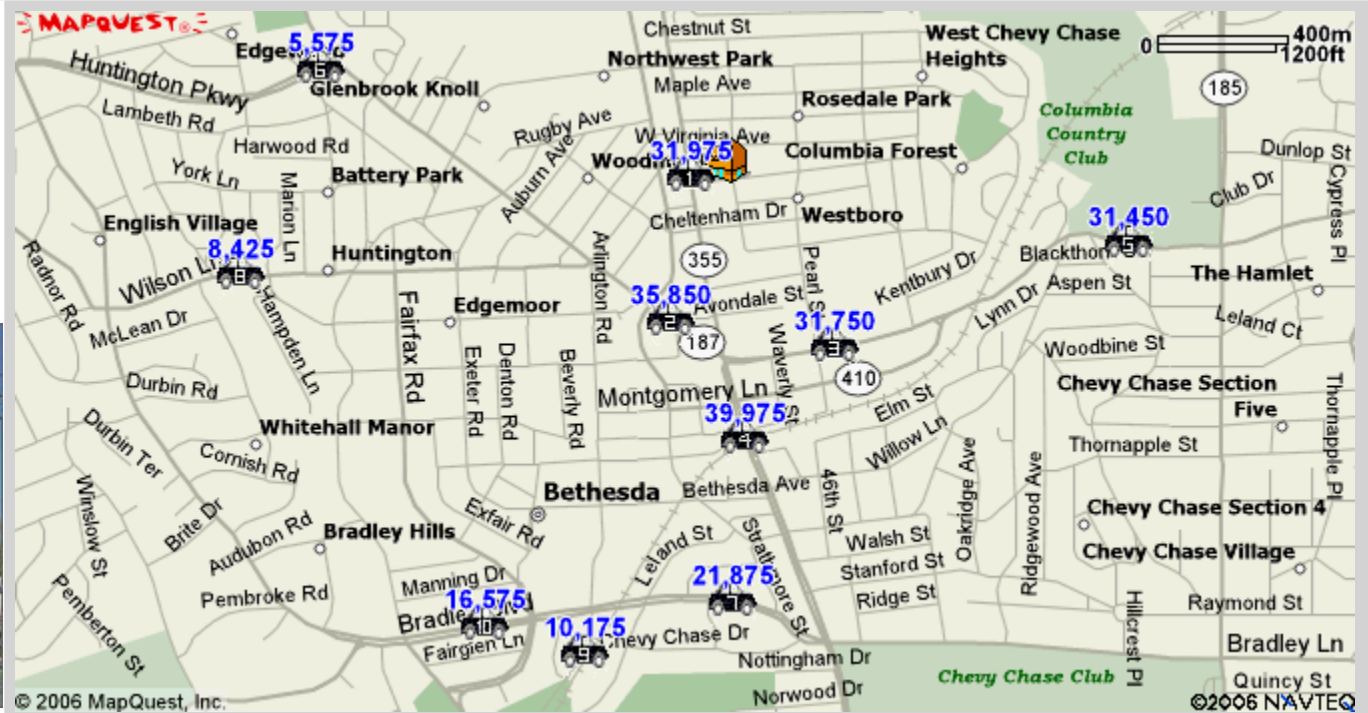


Traffic Count Report

4707-4711 Chase Ave, Bethesda, MD 20814

Building Type: **Retail**
 Secondary: -
 GLA: **6,000 SF**
 Year Built: **1963**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Wisconsin Ave	Fairmont Ave	0.05 S	2003	31,975	AADT	.06
2 Old Georgetown Rd	Moorland Ln	0.08 NW	2003	35,850	AADT	.29
3 E West Hwy	Pearl St	0.04 W	2003	31,750	AADT	.38
4 Elm St	Wisconsin Ave	0.01 NE	2003	39,975	AADT	.50
5 E West Hwy	Maple Ave	0.11 W	2003	31,450	AADT	.76
6 Huntington Pky	Custer Rd	0.02 SW	2003	5,575	AADT	.77
7 Bradley Blvd	Arlington Rd	0.26 W	2003	21,875	AADT	.80
8 Wilson Ln	Moorland Ln	0.05 E	2003	8,425	AADT	.91
9 Arlington Rd	Bradley Blvd	0.08 N	2003	10,175	AADT	.93
10 Bradley Blvd	Fairfax Rd	0.09 E	2003	16,575	AADT	.96

4707-4711 Chase Ave, Bethesda, MD 20814

Building Type: **Retail** Total Available: **0 SF**
 Secondary: - % Leased: **100%**
 GLA: **6,000 SF** Rent/SF/Yr: -
 Year Built: **1963**



