (2) smaller offices and large gathering areas. The first floor includes twelve (12) mass rooms, second sacristy, lounge, fourteen (14) faculty bedrooms with bathrooms and a large open area. The second floor includes a community room, TV room, quiet room, dispensary, storage, crawl space and utility rooms.



1ST FLOOR PLAN

↑  
MAIN ENTRANCE

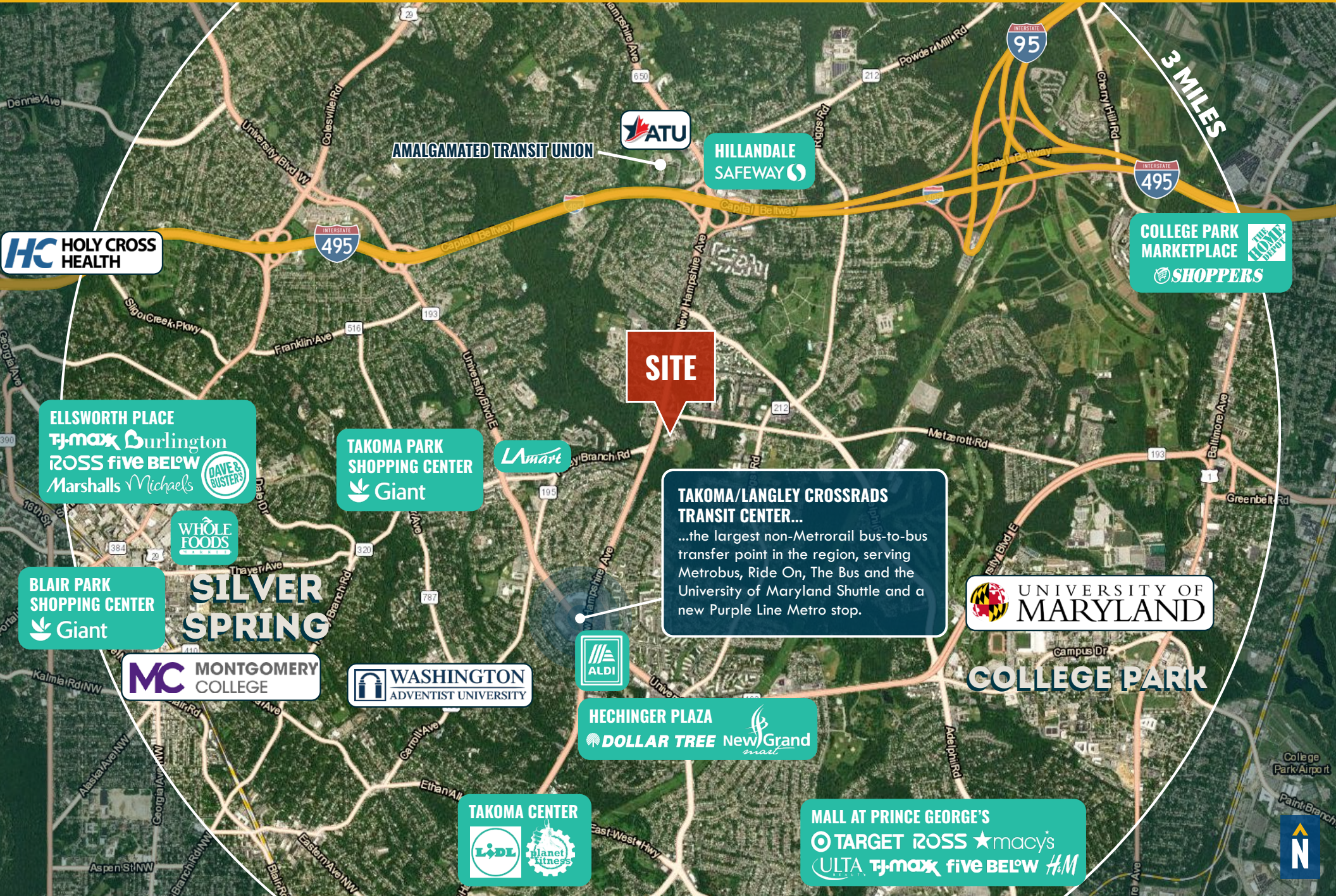


# BIRDSEYE

Designed by award-winning architect James T. Canizaro of Jackson, Mississippi, this **133,000 square foot** former religious seminary creates an exceptional opportunity to accommodate large scale medical, rehabilitation, institutional, educational and/or community living at this private, bucolic campus, strategically located along New Hampshire Avenue (MD Route 650), approximately one half mile south of the Capital Beltway (I-495). Fully leased and occupied for the past 25 years, this exceptional design and well maintained property is now available and provides a multi-use facility in an unparalleled location.



# LOCAL TRADE AREA



3 MILES



AMALGAMATED TRANSIT UNION

HILLDALE  
SAFEGWAY

COLLEGE PARK  
MARKETPLACE  
THE HOME DEPOT  
SHOPPERS

HOLY CROSS  
HEALTH

SITE

ELLSWORTH PLACE  
TJ-maxx Burlington  
ROSS five BELOW  
Marshalls Michaels  
DAVE & BUSTERS

TAKOMA PARK  
SHOPPING CENTER  
Giant



TAKOMA/LANGLEY CROSSRADS  
TRANSIT CENTER...  
...the largest non-Metrorail bus-to-bus  
transfer point in the region, serving  
Metrobus, Ride On, The Bus and the  
University of Maryland Shuttle and a  
new Purple Line Metro stop.

