Federal Realty Investment Trust

- 87 properties totaling 19.3 million square feet.
- Located in metropolitan markets in the Northeast, Mid-Atlantic, and California.
- 93.4% leased.
- Paid quarterly dividends to shareholders continuously since its founding in 1962.
- Increased dividend rate for 44 consecutive years, the longest record in the REIT industry.
The Village at Shirlington: Arlington, Virginia
Santana Row: San Jose, California
Bethesda Row: Bethesda, Maryland
Rockville Town Square - After
Santana Row: San Jose, California
Bethesda Row: Bethesda, Maryland
Rockville Town Square: Rockville, Maryland
White Flint District
White Flint Property Owners

- Pike & Rose
- Federal Realty
- Gables
- JBG
- Saul Centers
- JBG
- Saul Centers
- JBG
- Saul Centers
- Foulger Pratt
- Lerner Enterprises / Tower Companies
- Bethesda CBD
- 2.5 miles
- 3.4 miles
- I-270
- 2 miles
- I-495
- 2.5 miles
- Bethesda CBD
- 3.4 miles
White Flint Existing Conditions

Image From MNCPPC Planning Staff Presentation
**Connected and Convenient: Road Network**

**Sparse**

Sparse existing road network

**Dense**

10 Additional Lanes East/West
6 Additional Lanes North/South

Source: Glatting Jackson, et al.
Connected and Convenient: Improved Walkability
Pike & Rose