

MILLER WALKER  
RETAIL REAL ESTATE

# THE GUARDIAN BUILDING

8605 Cameron Street – Silver Spring, MD

3,489 SF and 3,680 SF Retail and Restaurant Spaces Available



# THE GUARDIAN BUILDING

SILVER SPRING, MARYLAND

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## NEIGHBORHOOD

- Prime location near Downtown Silver Spring, offering diverse retail options and cultural attractions
- Proximity to MOM's Organic Market adds convenience for health-conscious residents
- Vibrant neighborhood ambiance with theaters, art galleries, and live music venues, steps away from the Silver Spring Metro.

## NEARBY RETAIL



## BY THE NUMBERS



49,368

Total Employees  
5 min drive



\$146,105

Average Household  
Income  
5 min drive



46,633

Total Population  
5 min drive

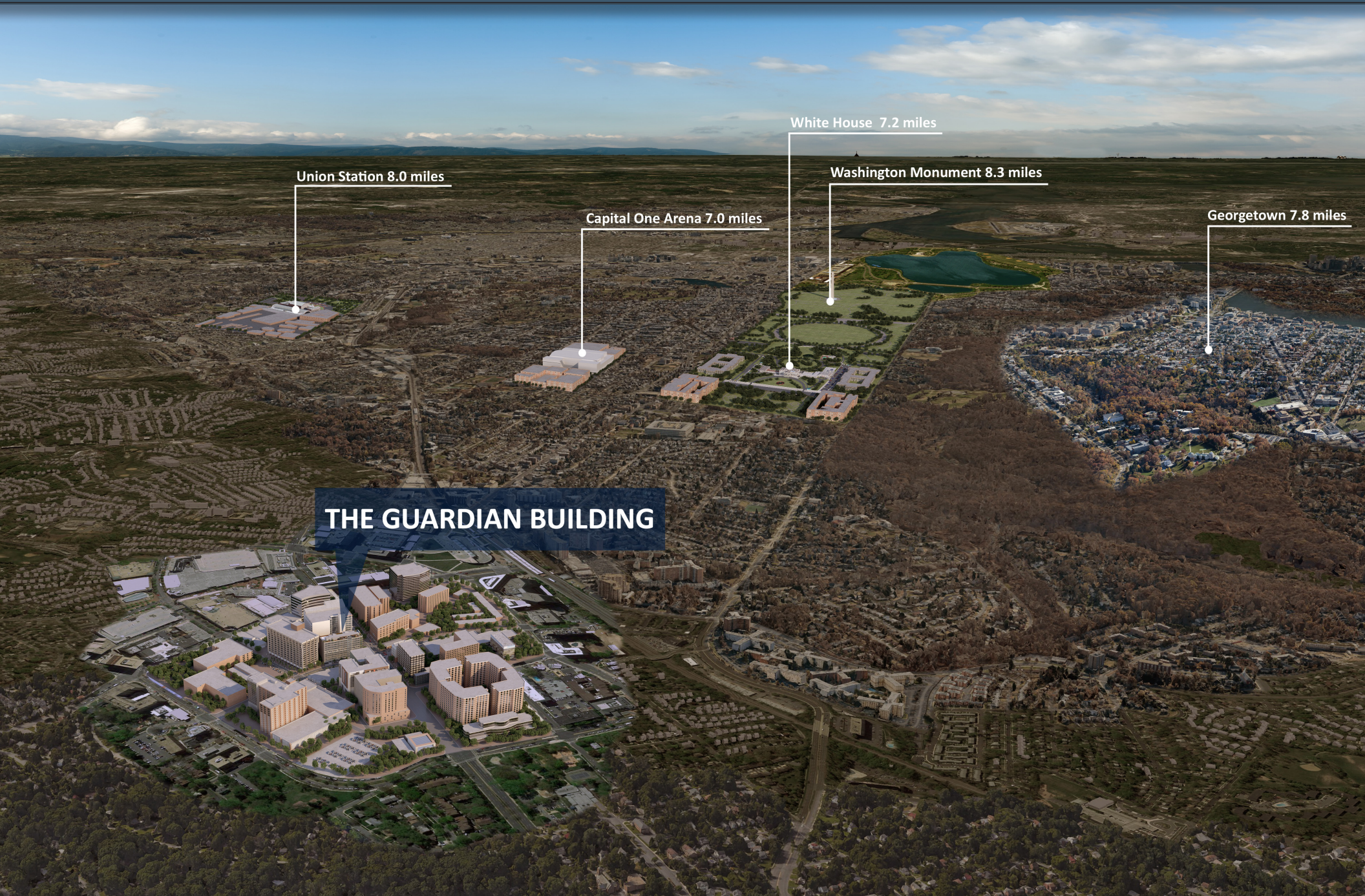


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Union Station 8.0 miles