BLAIR PARK  
SHOPPING CENTER  
Giant



SILVER  
SPRING



COLLEGE PARK

MONTGOMERY  
COLLEGE

WASHINGTON  
ADVENTIST UNIVERSITY



HECHINGER PLAZA  
DOLLAR TREE New Grand  
mart

TAKOMA CENTER  
LIDL Planet Fitness

MALL AT PRINCE GEORGE'S  
TARGET ROSS macys  
ULTA TJ-maxx five BELOW H&M





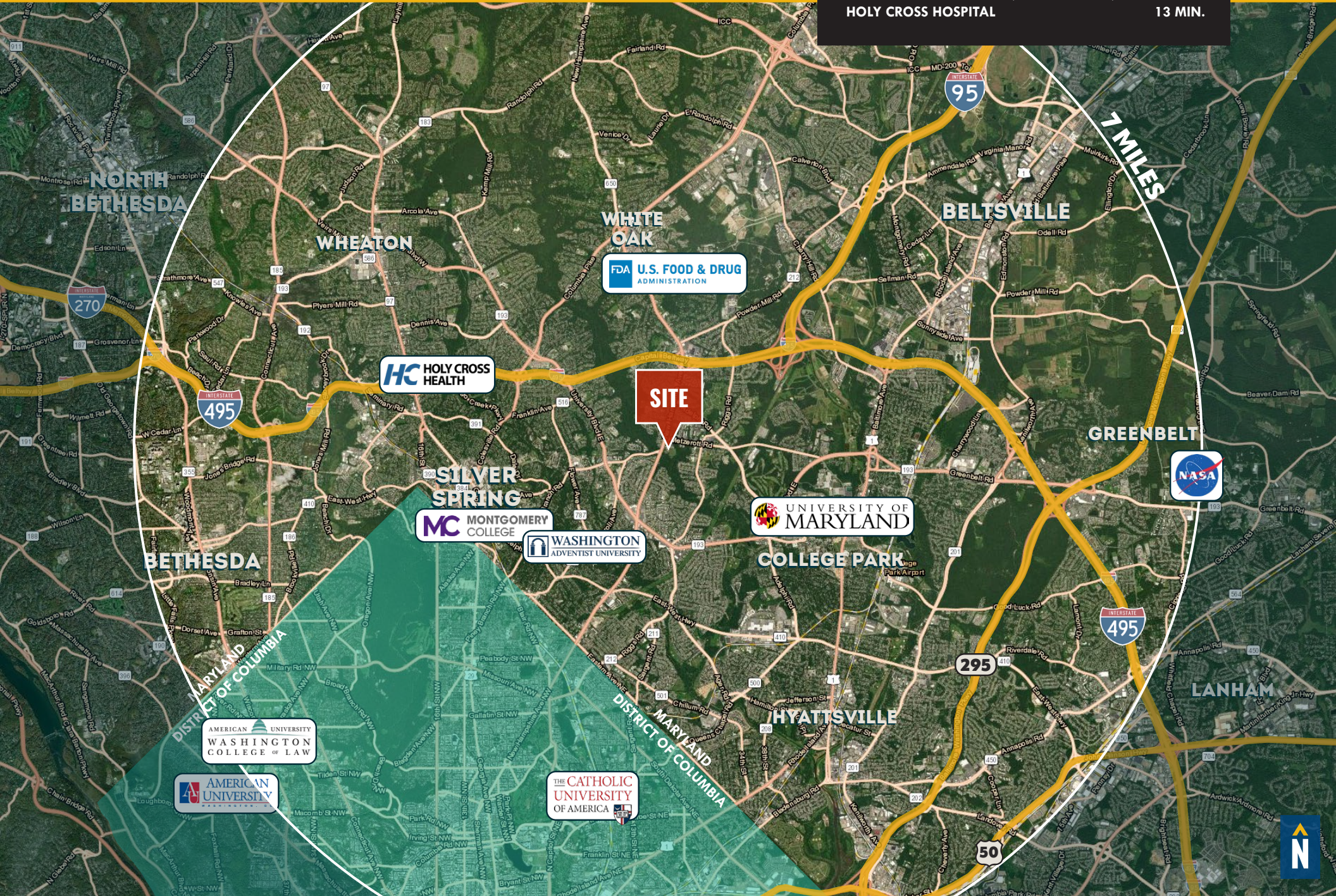
# REGIONAL TRADE AREA



DISTANCE TO...

- U.S. FOOD & DRUG ADMINISTRATION
- UNIVERSITY OF MARYLAND, COLLEGE PARK
- WASHINGTON ADVENTIST UNIVERSITY
- MONTGOMERY COLLEGE (SILVER SPRING)
- HOLY CROSS HOSPITAL

- 7 MIN.
- 7 MIN.
- 8 MIN.
- 11 MIN.
- 13 MIN.



