

### Introduction

Retail adds vitality to a local economy, and gives it much of its character. Montgomery County, a regional shopping destination for many decades, offers a wide variety of retail experiences, from large neighborhood anchor supermarkets to department stores to small mom and pop stores to exclusive boutiques. These can be found anywhere from street-front in old town centers to large malls with well over one million square feet of store space surrounded by acres of parking.

This report looks closely at retail space within shopping centers. Shopping centers have come to be the predominant retail development form since the 1960s. On average, nearly half million square feet of new shopping center space has been added every year over the period 1960 through 2000. Such growth dwarfs the addition of retail space in the older city centers such as downtown Bethesda and Silver Spring and space along the County's major roadways.

*Shopping Centers in Montgomery County* is based on an inventory of 199 centers of varying sizes, ages, and tenant mixes. The inventory was produced using a previous shopping center report<sup>1</sup>, extensive field checks, data from shopping center management companies, and an online retail real estate site. This latter source was particularly helpful. Managed by Storetrax, Inc. of Bethesda, [www.storetrax.com](http://www.storetrax.com) provided detail on many of the centers.

The goal of this report is to provide a valuable resource for planners, retailers, market researchers, real estate professionals, and the general public. Some of the data are approximations, in other instances, when the necessary information was not available, the entry is denoted as N/A (not available). The full data base, which appears in the Appendix, includes these characteristics for each shopping center:

- Center name
- Center Address
- Gross Leasable Area (GLA)
- Acreage of the site
- Zoning
- Year Opened
- Type of center
- Year Renovated

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<sup>1</sup> Montgomery County Shopping Center Directory, April 1993, Maryland-National Capital Park and Planning Commission, Silver Spring, Maryland.

## Types of Centers

The real estate industry has developed criteria that distinguish shopping centers from other forms of retail space. Shopping Centers are defined as: groups of retail establishments that share common parking, ownership or property management, and are either contiguous or are in very close proximity.

Also defined by the industry is a classification of shopping center by size and tenant mix. Centers generally fall into one of five classes of retail space:<sup>2</sup>

**Neighborhood Center:** Comprised of grocery, drug, and beer and wine shops plus service providers such as quick service restaurants, video rental, laundry/ dry cleaning, barbering, shoe repairing, etc.) for the weekly living needs of the immediate area. Generally, a super market is the principal tenant. *30,000 – 100,000 square feet*

**Community Center:** In addition to the elements in a neighborhood center, it provides a wider range of facilities for the sale of soft lines (i.e. clothing) and hard lines (i.e. hardware, appliances). Many are built around a junior or discount department store as the major tenant. *100,000 - 300,000 square feet*

**Regional Center:** Anchored by one or two full-line department stores plus a large number of ancillary shops and quick service food vendors. *300,000 – 1,000,000 square feet*

**Super Regional Center:** Includes three or more full-line department stores of generally not less than 100,000 square feet each plus a large number of ancillary shops and quick service food vendors. *750,000 – 2,000,000 square feet*

**Power Center:** An open center with three to five anchors accounting for more than 75% of the total square footage. These anchors are known as “category killers” because they are dominant in their retailing categories. Power centers typically have few ancillary stores except on pads located out in the parking lot.

Some of the centers in our database do not fall clearly into one of the above categories. In those instances, the tenant mix and size were used as the predominant characteristics in classifying these properties. Small centers anchored by a convenience store such as a 7/11 are grouped with the neighborhood centers.

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<sup>2</sup> Based upon Urban Land Institute definitions, Dollars & Cents of Shopping Centers: 2003, p. 3.

**Analysis of County Inventory**

The County's 199 centers are primarily located in the urban core and along major transportation corridors. Their location reflects the pattern of residential development in the County. Although they are dispersed throughout the County, the heaviest concentrations of all retail forms are centered in and around the Central Business Districts of Silver Spring, Wheaton, Bethesda, and Chevy Chase, and along Rockville Pike.

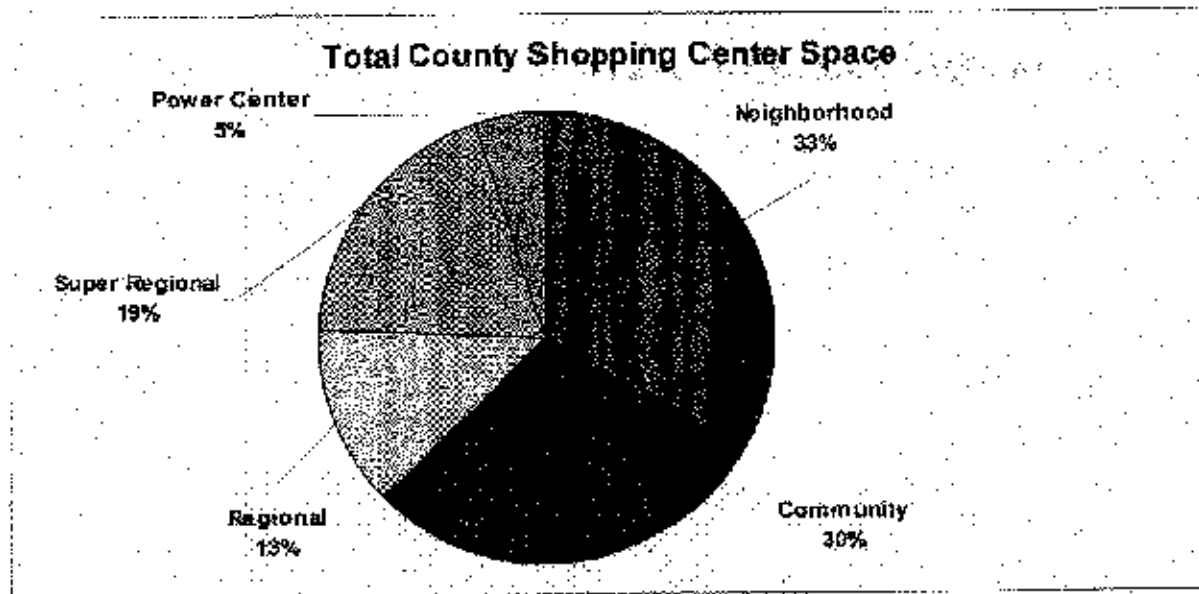
The majority of the shopping centers are neighborhood centers (68 percent). Community centers are the second most prevalent center form at 25 percent. Montgomery County also has several types of larger centers: seven regional, four super regional, and two power centers.

Sixty-two percent of the total square footage is divided between neighborhood and community centers. Neighborhood and

Regional Centers	Super Regional Centers	Power Centers
City Place		
Kentlands Market Square	Lakeforest Mall	
Kentlands Square Center	Montgomery Mall	270- Center
Mid-Pike Plaza	Wheaton Plaza	Milestones Center
Montrose Crossing	White Flint Mall	
Orchard Center		
Washingtonian Center		
White Oak Shopping Center		

community centers have 33 and 30 percent of retail space, respectively. The four super regional centers have 19 percent of the space. Power centers only hold five percent of the total inventory of space.

	Number	% of Centers	GLA (sq. ft.)	% of Sq. Ft.
Neighborhood	135	68%	7,395,879	33%
Community	50	25%	6,600,528	30%
Regional	8	4%	2,915,898	13%
Super Regional	4	2%	4,346,672	19%
Power Center	2	1%	1,100,731	5%
<b>Total</b>	<b>199</b>	<b>100%</b>	<b>22,359,708</b>	<b>100%</b>



Shopping center construction in Montgomery County peaked in the 1970s, when 49 centers were built. Construction in the 1980s almost matched that level, 45 centers constructed in that ten year period. In terms of total square footage, the peak was the 1970s followed closely by the 1960s (26.6 and 24.9 percent of all center space constructed, respectively). The 1990s had fewer but larger new shopping centers with the third highest amount of space built. Seventy-three percent of shopping center space is in centers that opened prior to 1980. However, most retail space is kept up-to-date with regular maintenance, occasional major renovations, and new additions so that the opening date of centers overstates their age.