Capital One Arena 7.0 miles

White House 7.2 miles

Washington Monument 8.3 miles

Georgetown 7.8 miles

**THE GUARDIAN BUILDING**



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2715 M STREET, NW



SUITE 200



WASHINGTON, DC 20007

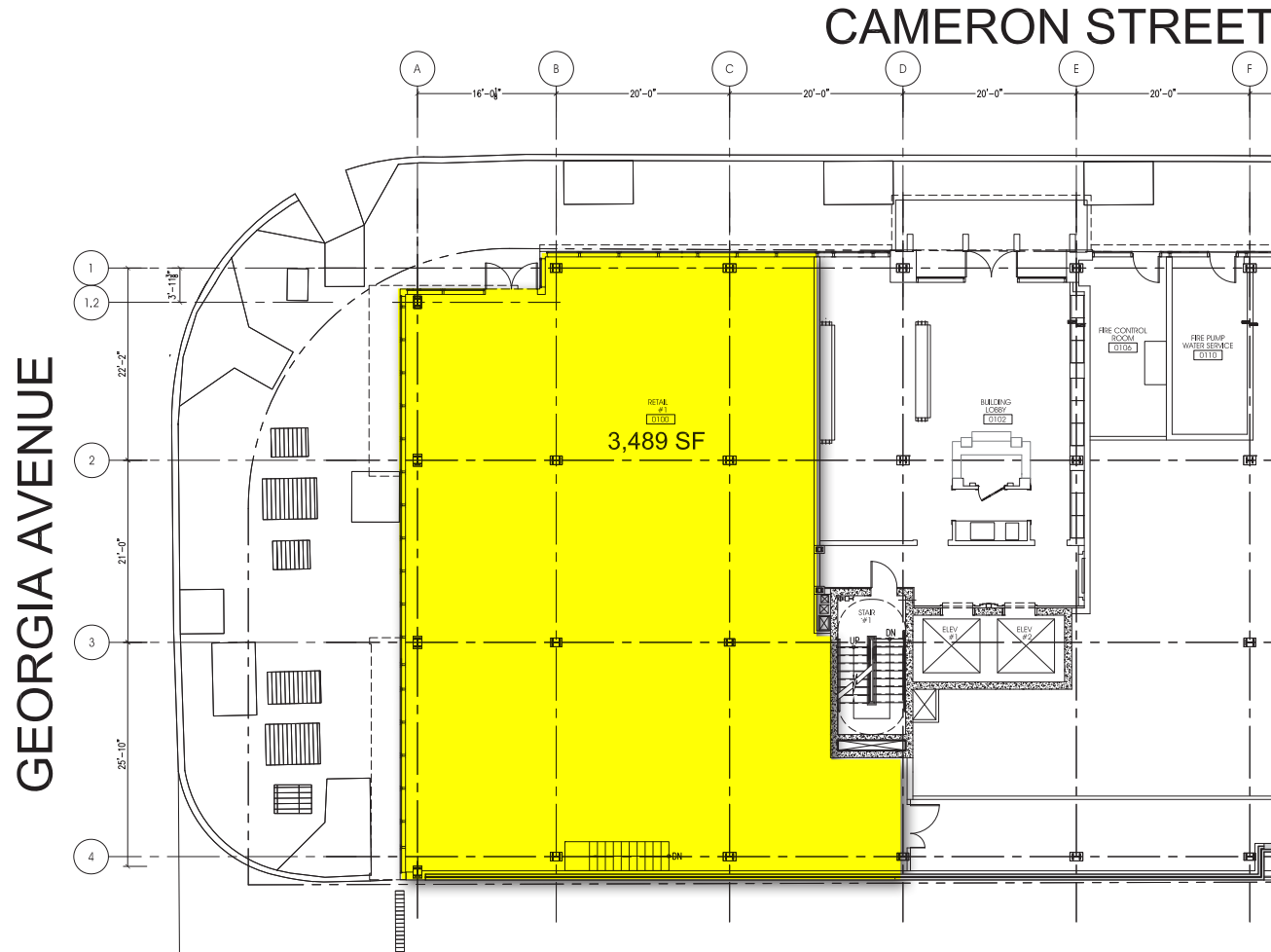


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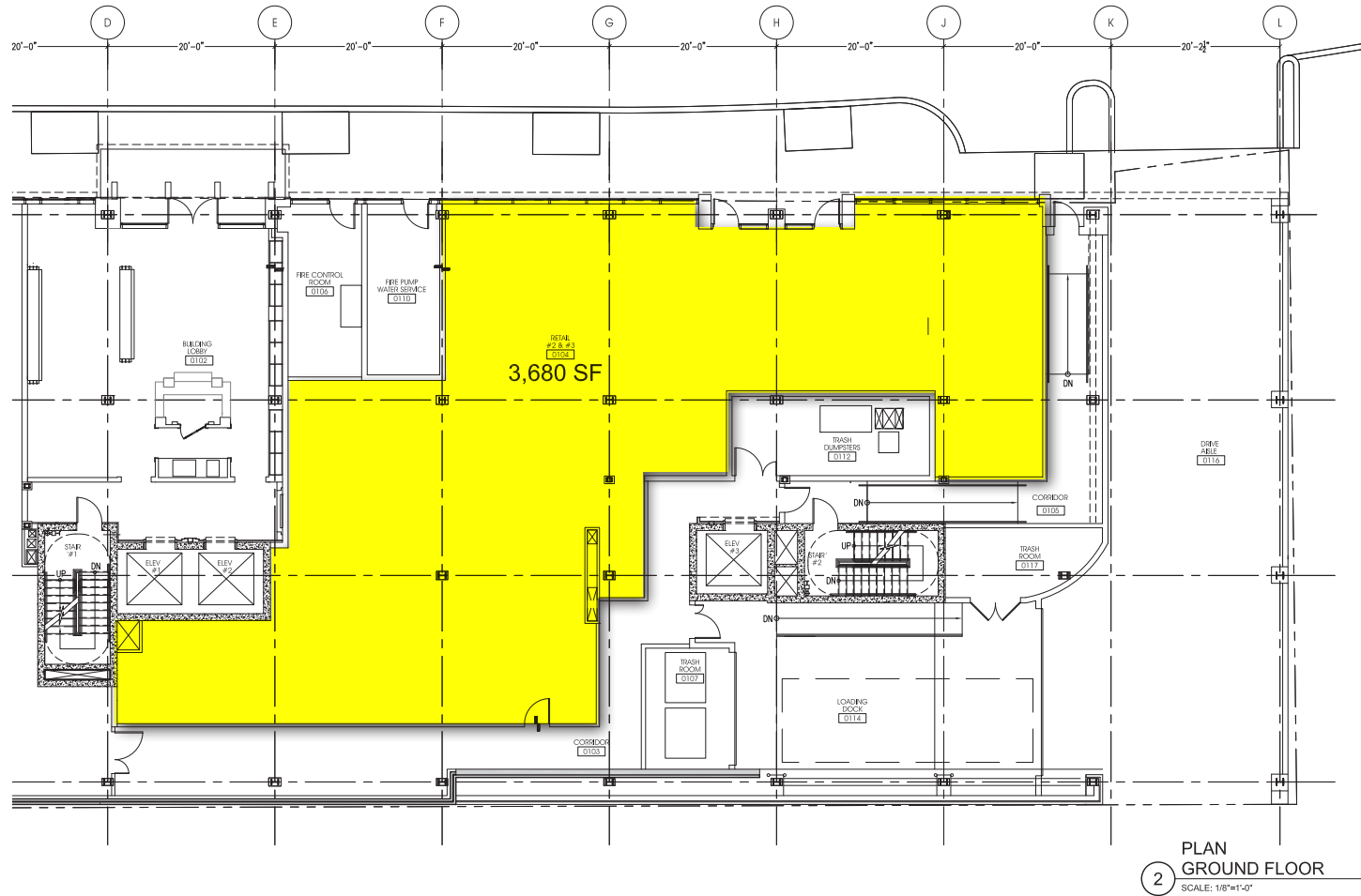
[www.MILLERWALKER.com](http://www.MILLERWALKER.com)