Description	2000 Census		2006 Estimate		2011 Projection	
Population	61,526		62,655		63,942	
Age 0 - 4	3,479	5.65%	3,718	5.93%	3,673	5.74%
Age 5 - 9	3,644	5.92%	3,612	5.76%	3,843	6.01%
Age 10 - 14	3,733	6.07%	3,674	5.86%	3,648	5.71%
Age 15 - 17	1,985	3.23%	2,729	4.36%	2,790	4.36%
Age 18 - 20	984	1.60%	1,387	2.21%	1,571	2.46%
Age 21 - 24	1,857	3.02%	2,307	3.68%	3,079	4.82%
Age 25 - 34	8,448	13.73%	6,753	10.78%	6,190	9.68%
Age 35 - 44	9,609	15.62%	8,808	14.06%	7,674	12.00%
Age 45 - 49	5,026	8.17%	4,881	7.79%	4,630	7.24%
Age 50 - 54	4,842	7.87%	5,044	8.05%	5,076	7.94%
Age 55 - 59	4,025	6.54%	4,777	7.62%	5,179	8.10%
Age 60 - 64	2,690	4.37%	3,609	5.76%	4,404	6.89%
Age 65 - 74	4,893	7.95%	4,891	7.81%	5,860	9.16%
Age 75 - 84	4,370	7.10%	4,238	6.76%	3,883	6.07%
Age 85 and over	1,941	3.15%	2,228	3.56%	2,441	3.82%
Age 16 and over	49,962	81.20%	50,690	80.90%	51,793	81.00%
Age 18 and over	48,686	79.13%	48,923	78.08%	49,987	78.18%
Age 21 and over	47,702	77.53%	47,536	75.87%	48,416	75.72%
Age 65 and over	11,205	18.21%	11,357	18.13%	12,185	19.06%
Median Age	42		43		44	
Average Age	42		42		43	

Population By Race	61,526		62,655		63,942	
White	53,497	86.95%	54,000	86.19%	54,646	85.46%
Black or African American	1,895	3.08%	1,695	2.71%	1,596	2.50%
American Indian and Alaska Native	99	0.16%	90	0.14%	93	0.15%
Asian	3,869	6.29%	4,404	7.03%	4,882	7.64%
Native Hawaiian and Pacific Islander	28	0.05%	35	0.06%	40	0.06%
Other Race	770	1.25%	815	1.30%	853	1.33%
Two or More Races	1,369	2.23%	1,614	2.58%	1,830	2.86%

Demographic Trend Report

2 Mile Radius

4707-4711 Chase Ave, Bethesda, MD 20814

Description	2000 Census		2006 Estimate		2011 Projection	
Population by Race (Hispanic or Latino)	3,305		3,394		3,493	
White	2,376	71.89%	2,380	70.12%	2,386	68.31%
Black or African American	40	1.21%	39	1.15%	49	1.40%
American Indian & Alaska Native	30	0.91%	34	1.00%	41	1.17%
Asian	28	0.85%	39	1.15%	48	1.37%
Native Hawaiian & Pacific Islander	1	0.03%	0	0.00%	0	0.00%
Other Race	601	18.18%	643	18.95%	686	19.64%
Two or More Races	229	6.93%	259	7.63%	283	8.10%
Household by Household Income	27,093		27,737		28,404	
Income Less than \$15,000	1,477	5.45%	1,284	4.63%	1,203	4.24%
Income \$15,000 - \$24,999	1,115	4.12%	962	3.47%	898	3.16%
Income \$25,000 - \$34,999	1,521	5.61%	1,111	4.01%	985	3.47%
Income \$35,000 - \$49,999	2,307	8.52%	2,227	8.03%	1,971	6.94%
Income \$50,000 - \$74,999	4,382	16.17%	3,789	13.66%	3,552	12.51%
Income \$75,000 - \$99,999	3,674	13.56%	3,596	12.96%	3,476	12.24%
Income \$100,000 - \$149,999	5,168	19.08%	5,566	20.07%	5,656	19.91%
Income \$150,000 - \$249,999	4,389	16.20%	5,045	18.19%	5,532	19.48%
Income \$250,000 - \$499,999	1,720	6.35%	2,301	8.30%	2,815	9.91%
Income \$500,000 or more	1,340	4.95%	1,856	6.69%	2,316	8.15%
Average Household Income	\$132,312		\$152,148		\$166,141	
Median Household Income	\$93,675		\$108,080		\$118,715	
Per Capita Income	\$58,855		\$67,919		\$74,371	
Households by Age of Householder	27,105		27,735		28,404	
Householder Under 25 Years	580	2.14%	691	2.49%	802	2.82%
Householder 25 - 34 Years	4,225	15.59%	3,510	12.66%	3,190	11.23%
Householder 35 - 44 Years	5,238	19.32%	4,988	17.98%	4,449	15.66%
Householder 45 - 54 Years	5,620	20.73%	5,782	20.85%	5,784	20.36%
Householder 55 - 59 Years	2,380	8.78%	2,861	10.32%	3,138	11.05%
Householder 60 - 64 Years	1,624	5.99%	2,205	7.95%	2,713	9.55%
Householder 65 - 69 Years	1,495	5.52%	1,673	6.03%	2,202	7.75%
Householder 70 - 74 Years	1,608	5.93%	1,486	5.36%	1,618	5.70%
Householder 75 - 79 Years	1,684	6.21%	1,510	5.44%	1,459	5.14%
Householder 80 - 84 Years	1,337	4.93%	1,487	5.36%	1,327	4.67%
Householder 85 Years and over	1,314	4.85%	1,542	5.56%	1,722	6.06%
Median Age of Householder	51.20		53.10		55.00	