Decade Opened	Number	GLA (sq. ft.)	% of GLA
1940s	3	154,738	0.7%
1950s	20	2,363,697	10.9%
1960s	34	5,425,581	24.9%
1970s	49	5,784,968	26.6%
1980s	45	3,485,813	16.0%
1990s	26	4,006,064	18.4%
2000s	6	553,998	2.5%
<b>Sub Total</b>	<b>183</b>	<b>21,774,859</b>	<b>100%</b>
N/A	16	584,849	
<b>Total</b>	<b>199</b>	<b>22,359,708</b>	

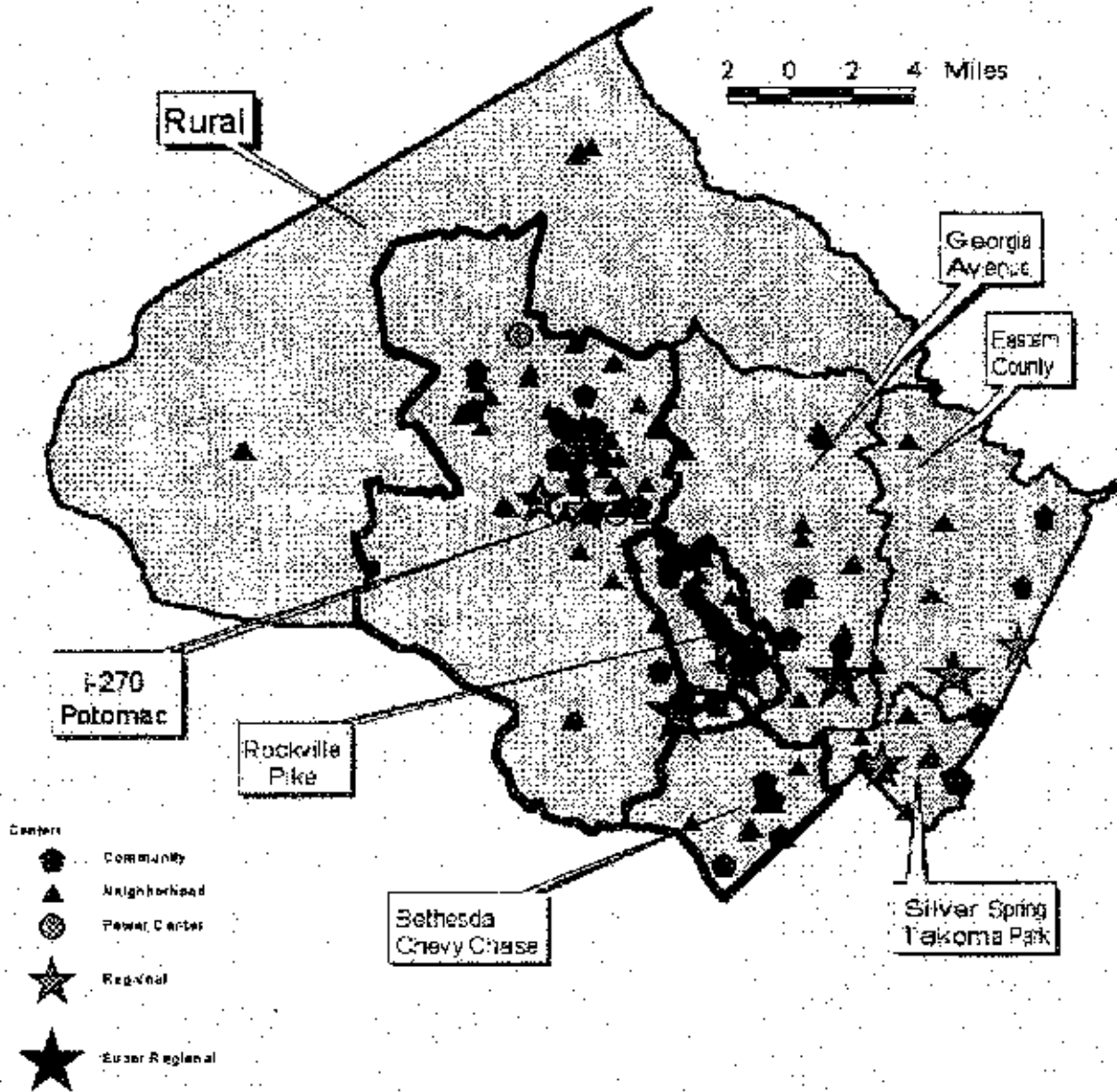
**Space in Centers Opened by Decade**



### Analysis by Retail Area

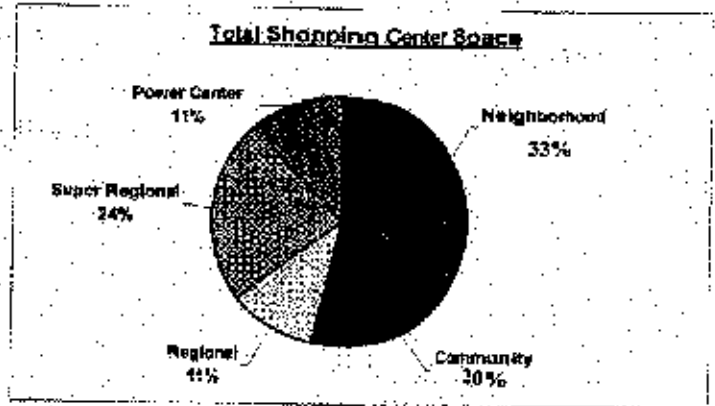
County shopping center data have been sorted and assembled into seven retail areas (see map on next page). These are major clusters of retailing that have developed in areas near concentrations of homes and along major roadways.

# MONTGOMERY COUNTY RETAIL AREAS



## I-270 CORRIDOR/ POTOMAC

The I-270 retail corridor begins in North Bethesda between the beltway spurs and includes Montgomery Mall, Georgetown Square and Wildwood centers. It continues north to Clarksburg. Because of proximity, Potomac is also included. However, the Rockville Pike shopping area is treated as a



Type of Center	No.	Total Sq. Feet
Neighborhood	53	3,187,012
Community	15	1,944,322
Regional	3	1,054,742
Super Regional	2	2,346,000
Power Center	2	1,100,731
<b>Total Centers</b>	<b>75</b>	<b>9,632,807</b>
% of County	38%	43%

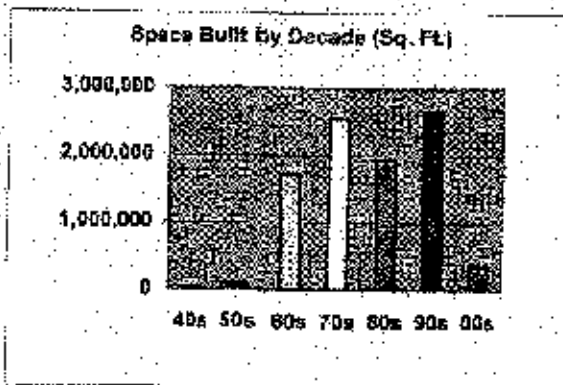
separate retail area because of its importance.

The I-270/Potomac area accounts for forty-three percent of shopping center space in Montgomery County. The I-270 retail corridor contains approximately one half of the regional and

super regional shopping center space in the entire County, and has the County's only power centers. Since these types of centers require large sites, it is not surprising they are found along I-270, an area that has experienced rapid growth and until recently had a number of these sites available. Four new centers were built in 2000. The average center