## CORNER SPACE - 3,489 SF

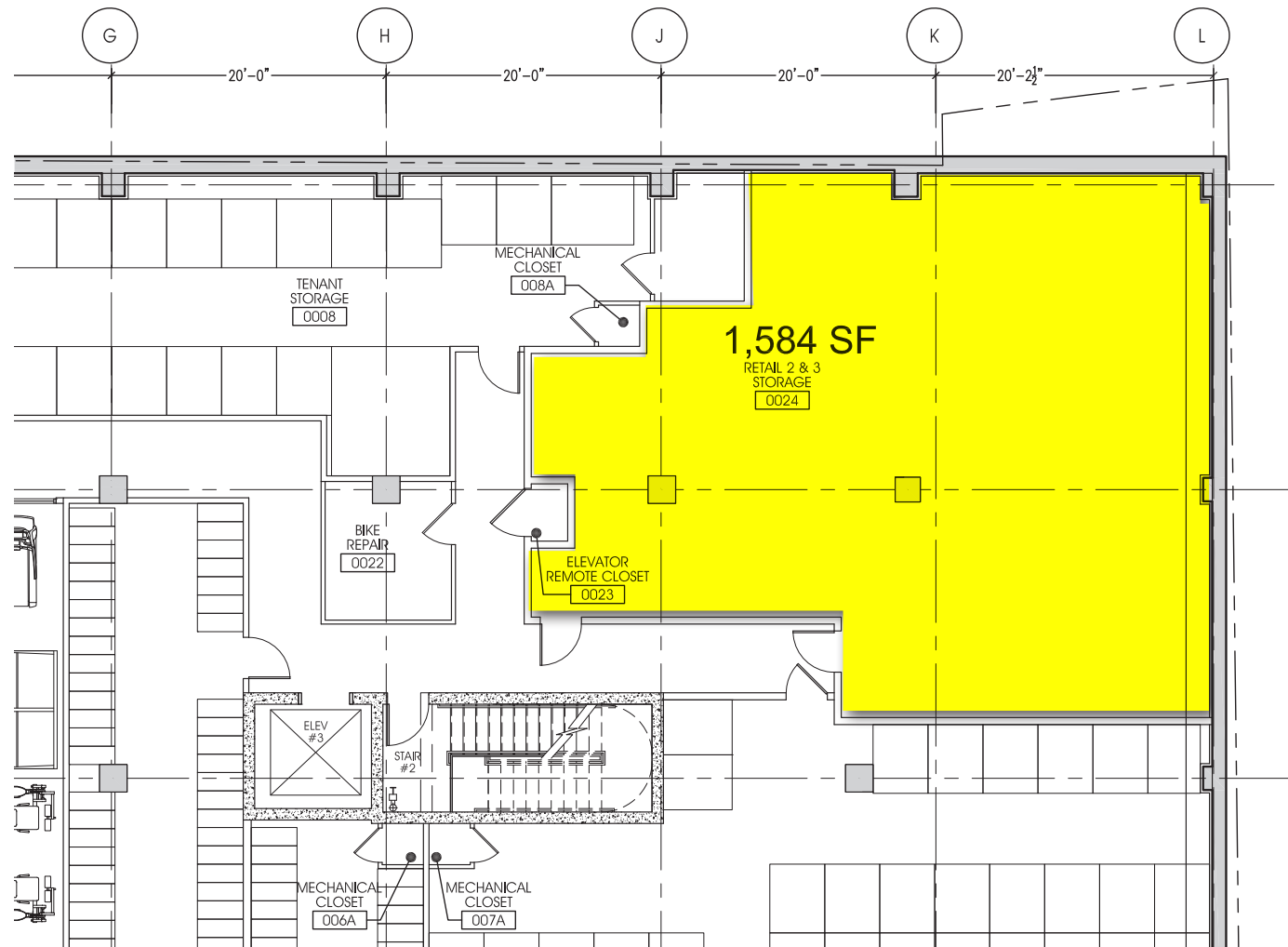


IN-LINE SPACE - 3,680 SF

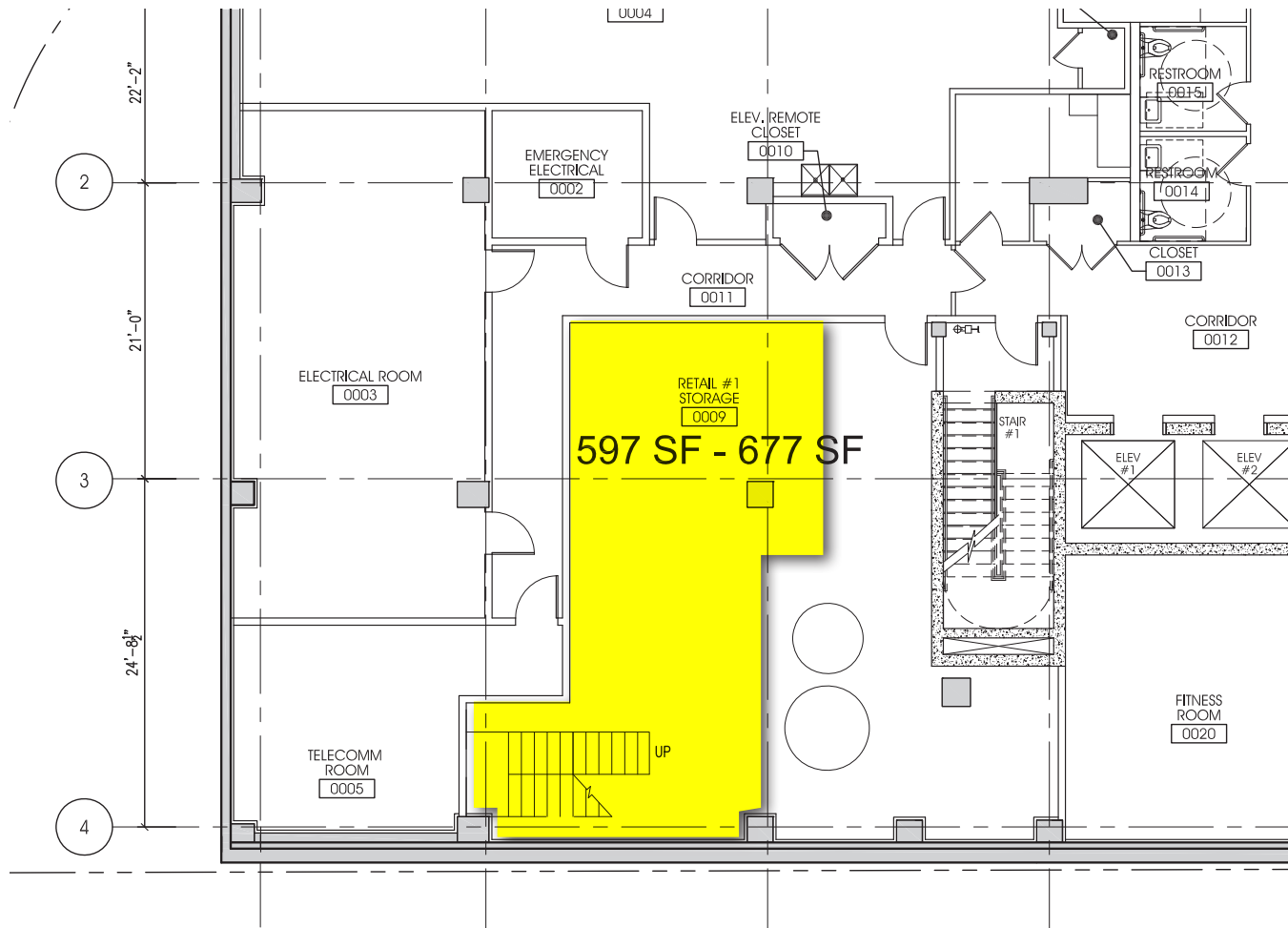
CAMERON STREET



## STORAGE SPACE - 1,584 SF



## STORAGE SPACE - 597 SF - 677 SF





