For Lease

An excellent retail opportunity in new development

- 11,337 s.f. available, divisible from 831 - 11,337 s.f.
- Steps away from the Wheaton Metro Station (3,774 RPD)
- Close proximity to Westfield Wheaton Mall
- Located in a new 308,000 s.f. Montgomery County occupied building
- Tremendous visibility and traffic from Georgia Ave (40,513 VPD) and Veirs Mill Rd (21,260 VPD)

11219 Grandview Ave
Wheaton, MD

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## Wheaton MD by the numbers

### Demographics from subject site

<table>
<thead>
<tr>
<th>Metric</th>
<th>1 mi</th>
<th>3 mi</th>
<th>5 mi</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>25,365</td>
<td>166,368</td>
<td>469,851</td>
</tr>
<tr>
<td>Average HH Income</td>
<td>$109,103</td>
<td>$119,802</td>
<td>$124,141</td>
</tr>
<tr>
<td>Households</td>
<td>8,712</td>
<td>57,147</td>
<td>177,505</td>
</tr>
<tr>
<td>Employees</td>
<td>9,438</td>
<td>48,363</td>
<td>289,408</td>
</tr>
<tr>
<td>Businesses</td>
<td>973</td>
<td>4,451</td>
<td>16,810</td>
</tr>
</tbody>
</table>

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Wheaton Office Building site renderings
The space

11,337 s.f.
Divisible

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