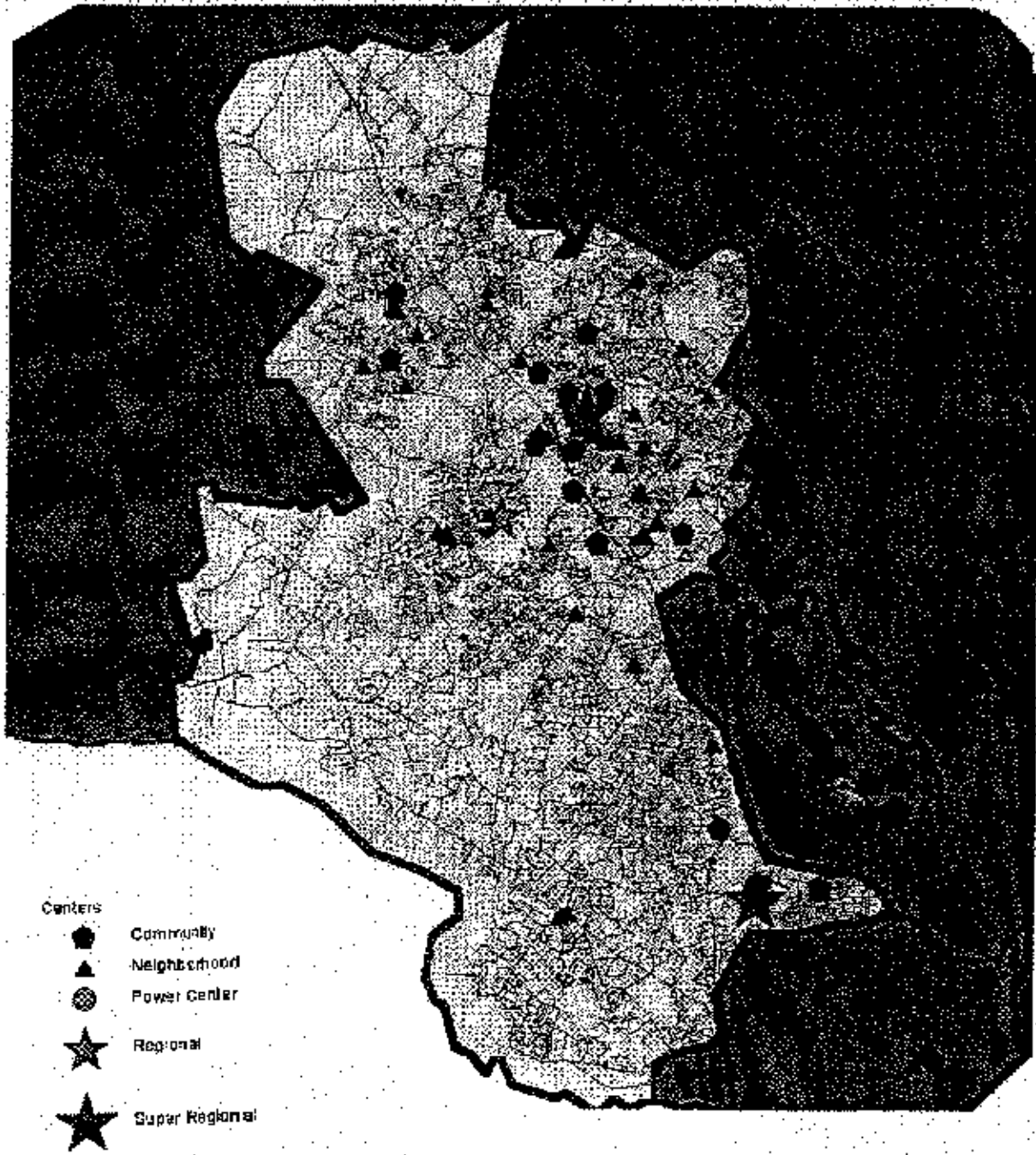
Opened	No.	Total Sq. Feet
1940s	1	34,522
1950s	2	91,925
1960s	6	1,713,814
1970s	19	2,543,045
1980s	20	1,942,286
1990s	15	2,674,831
2000s	4	358,303

in the I-270 corridor is 18 years old and has 128,400 square feet of retail space.



# I-270 CORRIDOR / POTOMAC CENTERS

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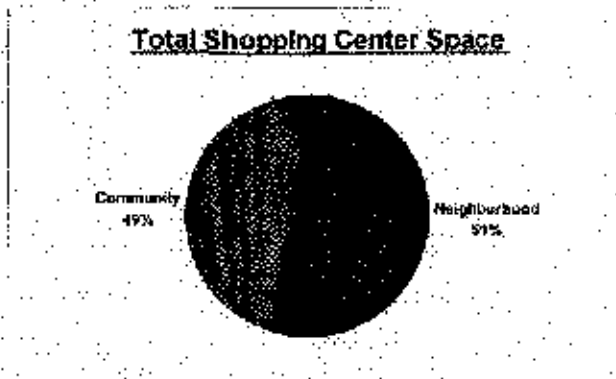
## CENTERS IN THE I-270 CORRIDOR/ POTOMAC AREA

NAME	TYPE	SIZE (sq. ft.)
270 Center	Power Center	232,731
Ben Franklin	Neighborhood	10,000
Cabin John Mall	Neighborhood	80,206
Cabin John Shopping Center	Community	139,234
Cannery Shoppes	Neighborhood	11,756
Clopper's Mill Village Shopping Center	Community	137,035
Costco-Food Lion Center	Community	54,000
Diamond Square Center	Neighborhood	76,759
Duvall Center	Neighborhood	18,000
Festival at Muddy Branch	Community	188,777
Firstfield Center	Neighborhood	21,500
Fliege Center	Neighborhood	7,000
Flower Hill Shopping Center	Neighborhood	93,840
Fox Chapel Center	Neighborhood	115,000
Gaither Center	Neighborhood	37,520
Gaithersburg Square	Community	204,000
Gaithersowne Plaza	Neighborhood	71,210
Galarus Center	Neighborhood	13,050
Gateway Center	Neighborhood	44,307
Georgetown Square	Community	118,553
Germantown Center	Neighborhood	27,000
Germantown Commons Shopping Center	Neighborhood	176,821
Germantown Square	Neighborhood	105,605
Girard Center	Neighborhood	20,000
Goshen Crossing Shopping Center	Neighborhood	78,456
Goshen Plaza	Neighborhood	45,623
Granary Row	Neighborhood	33,000
Hechinger Square Bethesda	Community	94,557
Hechinger Station	Community	87,019
Holbrook Center	Neighborhood	17,000
Hudson Trail Center	Neighborhood	29,500
Kentlands Market Square	Regional	254,000
Kentlands Square Shopping Center	Regional	240,742
King Farm Village Center	Neighborhood	125,000
Kingsview Village Center	Neighborhood	114,000
Kolb Center	Neighborhood	29,905
Lakeforest Mall	Super Regional	1,100,000
Middlebrook Square Shopping Center	Neighborhood	30,000
Midway Center	Community	18,000
Milstone	Power Center	868,000

NAME	TYPE	SIZE (sq. ft.)
Montgomery Mall	Super Regional	1,246,000
Montgomery Village Center	Community	176,129
Montgomery Village Off Price Center	Community	117,346
Montgomery Village Plaza	Community	112,371
Muddy Branch Square Shopping Center	Neighborhood	109,877
Neelesville Village Center	Neighborhood	105,000
North Gaithersburg Center	Neighborhood	16,000
Old Towne Center	Community	37,100
Potomac Place Shopping Center	Neighborhood	79,107
Potomac Promenade	Neighborhood	145,000
Potomac Valley Shopping Center	Neighborhood	106,000
Potomac Village Pl. & Shopping	Neighborhood	34,522
Quince Orchard Plaza	Community	240,000
Rio Entertainment Center	Community	230,000
Rockshire Village Center	Neighborhood	52,915
Route 124 Plaza	Neighborhood	26,400
Safeway + 4 Shops	Neighborhood	61,516
Seneca Park Plaza	Neighborhood	24,752
Seven Locks Plaza	Neighborhood	53,828
Shady Grove Plaza	Neighborhood	21,000
Shady Grove Shopping Center	Neighborhood	108,579
Sugarloaf Centre	Neighborhood	118,525
The Boulevard Shops at the Kentlands	Neighborhood	12,000
The Grove	Neighborhood	90,000
The Shops at Market Place	Neighborhood	10,200
The Shops at Potomac Valley	Neighborhood	92,832
The Shops at Town Center	Community	107,547
The Summit	Neighborhood	46,850
Travilah Square Shopping Center	Neighborhood	45,314
Walnut Center	Neighborhood	25,212
Walnut Hill Shopping Center	Neighborhood	98,057
Washingtonian Center	Regional	560,000
Weis Markets	Neighborhood	46,197
Westlake Crossing	Neighborhood	25,000
Wildwood Shopping Center	Neighborhood	81,925

## BETHESDA/ CHEVY CHASE

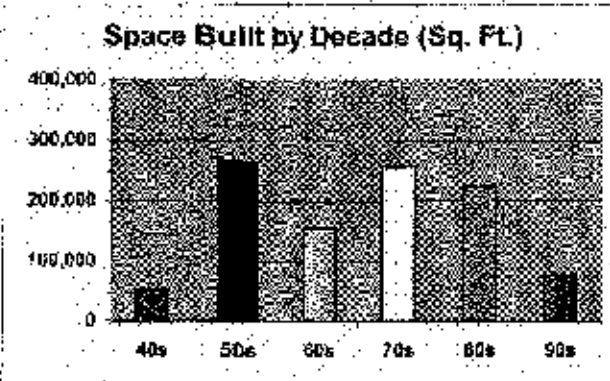
The Bethesda/ Chevy Chase retail area encompasses most of the Bethesda/ Chevy Chase planning area, and includes the Central Business Districts of Bethesda and the Montgomery



County part of Friendship Heights. This area accounts for only five percent of shopping center space in Montgomery County, and is composed entirely of neighborhood and community shopping centers. The bulk (1.9 million square feet) of the retail in this sector is non-shopping center, pedestrian-oriented,

