MILLER WALKER
RETAIL REAL ESTATE

Community Profile

8605 Cameron St, Silver Spring, Maryland, 20910
Drive time: 5, 10, 15 minute radii

Latitude: 38.99769
Longitude: -77.02915

	5 minutes	10 minutes	15 minutes
Population Summary			
2000 Total Population	35,645	167,077	476,922
2010 Total Population	37,642	174,829	505,719
2023 Total Population	46,433	194,453	564,834
2023 Group Quarters	264	1,372	6,643
2028 Total Population	47,655	199,138	574,969
2019-2024 Annual Rate	0.52%	0.48%	0.36%
2023 Total Daytime Population	49,368	172,603	563,879
Workers	33,037	89,194	317,049
Residents	16,331	83,409	246,830
Household Summary			
2000 Households	16,554	66,589	186,660
2000 Average Household Size	2.12	2.47	2.51
2010 Households	17,812	68,679	194,525
2010 Average Household Size	2.10	2.52	2.57
2023 Households	22,429	76,327	215,142
2023 Average Household Size	2.06	2.53	2.59
2028 Households	23,195	78,699	220,870
2028 Average Household Size	2.04	2.51	2.57
2019-2024 Annual Rate	0.67%	0.61%	0.53%
2010 Families	8,377	40,979	113,936
2010 Average Family Size	2.89	3.17	3.22
2023 Families	9,596	43,318	120,208
2023 Average Family Size	3.02	3.33	3.38
2028 Families	9,866	44,587	123,010
2028 Average Family Size	3.00	3.31	3.37
2019-2024 Annual Rate	0.56%	0.58%	0.46%
Housing Unit Summary			
2000 Housing Units	17,089	68,950	194,596
Owner Occupied Housing Units	38.8%	52.0%	52.8%
Renter Occupied Housing Units	58.0%	44.6%	43.1%
Vacant Housing Units	3.1%	3.4%	4.1%
2010 Housing Units	19,225	73,025	209,178
Owner Occupied Housing Units	37.6%	50.4%	50.5%
Renter Occupied Housing Units	55.0%	43.6%	42.5%
Vacant Housing Units	7.3%	6.0%	7.0%
2023 Housing Units	23,963	80,982	229,487
Owner Occupied Housing Units	32.7%	48.7%	49.6%
Renter Occupied Housing Units	60.9%	45.6%	44.1%
Vacant Housing Units	6.4%	5.7%	6.3%

January 16, 2024

MILLER WALKER
RETAIL REAL ESTATE

Community Profile

8605 Cameron St, Silver Spring, Maryland, 20910
Drive time: 5, 10, 15 minute radii

	5 minutes	10 minutes	15 minutes
2028 Housing Units	24,522	83,585	236,178
Owner Occupied Housing Units	32.9%	48.2%	49.4%
Renter Occupied Housing Units	61.7%	46.0%	44.1%
Vacant Housing Units	5.4%	5.8%	6.5%
Median Household Income			
2023	$101,597	$104,398	$102,725
2028	$109,497	$116,429	$114,358
Median Home Value			
2023	$668,509	$647,934	$626,153
2028	$678,498	$667,551	$654,735
Per Capita Income			
2023	$70,576	$62,722	$60,803
2028	$78,984	$71,181	$69,187
Median Age			
2010	36.2	37.2	36.5
2023	38.1	39.2	38.7
2028	38.0	39.6	39.6