**FDA** U.S. FOOD & DRUG ADMINISTRATION

**HC** HOLY CROSS HEALTH

**SITE**

**MC** MONTGOMERY COLLEGE

**WASHINGTON** ADVENTIST UNIVERSITY

**UNIVERSITY OF MARYLAND**

**COLLEGE PARK**



**AMERICAN UNIVERSITY**  
WASHINGTON COLLEGE OF LAW

**AMERICAN UNIVERSITY**

**THE CATHOLIC UNIVERSITY OF AMERICA**

**GREENBELT**

**INTERSTATE 495**

**295**

**50**

**7 MILES**



# DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



41,603

219,897

515,214

## DAYTIME POPULATION



23,818

209,487

464,538

## AVERAGE HOUSEHOLD INCOME



\$93,650

\$129,566

\$140,629

## NUMBER OF HOUSEHOLDS



11,507

76,222

181,781

## MEDIAN AGE

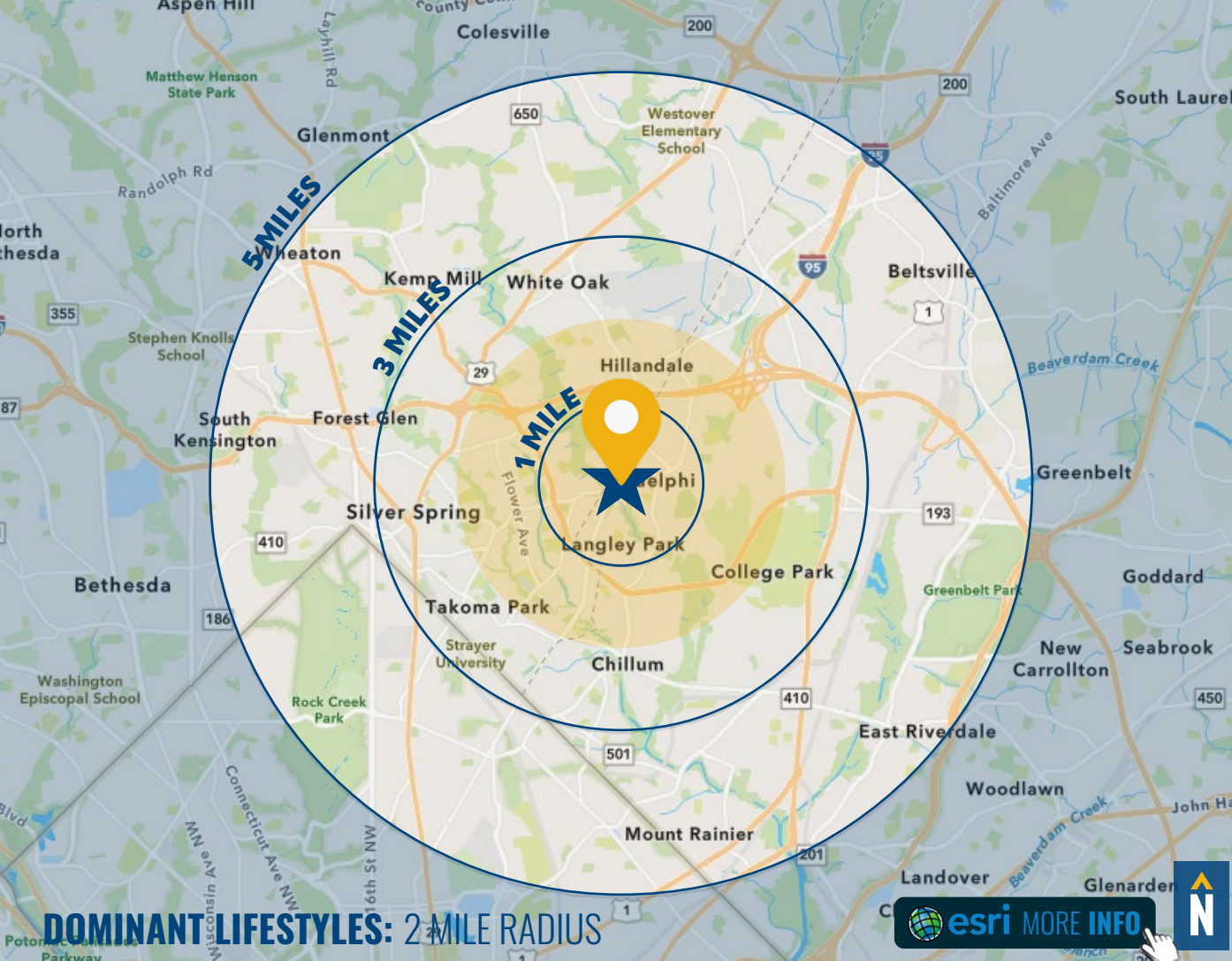


33.0

33.1

35.7

[FULL DEMOS REPORT](#)



## DOMINANT LIFESTYLES: 2-MILE RADIUS

[MORE INFO](#)

**25%**  
NEWEST  
RESIDENTS



This young Hispanic market is new to America and new to their careers, with new, young families. Working full-time in blue collar jobs, they work hard and dream big. Automotive enthusiasts, they like used but bold cars.

Median Age: **27.3**  
Median Household Income: **\$30,200**

**10%**  
METRO FUSION



Metro Fusion is a young, diverse market made up of hard-working residents that are dedicated to climbing the ladders of their professional and social lives. They spend money readily unless saving.

Median Age: **29.3**  
Median Household Income: **\$35,700**

**9%**  
URBAN  
VILLAGES



These residents are multi-generational and multi-lingual. Trendy and fashion conscious, they are risk takers. However, they focus on their children and maintain gardens. They are likely to shop in person.

Median Age: **34.0**  
Median Household Income: **\$62,300**

# FOR MORE INFO **CONTACT:**



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**MACKENZIE**

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