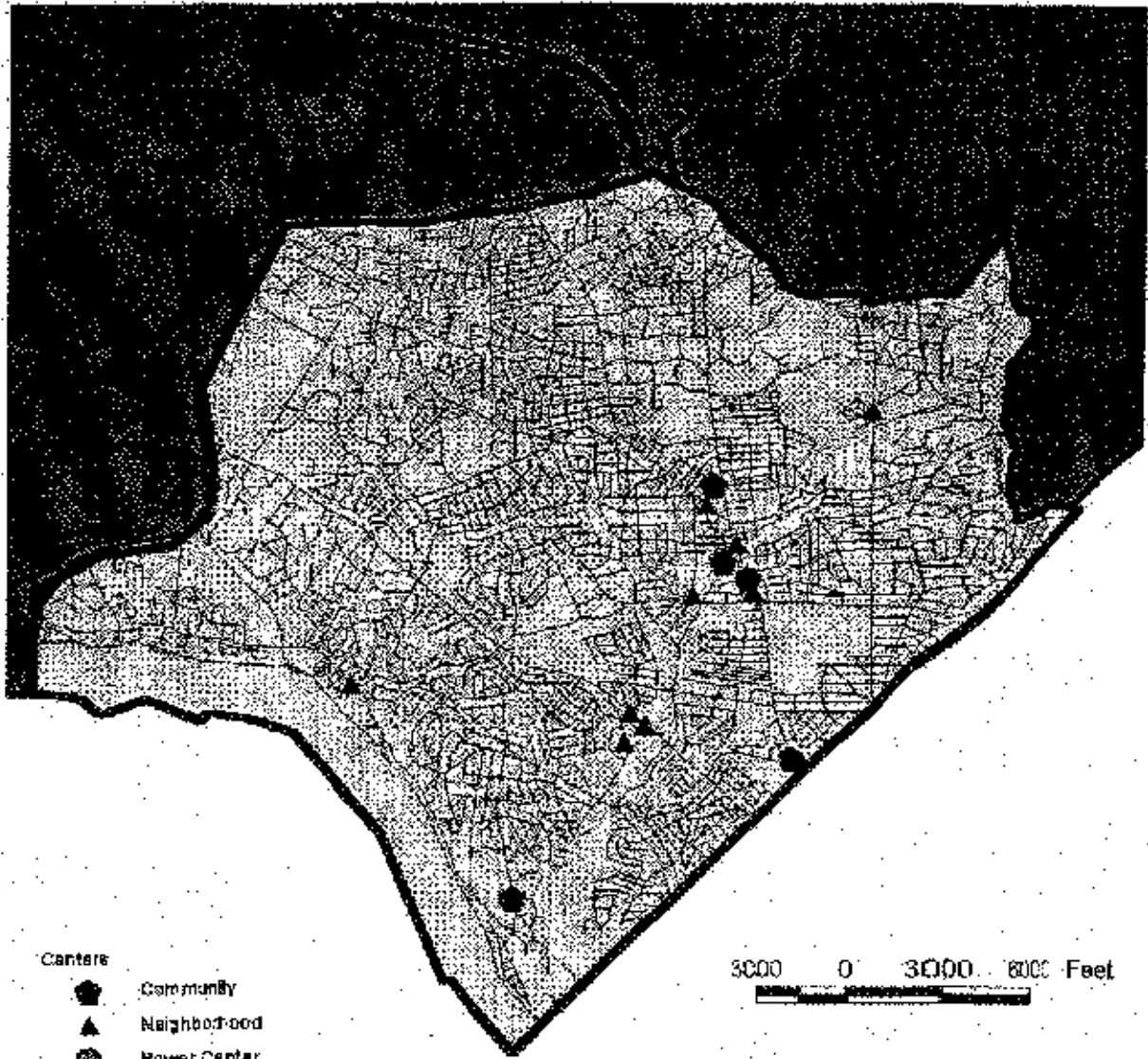
shops and restaurants and is not included in this study. The oldest shopping center was built in 1940. The Little Falls Mall, an institution in the area which opened in 1967, was recently and reopened as The Shops at Summer Place. The average center in Bethesda/ Chevy Chase is 30 years old and has 83,000 square feet of retail space.

Type of Center	No.	Total Sq. Feet
Neighborhood	10	562,275
Community	5	551,488
Regional	0	0
Super Regional	0	0
Power Center	0	0
<b>Sector Total</b>	<b>15</b>	<b>1,113,763</b>
% of County	8%	5%



Opened	No.	Total Sq. Feet
1940s	1	54,629
1950s	3	266,728
1960s	3	154,418
1970s	1	258,000
1980s	3	224,726
1990s	2	76,441

# BETHESDA - CHEVY CHASE CENTERS



Centers

- Community
- ▲ Neighborhood
- ⊙ Power Center
- ★ Regional
- ★ Super Regional

3000 0 3000 6000 Feet

## **CENTERS IN THE BETHESDA/ CHEVY CHASE AREA**

NAME	TYPE	SIZE (sq. ft.)
Air Rights Center	Neighborhood	76,346
Bethesda Corner	Community	24,088
Bethesda Row	Community	258,000
Bethesda Square Shopping Center	Community	14,400
Bradley Blvd. Shopping Center	Neighborhood	55,382
Chevy Chase Center	Neighborhood	64,991
Chevy Chase Lake Shopping Center	Neighborhood	64,421
Friendship Center	Community	120,000
Glen Echo Shopping Center	Neighborhood	11,450
Kenwood Station Shopping Center	Neighborhood	29,742
The Shops at Sunner Place (prev. Little Falls Mall)	Community	135,000
The Shops of Chevy Chase	Neighborhood	50,500
Westwood Center II	Neighborhood	54,226
Westwood Shopping Center	Neighborhood	100,588
Woodmont Center	Neighborhood	54,629

## GEORGIA AVENUE AREA

The Georgia Avenue retail area begins just north of the beltway at Georgia Avenue and continues north, through Wheaton and Aspen Hill to include the six shopping centers in Olney. The area also extends west to include two small centers at the Redland intersection. It accounts for thirteen percent of shopping center space in Montgomery

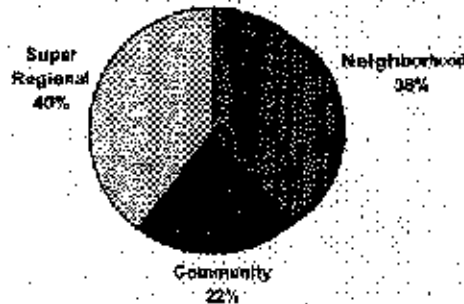
Type of Center	No.	Total Sq. Feet
Neighborhood	18	1,087,314
Community	4	608,692
Regional	0	0
Super Regional	1	1,100,000
Power Center	0	0
<b>Sector Total</b>	<b>23</b>	<b>2,796,006</b>
% of County	11.6%	12.5%

County. The area's only super regional shopping center, Wheaton Plaza, contains more retail space than all of its eighteen neighborhood centers combined. The oldest shopping center was built in 1950.

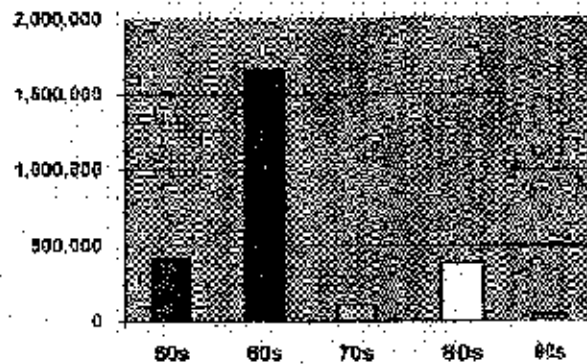
The average center in the Georgia Avenue area is 26 years old and has 121,600 square feet of retail space. Although seven neighborhood centers were built in the 1980s, only one was built in the 1990s.

Opened	No.	Total Sq. Feet
1950s	3	415,309
1960s	5	1,663,208
1970s	2	112,896
1980s	7	386,689
1990s	1	43,351