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

January 16, 2024

Community Profile

8605 Cameron St, Silver Spring, Maryland, 20910
Drive time: 5, 10, 15 minute radii

	5 minutes	10 minutes	15 minutes
2023 Households by Income			
Household Income Base	22,429	76,323	215,138
<$15,000	6.0%	6.7%	7.2%
$15,000 - $24,999	4.9%	4.4%	4.5%
$25,000 - $34,999	4.8%	5.1%	4.8%
$35,000 - $49,999	7.9%	7.7%	7.6%
$50,000 - $74,999	12.3%	11.9%	12.9%
$75,000 - $99,999	13.1%	12.0%	11.7%
$100,000 - $149,999	20.8%	17.3%	17.0%
$150,000 - $199,999	12.4%	11.8%	11.4%
$200,000+	17.9%	23.1%	23.0%
Average Household Income	$146,105	$159,981	$159,409
2028 Households by Income			
Household Income Base	23,195	78,695	220,866
<$15,000	5.3%	5.7%	6.1%
$15,000 - $24,999	4.2%	3.6%	3.7%
$25,000 - $34,999	3.9%	4.3%	4.0%
$35,000 - $49,999	6.8%	6.7%	6.6%
$50,000 - $74,999	11.3%	11.0%	12.0%
$75,000 - $99,999	12.7%	11.4%	11.3%
$100,000 - $149,999	21.5%	17.4%	17.0%
$150,000 - $199,999	14.2%	13.4%	12.9%
$200,000+	20.0%	26.5%	26.4%
Average Household Income	$162,329	$180,372	$179,874
2023 Owner Occupied Housing Units by Value			
Total	7,822	39,419	113,815
<$50,000	0.2%	1.0%	1.4%
$50,000 - $99,999	0.2%	0.4%	0.7%
$100,000 - $149,999	0.5%	0.7%	0.7%
$150,000 - $199,999	0.3%	1.0%	1.0%
$200,000 - $249,999	0.9%	0.9%	1.5%
$250,000 - $299,999	2.3%	1.0%	1.8%
$300,000 - $399,999	5.7%	7.4%	11.8%
$400,000 - $499,999	9.7%	14.1%	15.4%
$500,000 - $749,999	45.1%	39.5%	31.3%
$750,000 - $999,999	27.1%	18.6%	16.0%
$1,000,000 - $1,499,999	6.7%	10.4%	12.1%
$1,500,000 - $1,999,999	1.0%	3.3%	3.9%
$2,000,000 +	0.5%	1.6%	2.5%
Average Home Value	$704,404	$731,151	$733,226
2028 Owner Occupied Housing Units by Value			

January 16, 2024

MILLER WALKER
RETAIL REAL ESTATE

8605 Cameron St, Silver Spring, Maryland, 20910
Drive time: 5, 10, 15 minute radii

Latitude: 38.99769
Longitude: -77.02915

	5 minutes	10 minutes	15 minutes
Total	8,069	40,268	116,640
<$50,000	0.0%	0.6%	0.9%
$50,000 - $99,999	0.1%	0.2%	0.4%
$100,000 - $149,999	0.2%	0.3%	0.3%
$150,000 - $199,999	0.1%	0.5%	0.5%
$200,000 - $249,999	0.4%	0.4%	0.8%
$250,000 - $299,999	1.7%	0.7%	1.3%
$300,000 - $399,999	5.0%	5.9%	10.2%
$400,000 - $499,999	10.3%	13.9%	15.4%
$500,000 - $749,999	45.1%	40.9%	32.7%
$750,000 - $999,999	28.0%	19.7%	17.1%
$1,000,000 - $1,499,999	7.5%	11.4%	13.4%
$1,500,000 - $1,999,999	1.1%	3.7%	4.5%
$2,000,000 +	0.5%	1.6%	2.6%
Average Home Value	$720,923	$760,348	$769,547

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

January 16, 2024

8605 Cameron St, Silver Spring, Maryland, 20910
Drive time: 5, 10, 15 minute radii

Latitude: 38.99769
Longitude: -77.02915

	5 minutes	10 minutes	15 minutes
2010 Population by Age			
Total	37,641	174,826	505,721
0 - 4	6.0%	7.2%	6.8%
5 - 9	4.6%	6.0%	5.8%
10 - 14	3.9%	5.4%	5.3%
15 - 24	11.2%	11.4%	12.4%
25 - 34	22.4%	16.6%	17.3%
35 - 44	15.1%	15.2%	14.7%
45 - 54	13.4%	14.2%	13.7%
55 - 64	12.6%	12.2%	11.5%
65 - 74	5.8%	6.1%	6.2%
75 - 84	3.3%	3.7%	4.0%
85 +	1.6%	1.9%	2.2%
18 +	82.9%	78.0%	78.8%
2023 Population by Age			
Total	46,434	194,451	564,834
0 - 4	4.5%	5.7%	5.5%
5 - 9	4.5%	6.1%	5.9%
10 - 14	4.7%	6.5%	6.2%
15 - 24	10.2%	11.1%	11.5%
25 - 34	20.4%	14.3%	15.2%
35 - 44	16.6%	14.8%	15.0%
45 - 54	11.7%	12.6%	12.0%
55 - 64	11.4%	12.0%	11.6%
65 - 74	9.8%	10.2%	9.8%
75 - 84	4.4%	4.8%	5.1%
85 +	1.7%	1.9%	2.2%
18 +	83.8%	78.3%	79.1%
2028 Population by Age			