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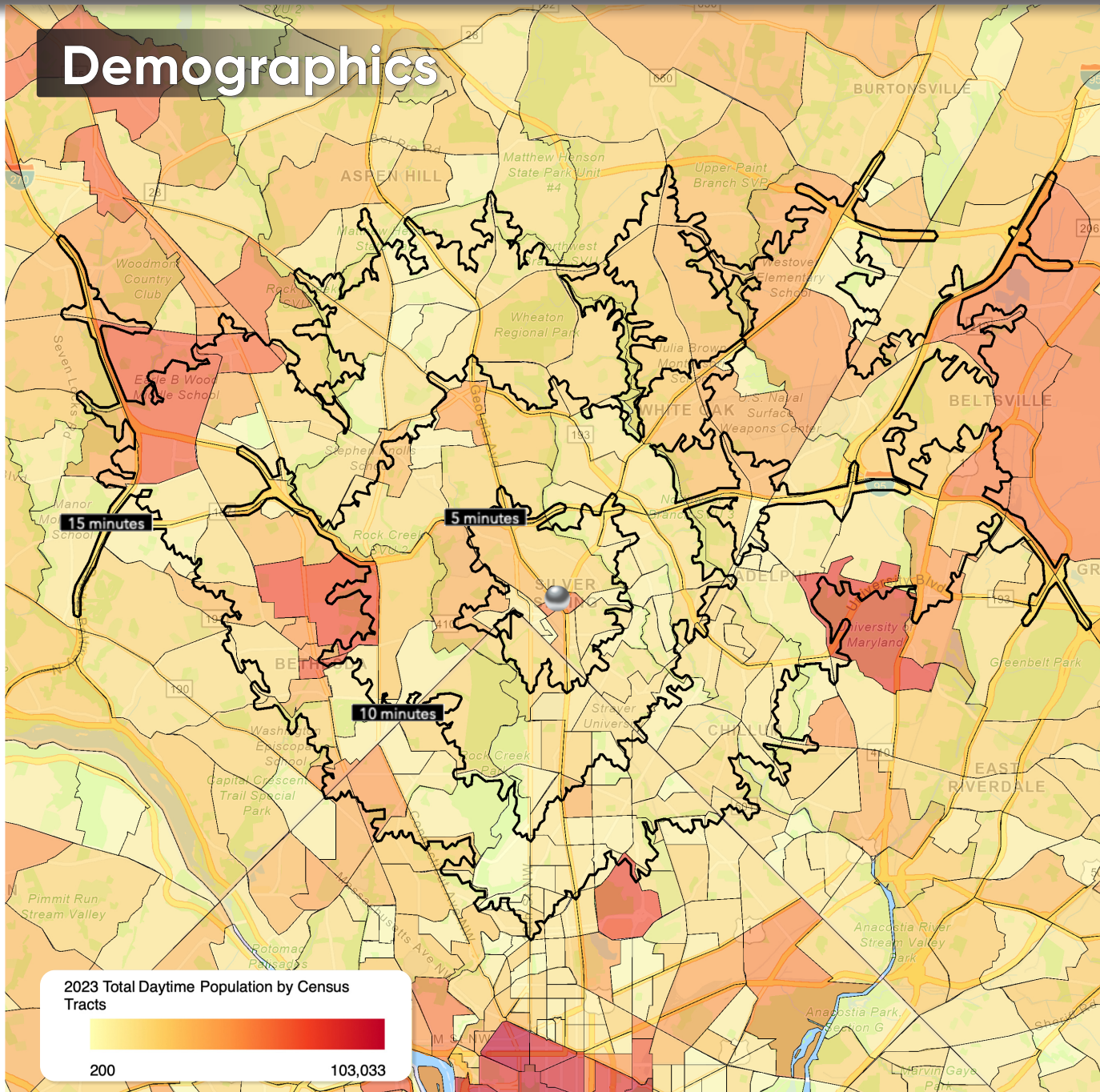
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## Demographics



DISTANCE	1 MILE RING	3 MILE RING	5 MILE RING
2023 Daytime Population	36,447	46,566	171,453
2023 Resident Population	9,432	68,715	209,734
2023 Average Household Income	\$ 127,209	\$ 153,653	\$ 157,374

DRIVE TIME	5 MIN DRIVE	10 MIN DRIVE	15 MIN DRIVE
2023 Daytime Population	49,368	172,603	563,879
2023 Resident Population	46,633	194,453	564,834
2023 Average Household Income	\$ 146,105	\$ 159,981	\$ 159,409