**Total Shopping Center Space**

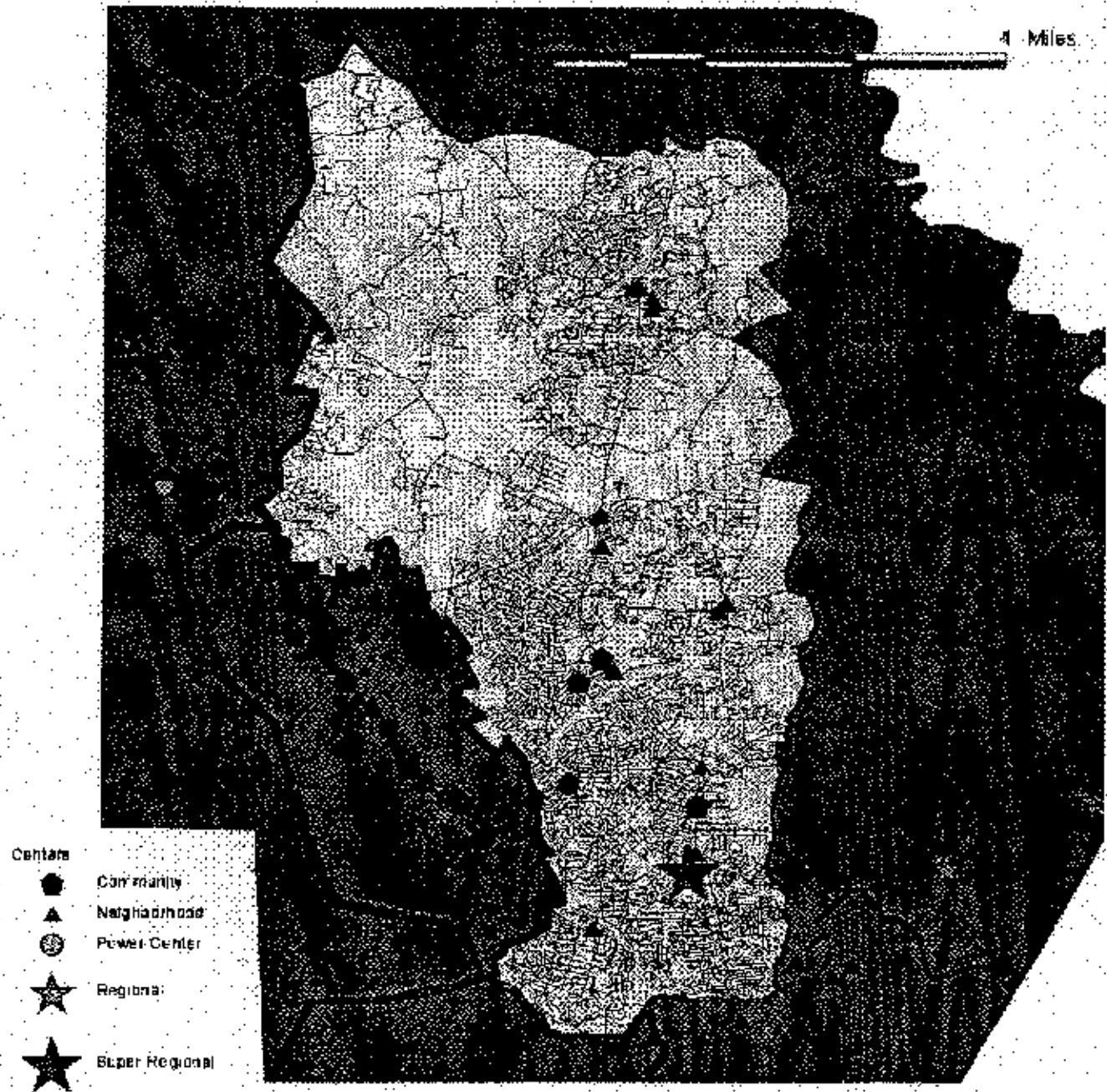


**Space Built by Decade (Sq. Ft.)**



# GEORGIA AVENUE CENTERS

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## CENTERS IN THE GEORGIA AVENUE AREA

NAME	TYPE	SIZE (sq. ft.)
Aspen Hill Shopping Center	Community	163,335
Aspen Manor Shopping Center I	Neighborhood	41,052
Aspen Manor Shopping Center II	Neighborhood	44,928
Glenmont Shopping Center	Neighborhood	93,000
Hillcrest Convenience Center	Neighborhood	16,560
Kensington Shopping Center	Neighborhood	41,061
Layhill Shopping Center	Neighborhood	40,000
Leisureworld Plaza	Neighborhood	110,530
Norbeck Center	Neighborhood	69,075
Northgate Shopping Center	Community	275,000
Olney Gardens	Neighborhood	43,351
Olney Shopping Center	Neighborhood	40,375
Olney Town Center	Neighborhood	98,848
Olney Village Mall	Neighborhood	167,153
Plaza Del Mercado	Neighborhood	94,884
Randolph Crossing Shopping Center	Neighborhood	47,512
Redland Convenience Center	Neighborhood	9,518
Redmill Shopping Center	Neighborhood	46,800
Stoney Mill Square	Community	97,836
Wheaton Park Shopping Center	Community	72,521
Wheaton Plaza	Super Regional	1,100,000
Wheaton Shopping Center	Neighborhood	47,309
Wheaton Station	Neighborhood	35,352

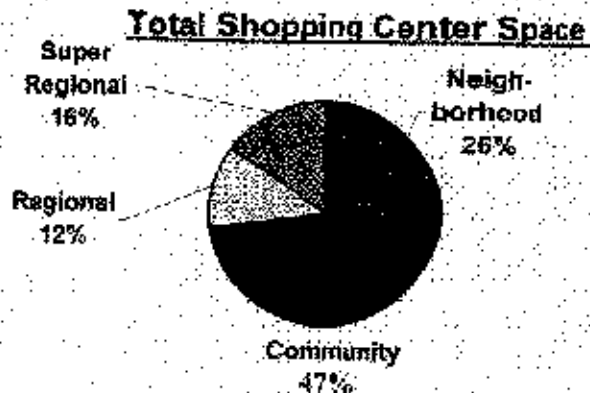


## ROCKVILLE PIKE

The Rockville Pike retail area begins in North Bethesda just north of the Beltway and continues north to Gude Drive, including downtown Rockville. It accounts for twenty-six percent of shopping center space in Montgomery County. Rockville Pike is known for its agglomeration of retail centers and is a major shopping destination in the region. The Rockville Pike's twenty community shopping

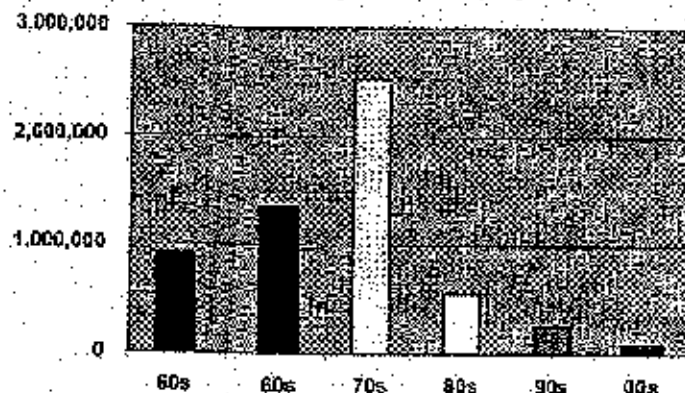
Type of Center	No.	Total Sq. Feet
Neighborhood	34	1,477,786
Community	20	2,702,047
Regional	2	681,000
Super Regional	1	900,672
Power Center	0	0
<b>Sector Total</b>	<b>57</b>	<b>5,761,505</b>
% of County	29%	26%

centers comprise forty percent of the community shopping center space in the County compared to only twenty percent of the neighborhood center space for the area's 34 neighborhood centers. The oldest shopping center was built in 1950. Two-thirds of the space was built in the 1960s and



1970s. One new center was completed in 2000. The average center in the Rockville Pike corridor is 30 years old and has 101,100 square feet of retail space.