This report contains information that has not been verified. Contact Commercial Brokers LLC at (301) 365-0365 for further information.

This copyrighted report contains research licensed to Commercial Brokers Real Estate Services LLC - 60928.

8/14/2007

Page 3

Demographic Summary Report

4707-4711 Chase Ave, Bethesda, MD 20814

Building Type: **Retail** Total Available: **0 SF**
 Secondary: - % Leased: **100%**
 GLA: **6,000 SF** Rent/SF/Yr: -
 Year Built: **1963**



Radius	1 Mile	3 Mile	5 Mile
Population			
2011 Projection	20,163	139,304	400,108
2006 Estimate	19,415	138,470	400,840
2000 Census	18,629	138,560	404,599
Growth 2006 - 2011	3.85%	0.60%	-0.18%
Growth 2000 - 2006	4.22%	-0.07%	-0.93%
2006 Population by Hispanic Origin	1,268	8,894	52,733
2006 Population By Race	19,415	138,470	400,840
White	16,445 84.70%	114,517 82.70%	262,507 65.49%
Black or African American	576 2.97%	8,223 5.94%	69,816 17.42%
American Indian and Alaska Native	27 0.14%	221 0.16%	1,055 0.26%
Asian	1,483 7.64%	9,522 6.88%	28,344 7.07%
Native Hawaiian and Pacific Islander	5 0.03%	88 0.06%	253 0.06%
Other Race	368 1.90%	2,287 1.65%	23,464 5.85%
Two or More Races	512 2.64%	3,613 2.61%	15,402 3.84%
Households			
2011 Projection	9,884	60,639	171,800
2006 Estimate	9,488	59,904	171,744
2000 Census	9,072	59,412	172,449
Growth 2006 - 2011	4.16%	1.23%	0.03%
Growth 2000 - 2006	4.59%	0.83%	-0.41%
Owner Occupied	4,322 45.55%	40,075 66.90%	102,149 59.48%
Renter Occupied	5,166 54.45%	19,829 33.10%	69,595 40.52%
2006 Households by HH Income	9,489	59,903	171,743
Income Less Than \$15,000	633 6.67%	2,823 4.71%	12,520 7.29%
Income: \$15,000 - \$24,999	419 4.42%	2,122 3.54%	9,175 5.34%
Income: \$25,000 - \$34,999	475 5.01%	2,631 4.39%	10,975 6.39%
Income: \$35,000 - \$49,999	1,036 10.92%	5,051 8.43%	19,050 11.09%
Income: \$50,000 - \$74,999	1,551 16.35%	8,513 14.21%	27,848 16.21%
Income: \$75,000 - \$99,999	1,275 13.44%	7,700 12.85%	22,370 13.03%
Income: \$100,000 - \$149,999	1,740 18.34%	11,978 20.00%	30,281 17.63%
Income: \$150,000 - \$249,999	1,298 13.68%	11,015 18.39%	23,563 13.72%
Income: \$250,000 - \$499,999	595 6.27%	4,870 8.13%	9,602 5.59%
Income: \$500,000 or more	467 4.92%	3,200 5.34%	6,359 3.70%
2006 Avg Household Income	\$128,223	\$145,399	\$118,606
2006 Med Household Income	\$87,363	\$104,640	\$82,045
2006 Per Capita Income	\$63,857	\$63,674	\$51,413