January 16, 2024

MILLER WALKER
RETAIL REAL ESTATE

Community Profile

8605 Cameron St, Silver Spring, Maryland, 20910
Drive time: 5, 10, 15 minute radii

Latitude: 38.99769
Longitude: -77.02915

	5 minutes	10 minutes	15 minutes
Total	47,655	199,139	574,969
0 - 4	4.6%	5.8%	5.6%
5 - 9	4.1%	5.6%	5.5%
10 - 14	4.0%	5.7%	5.6%
15 - 24	11.5%	11.7%	11.9%
25 - 34	20.6%	14.5%	14.5%
35 - 44	16.1%	14.3%	15.0%
45 - 54	12.1%	12.9%	12.5%
55 - 64	10.1%	11.1%	10.8%
65 - 74	9.5%	10.2%	10.0%
75 - 84	5.6%	6.0%	6.3%
85 +	1.8%	2.2%	2.5%
18 +	84.8%	79.4%	80.1%
2010 Population by Sex			
Males	17,660	83,444	245,391
Females	19,982	91,385	260,328
2023 Population by Sex			
Males	22,407	94,210	276,908
Females	24,026	100,243	287,926
2028 Population by Sex			
Males	23,017	96,481	281,189
Females	24,638	102,657	293,780

January 16, 2024

8605 Cameron St, Silver Spring, Maryland, 20910
Drive time: 5, 10, 15 minute radii

Latitude: 38.99769
Longitude: -77.02915

	5 minutes	10 minutes	15 minutes
2010 Population by Race/Ethnicity			
Total	37,642	174,830	505,720
White Alone	52.1%	48.5%	46.7%
Black Alone	32.4%	30.4%	28.4%
American Indian Alone	0.3%	0.5%	0.6%
Asian Alone	6.3%	6.5%	7.5%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	4.6%	9.8%	12.5%
Two or More Races	4.2%	4.3%	4.3%
Hispanic Origin	11.6%	19.9%	24.2%
Diversity Index	69.5	76.6	79.7
2023 Population by Race/Ethnicity			
Total	46,433	194,453	564,836
White Alone	41.6%	37.8%	36.1%
Black Alone	33.9%	30.1%	25.6%
American Indian Alone	0.5%	0.9%	1.1%
Asian Alone	6.8%	6.5%	8.2%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	6.4%	13.5%	17.3%
Two or More Races	10.8%	11.2%	11.7%
Hispanic Origin	14.1%	23.2%	28.5%
Diversity Index	76.6	82.7	85.4
2028 Population by Race/Ethnicity			
Total	47,656	199,138	574,970
White Alone	38.3%	35.4%	34.2%
Black Alone	34.9%	30.5%	25.4%
American Indian Alone	0.5%	0.9%	1.1%
Asian Alone	7.2%	6.7%	8.5%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	7.3%	14.7%	18.5%
Two or More Races	11.6%	11.8%	12.2%
Hispanic Origin	15.8%	24.9%	30.1%
Diversity Index	78.5	83.9	86.2
2010 Population by Relationship and Household Type			

January 16, 2024

Community Profile

8605 Cameron St, Silver Spring, Maryland, 20910
Drive time: 5, 10, 15 minute radii

Latitude: 38.99769
Longitude: -77.02915

	5 minutes	10 minutes	15 minutes
Total	37,642	174,829	505,719
In Households	99.3%	98.9%	98.8%
In Family Households	66.4%	78.0%	77.0%
Householder	22.2%	23.4%	22.5%
Spouse	16.4%	16.7%	15.6%
Child	21.7%	28.0%	27.4%
Other relative	4.0%	6.2%	7.0%
Nonrelative	2.1%	3.6%	4.4%
In Nonfamily Households	32.9%	20.9%	21.8%
In Group Quarters	0.7%	1.1%	1.2%
Institutionalized Population	0.3%	0.5%	0.6%
Noninstitutionalized Population	0.4%	0.6%	0.6%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