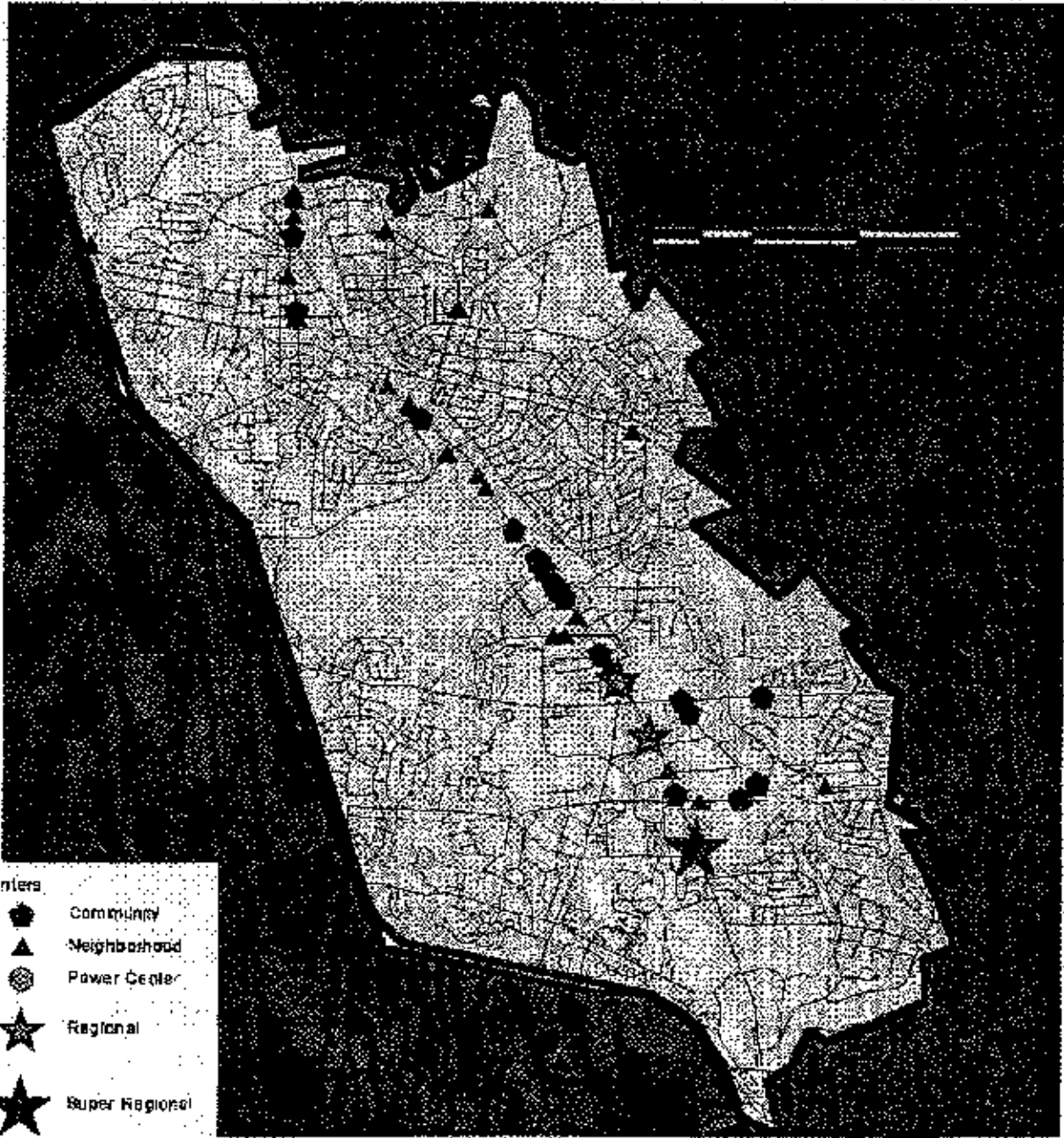
**Space Built by Decade (sq. ft.)**



Opened	No.	Total Sq. Feet
1950s	9	905,705
1960s	14	1,354,942
1970s	23	2,530,067
1980s	8	549,375
1990s	1	247,787
2000s	1	87,952

# ROCKVILLE PIKE CENTERS

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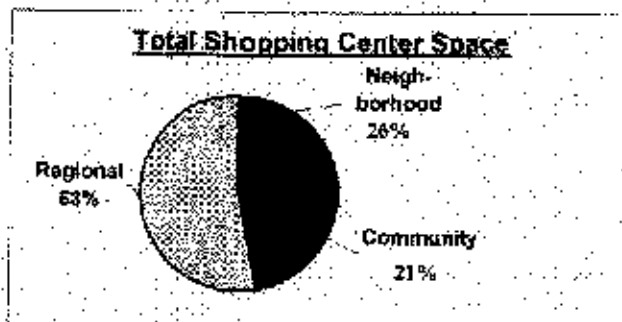
## CENTERS IN THE ROCKVILLE PIKE AREA

NAME	TYPE	SIZE (sq. ft.)
1601 E. Gude Dr.	Neighborhood	13,500
808 Hungerford Dr.	Neighborhood	8,960
822 Hungerford Dr.	Neighborhood	18,306
838 Hungerford Dr.	Neighborhood	9,240
5541 Nicholson Ln.	Neighborhood	28,080
706 Rockville Pike	Neighborhood	8,758
798 Rockville Pike	Neighborhood	8,549
1488 Rockville Pike	Community	25,044
174 Rollins Ave.	Neighborhood	9,930
Burgundy Park Center	Neighborhood	60,338
City Center	Community	16,000
College Plaza	Community	109,119
Congressional North	Neighborhood	184,000
Congressional Plaza	Community	351,341
Congressional South	Community	350,000
Courthouse Center	Neighborhood	37,982
Dawson Center	Neighborhood	5,500
Devlin Center	Community	50,739
Dieners Center	Community	17,431
Edmonston Crossing	Neighborhood	35,631
Federal Plaza Shopping Center	Community	247,787
Flagship Center	Community	154,327
Gude Plaza	Community	85,677
Halpine/Metro Center	Community	77,924
Kimmel Stores	Neighborhood	40,000
Lochmann's Plaza	Community	121,431
Magruder's Corner	Community	109,000
Maryvale Center	Neighborhood	4,644
Metro Pike Center	Community	65,000
Mid-Pike Plaza	Regional	311,000
Montrose Crossing	Regional	370,000
Montrose Shopping Center	Community	145,000
Nicholson Plaza	Community	105,236
One Stop Shopping Center	Neighborhood	82,110
Pike Center	Neighborhood	73,672
Randolph Hills Shopping Center	Neighborhood	71,116
Randolph Shopping Center	Community	83,000
Ritchie Center	Neighborhood	54,761

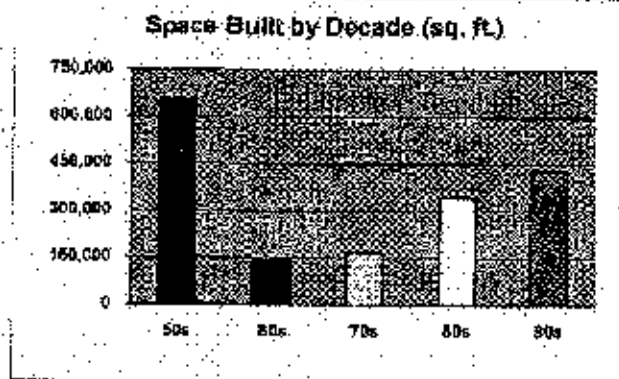
NAME	TYPE	SIZE (sq. ft.)
Rock Creek Village Center	Neighborhood	103,000
Rollins Center	Neighborhood	8,162
Saah Plaza	Neighborhood	11,110
Shoppers Food Warehouse	Neighborhood	87,952
Sunshine Square	Neighborhood	32,489
Talbot Center	Neighborhood	39,116
Tenley Center	Neighborhood	5,180
Towne Plaza	Neighborhood	26,615
Twin Oaks	Neighborhood	16,035
Twinbrook Center	Neighborhood	150,000
Twinbrook Mart	Neighborhood	56,100
Twinbrook Square	Neighborhood	71,436
White Flint Mall	Super Regional	900,672
White Flint Plaza	Community	206,285
White Flint Station	Neighborhood	23,459
Wintergreen North	Neighborhood	66,663
Wintergreen Plaza	Community	154,072
Woodley Gardens Shopping Center	Neighborhood	25,392
Woodmont Station	Community	27,634

## ROUTE 29/ EASTERN COUNTY

The Route 29-Eastern County retail corridor begins at the crossing of Northwest Branch stream and continues north to Burtonsville. In addition to the centers along Route 29 it includes New Hampshire Avenue from Hillendale through Colesville and Ashton. Major nodes along the US 29 corridor include the White Oak and Orchard



neighborhood centers. It accounts for eight percent of shopping center space in Montgomery