January 16, 2024

MILLER ● WALKER
RETAIL REAL ESTATE

Community Profile

8605 Cameron St, Silver Spring, Maryland, 20910
Drive time: 5, 10, 15 minute radii

	5 minutes	10 minutes	15 minutes
2023 Population 25+ by Educational Attainment			
Total	35,328	137,257	400,802
Less than 9th Grade	2.1%	5.4%	7.5%
9th - 12th Grade, No Diploma	2.4%	3.9%	4.5%
High School Graduate	6.8%	11.3%	12.9%
GED/Alternative Credential	1.4%	1.6%	1.7%
Some College, No Degree	8.1%	10.5%	10.4%
Associate Degree	3.8%	4.9%	5.0%
Bachelor's Degree	30.8%	26.6%	24.9%
Graduate/Professional Degree	44.4%	35.7%	33.2%
2023 Population 15+ by Marital Status			
Total	40,080	158,837	465,680
Never Married	43.8%	38.1%	40.3%
Married	44.2%	49.2%	46.5%
Widowed	3.0%	3.9%	4.5%
Divorced	9.0%	8.8%	8.6%
2023 Civilian Population 16+ in Labor Force			
Civilian Employed	97.5%	96.5%	96.3%
Civilian Unemployed (Unemployment Rate)	2.5%	3.5%	3.7%
2023 Employed Population 16+ by Industry			
Total	30,472	112,392	321,937
Agriculture/Mining	0.0%	0.1%	0.1%
Construction	1.9%	5.3%	7.8%
Manufacturing	2.1%	1.9%	1.9%
Wholesale Trade	0.6%	0.9%	0.8%
Retail Trade	3.6%	5.4%	6.0%
Transportation/Utilities	2.1%	4.2%	3.8%
Information	3.3%	2.9%	2.7%
Finance/Insurance/Real Estate	5.8%	5.5%	5.6%
Services	63.6%	60.5%	58.7%
Public Administration	17.0%	13.2%	12.6%
2023 Employed Population 16+ by Occupation			

January 16, 2024

8605 Cameron St, Silver Spring, Maryland, 20910
Drive time: 5, 10, 15 minute radii

Latitude: 38.99769
Longitude: -77.02915

	5 minutes	10 minutes	15 minutes
Total	30,472	112,391	321,938
White Collar	86.4%	75.1%	71.6%
Management/Business/Financial	25.4%	23.5%	22.0%
Professional	50.0%	39.8%	37.2%
Sales	4.4%	5.3%	5.5%
Administrative Support	6.6%	6.6%	6.9%
Services	8.6%	13.8%	14.8%
Blue Collar	5.0%	11.0%	13.6%
Farming/Forestry/Fishing	0.1%	0.1%	0.1%
Construction/Extraction	0.9%	3.7%	5.8%
Installation/Maintenance/Repair	0.6%	1.2%	1.5%
Production	1.0%	1.3%	1.6%
Transportation/Material Moving	2.3%	4.8%	4.6%
2010 Population By Urban/ Rural Status			
Total Population	37,642	174,829	505,719
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%

January 16, 2024

Community Profile

8605 Cameron St, Silver Spring, Maryland, 20910
Drive time: 5, 10, 15 minute radii

Latitude: 38.99769
Longitude: -77.02915

	5 minutes	10 minutes	15 minutes
2010 Households by Type			
Total	17,814	68,680	194,521
Households with 1 Person	40.0%	31.2%	31.6%
Households with 2+ People	60.0%	68.8%	68.4%
Family Households	47.0%	59.7%	58.6%
Husband-wife Families	34.7%	42.4%	40.6%
With Related Children	15.4%	21.3%	19.8%
Other Family (No Spouse Present)	12.3%	17.2%	18.0%
Other Family with Male Householder	3.1%	4.6%	5.1%
With Related Children	1.3%	2.3%	2.5%
Other Family with Female Householder	9.2%	12.6%	12.9%
With Related Children	5.0%	7.2%	7.3%
Nonfamily Households	13.0%	9.1%	9.8%
All Households with Children	21.9%	31.1%	30.1%
Multigenerational Households	1.8%	3.7%	4.2%
Unmarried Partner Households	6.8%	6.1%	6.2%
Male-female	5.3%	4.6%	4.9%
Same-sex	1.5%	1.5%	1.3%
2010 Households by Size			
Total	17,814	68,677	194,524
1 Person Household	40.0%	31.2%	31.6%
2 Person Household	32.6%	30.0%	29.3%
3 Person Household	13.1%	15.4%	14.8%
4 Person Household	9.2%	12.7%	12.2%
5 Person Household	3.2%	5.8%	6.1%
6 Person Household	1.2%	2.6%	2.9%
7 + Person Household	0.7%	2.4%	3.1%
2010 Households by Tenure and Mortgage Status			
Total	17,812	68,681	194,525
Owner Occupied	40.6%	53.6%	54.3%
Owned with a Mortgage/Loan	33.3%	43.1%	42.6%
Owned Free and Clear	7.3%	10.5%	11.7%
Renter Occupied	59.4%	46.4%	45.7%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	19,225	73,025	209,178
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