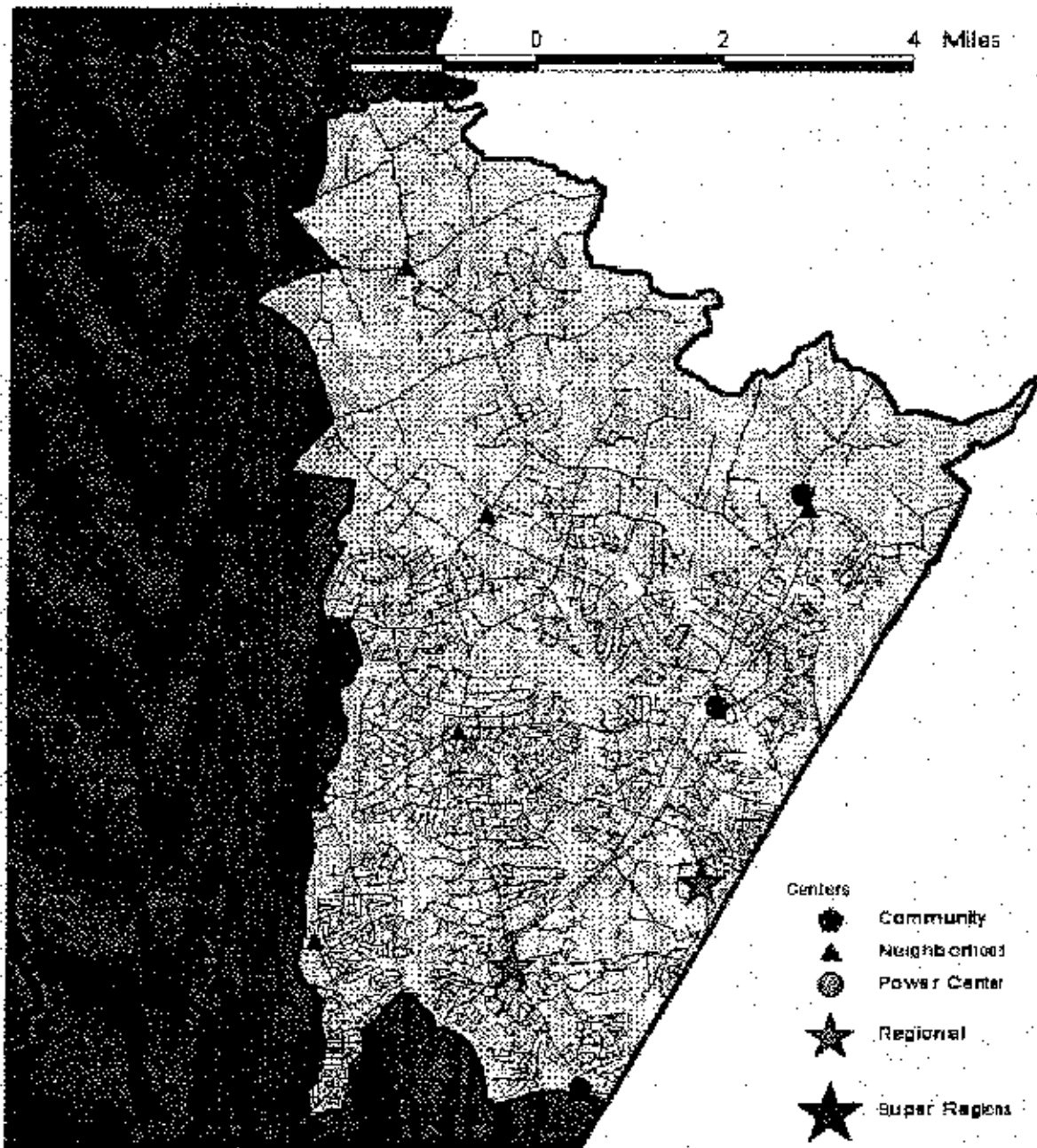
Type of Center	No.	Total Sq. Feet
Neighborhood	5	323,220
Community	3	499,554
Regional	2	905,156
Super Regional	0	0
Power Center	0	0
<b>Sector Total</b>	<b>10</b>	<b>1,727,930</b>
% of County	5%	8%

regional centers, Briggs Chaney Plaza, and Burtonsville community centers. Large centers dominate the area with its five community and regional centers accounting for over four times as much space as its five neighborhood centers. It accounts for eight percent of shopping center space in Montgomery County. The oldest shopping center was built in 1958. The average center in the Route 29-Eastern County corridor is 27 years old and has 172,800 square feet of retail space.

Opened	No.	Total Sq. Feet
1950s	2	655,964
1960s	2	134,420
1970s	2	164,000
1980s	3	343,546
1990s	1	425,000

# EASTERN COUNTY CENTERS

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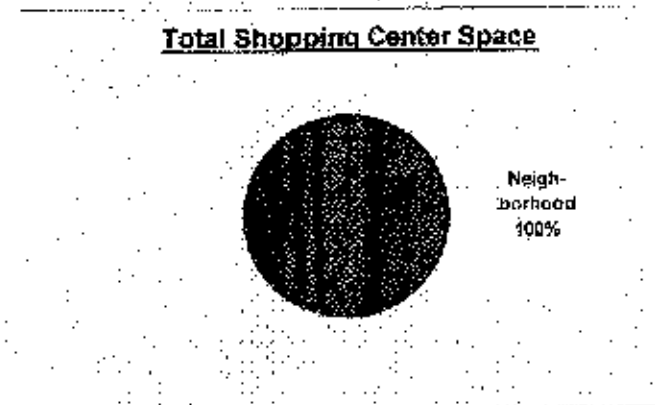
## CENTERS IN THE ROUTE 29/ EASTERN COUNTY AREA

NAME	TYPE	SIZE (sq. ft.)
Ashton Village Center	Neighborhood	19,800
Briggs Chaney Plaza	Community	194,000
Burtonsville Crossing	Neighborhood	129,746
Burtonsville Shopping Center	Neighborhood	49,420
Cloverly Center	Neighborhood	90,000
Colesville Center	Neighborhood	85,000
Hillandale Shopping Center	Community	175,808
Kemp Mill Shopping Center	Neighborhood	79,000
Orchard Center	Regional	425,000
White Oak Shopping Center	Community	480,156

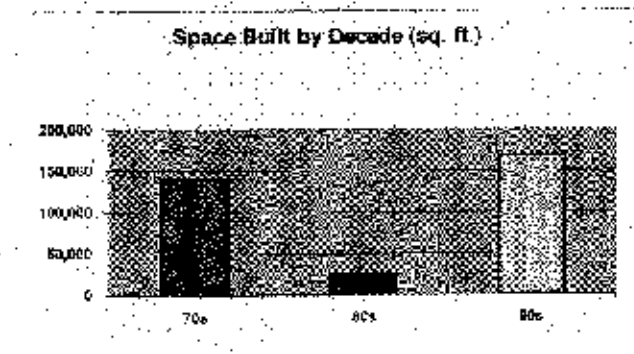
## RURAL AREAS

The rural area includes the greater Poolesville and Damascus areas and Laytonsville and accounts for only two percent of shopping center space in Montgomery County. All of the shopping centers in this area are classified as neighborhood ones. They provide only for the weekly needs of residents. Shoppers from this area travel mostly to the I-270 corridor for their comparison-shopping needs. This fits with the County's land use planning, which aims to

Type of Center	No.	Total Sq. Feet
Neighborhood	7	347,352
Community	0	0
Regional	0	0
Super Regional	0	0
Power Center	0	0
<b>Sector Total</b>	<b>7</b>	<b>347,352</b>
% of County	4%	2%



preserve the Rural area. The oldest shopping center was built in 1972 and four were built in the 1990s. The average center in the Rural area is 12 years old and has 49,600 square feet of retail space.

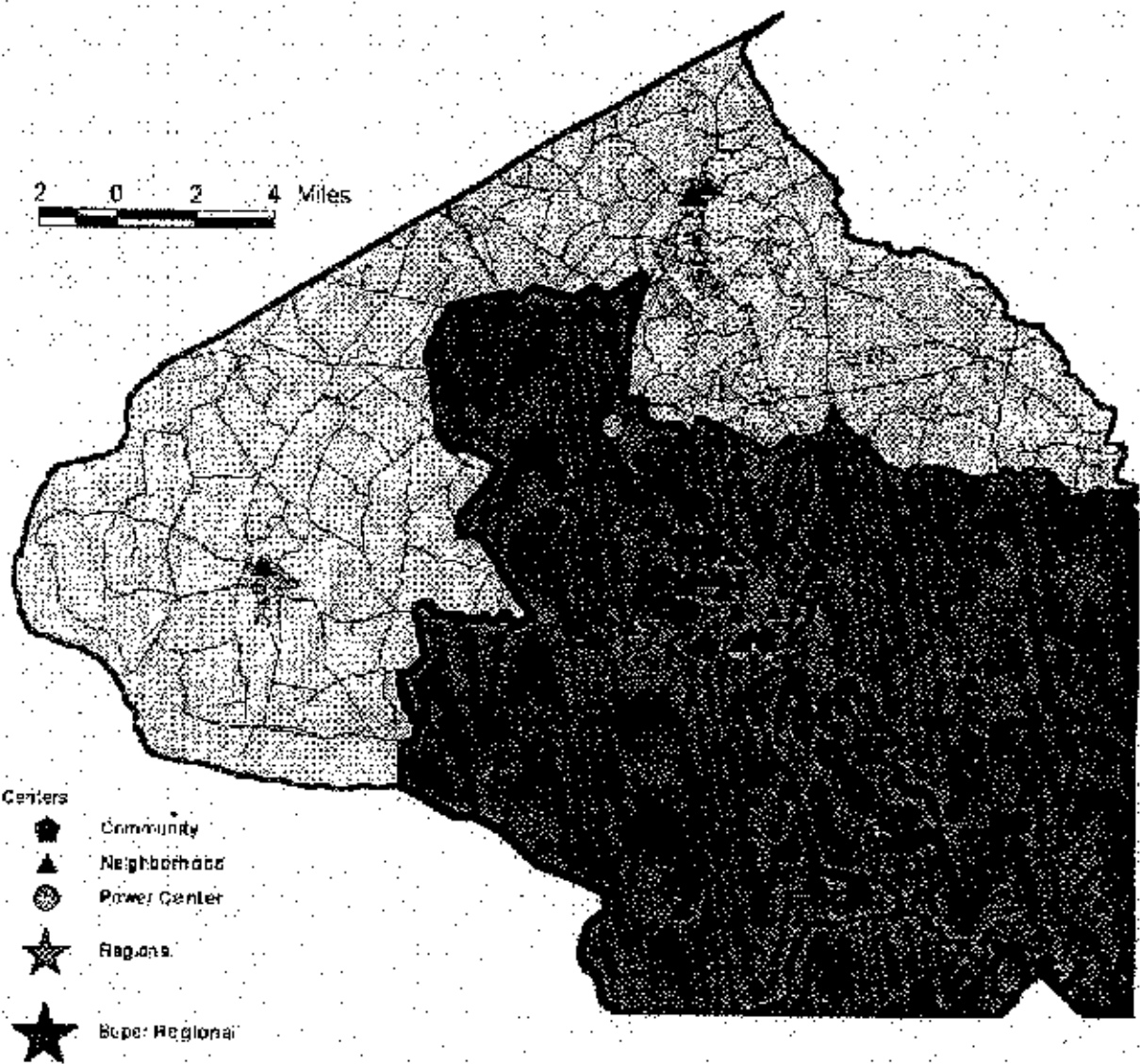


Opened	No.	Total Sq. Feet
1970s	1	139,496
1980s	2	25,253
1990s	4	167,603



# RURAL AREA CENTERS

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## **CENTERS IN THE RURAL AREAS**

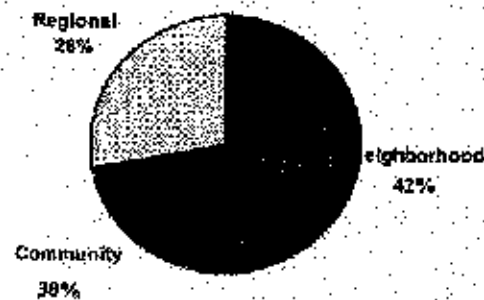
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<b>NAME</b>	<b>TYPE</b>	<b>SIZE (sq. ft.)</b>
Damascus Center	Neighborhood	139,496
High Point Center	Neighborhood	15,807
Laytons Village Shopping Center	Neighborhood	25,253
Poolesville Plaza	Neighborhood	39,846
Poolesville Towne Center	Neighborhood	15,000
Poolesville Village Center	Neighborhood	19,450
Ridgeview Centre	Neighborhood	92,500

## SILVER SPRING/TAKOMA PARK

The Silver Spring-Takoma Park retail sector encompasses the Silver Spring Central Business District, Four Corners and the City of Takoma Park including the Montgomery County part of the Langley Park shopping district. It accounts for only four percent of

**Total Shopping Center Space**



Type of Center	No.	Total Sq. Feet
Neighborhood	8	410,920
Community	3	294,425
Regional	1	275,000
Super Regional	0	0
Power Center	0	0
<b>Sector Total</b>	<b>12</b>	<b>980,345</b>
% of County	6%	4%

shopping center space in Montgomery County. Silver Spring was one of the earliest suburban retail concentrations for metropolitan Washington as the area grew after WWII. However, many businesses moved out as the suburbs grew and downtown Silver Spring was left a shadow of its former self. Some of the older street oriented retail has been

cleared away to make room for the redevelopment of the center around the intersection of Georgia Ave. and Colesville Rd. now underway. The Whole Foods Center, the leading edge of this redevelopment, opened in 2000. The oldest center, the Woodmoor center in Four Corners was built in 1946. The average center in the Silver Spring-Takoma Park sector is 26

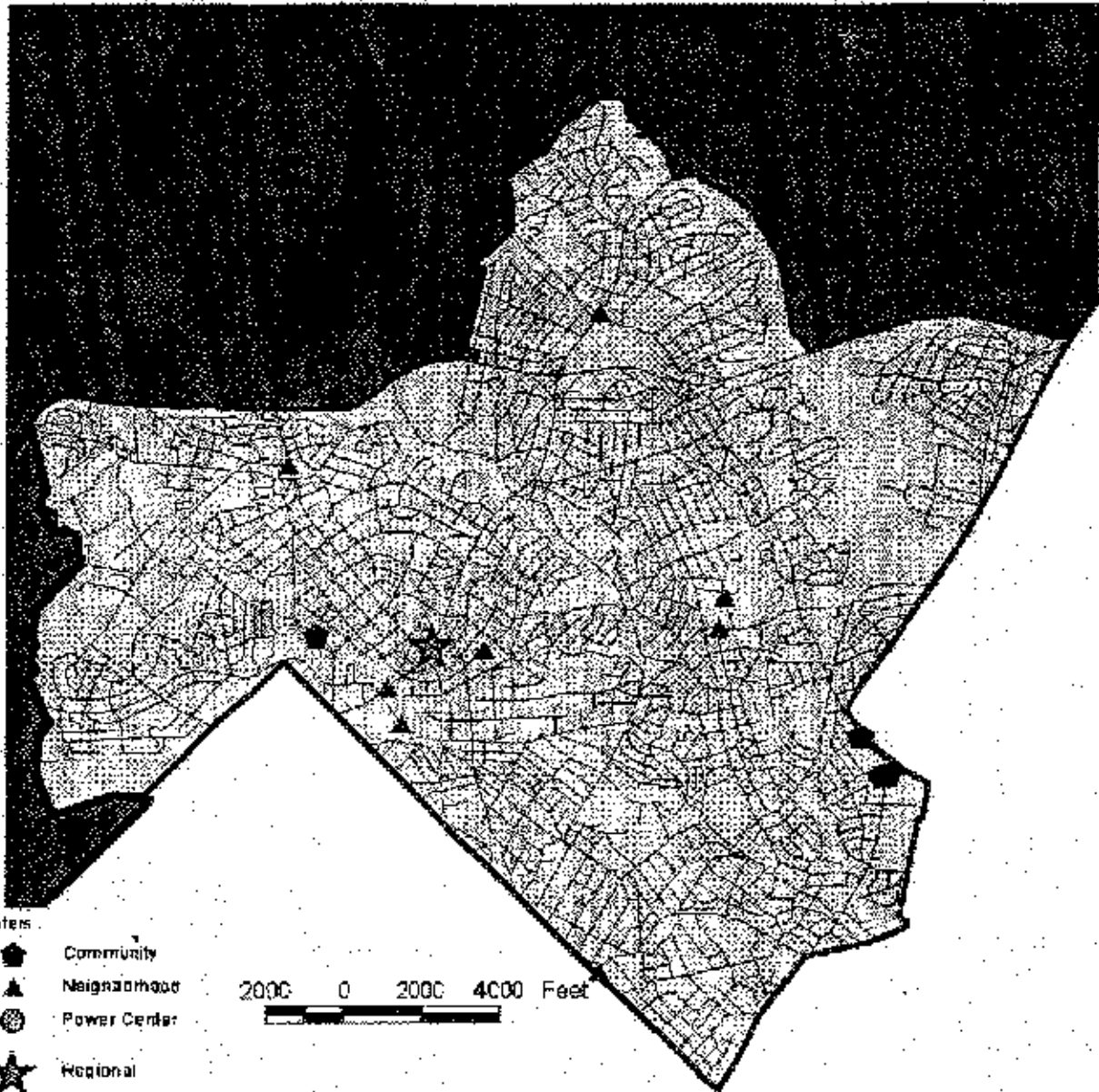
**Center Space by Decade Opened**



Opened	No.	Total Sq. Ft
1940s	1	65,587
1950s	1	110,000
1960s	3	242,263
1970s	1	37,464
1980s	3	119,538
1990s	2	297,750
2000s	1	107,743

years old and has 81,700 square feet of retail space. The rebuilding of the city center, including the Discovery Communications world headquarters will help reinvigorate retail in most of the CBD.

# SILVER SPRING – TAKOMA PARK CENTERS



- Centers
- Community
  - Neighborhood
  - Power Center
  - Regional
  - Super Regional

2000 0 2000 4000 Feet

## **CENTERS IN THE SILVER SPRING/ TAKOMA AREA**

<b>NAME</b>	<b>TYPE</b>	<b>SIZE (sq. ft.)</b>
Arliss Street Shopping Center	Neighborhood	47,838
Hlair Park Plaza	Neighborhood	60,000
Central Square Shopping Center	Neighborhood	37,464
City Place	Regional	275,000
Freshfields Center	Neighborhood	107,743
Hampshire Langley Shopping Center	Community	134,425
Metro Plaza	Neighborhood	22,750
Seminary Place	Neighborhood	42,538
Spring Center	Community	50,000
Takoma Metro Shopping Center	Neighborhood	27,000
Takoma Langley Crossroads Center	Community	110,000
Woodmoor Shopping Center	Neighborhood	65,587