January 16, 2024

8605 Cameron St, Silver Spring, Maryland, 20910
Drive time: 5, 10, 15 minute radii

Latitude: 38.99769
Longitude: -77.02915

	5 minutes	10 minutes	15 minutes

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

January 16, 2024

8605 Cameron St, Silver Spring, Maryland, 20910
Drive time: 5, 10, 15 minute radii

Latitude: 38.99769
Longitude: -77.02915

	5 minutes	10 minutes	15 minutes
Top 3 Tapestry Segments			
1.	Metro Renters (3B)	Metro Renters (3B)	Metro Renters (3B)
2.	Urban Chic (2A)	Urban Chic (2A)	Top Tier (1A)
3.	City Lights (8A)	City Lights (8A)	Urban Chic (2A)
2023 Consumer Spending			

January 16, 2024

Community Profile

8605 Cameron St, Silver Spring, Maryland, 20910
Drive time: 5, 10, 15 minute radii

Latitude: 38.99769
Longitude: -77.02915

	5 minutes	10 minutes	15 minutes
Apparel & Services: Total $	$70,744,721	$260,052,995	$733,911,030
Average Spent	$3,154.16	$3,407.09	$3,411.29
Spending Potential Index	143	155	155
Education: Total $	$61,863,261	$237,568,719	$658,698,095
Average Spent	$2,758.18	$3,112.51	$3,061.69
Spending Potential Index	154	174	171
Entertainment/Recreation: Total $	$109,890,782	$409,842,468	$1,151,136,233
Average Spent	$4,899.50	$5,369.56	$5,350.59
Spending Potential Index	130	142	141
Food at Home: Total $	$205,962,455	$770,485,183	$2,175,147,916
Average Spent	$9,182.86	$10,094.53	$10,110.29
Spending Potential Index	135	148	149
Food Away from Home: Total $	$119,056,608	$429,212,017	$1,210,700,950
Average Spent	$5,308.15	$5,623.33	$5,627.45
Spending Potential Index	143	151	151
Health Care: Total $	$197,162,612	$740,042,131	$2,087,287,941
Average Spent	$8,790.52	$9,695.68	$9,701.91
Spending Potential Index	119	132	132
HH Furnishings & Equipment: Total $	$89,344,158	$331,848,065	$934,549,613
Average Spent	$3,983.42	$4,347.72	$4,343.87
Spending Potential Index	135	147	147
Personal Care Products & Services: Total $	$30,037,970	$109,675,520	$309,026,917
Average Spent	$1,339.25	$1,436.92	$1,436.39
Spending Potential Index	140	150	150
Shelter: Total $	$794,651,280	$2,944,895,119	$8,295,803,970
Average Spent	$35,429.63	$38,582.61	$38,559.67
Spending Potential Index	143	156	156
Support Payments/Cash Contributions/Gifts in Kind: Total $	$82,643,195	$319,000,504	$896,551,459
Average Spent	$3,684.66	$4,179.39	$4,167.25
Spending Potential Index	118	134	133
Travel: Total $	$68,442,184	$253,309,757	$710,756,396
Average Spent	$3,051.50	$3,318.74	$3,303.66
Spending Potential Index	136	148	147
Vehicle Maintenance & Repairs: Total $	$37,815,830	$136,740,919	$386,141,950
Average Spent	$1,686.02	$1,791.51	$1,794.82
Spending Potential Index	129	137	137

January 16, 2024

MILLER WALKER
RETAIL REAL ESTATE

8605 Cameron St, Silver Spring, Maryland, 20910
Drive time: 5, 10, 15 minute radii

Latitude: 38.99769
Longitude: -77.02915

	5 minutes	10 minutes	15 minutes

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.
Source: Consumer Spending data are derived from the 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

January 16, 2024