

SPRING OF 2020 DELIVERY

Wheaton Town Square



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



University Blvd W
30,040

Georgia Ave
40,513

Veirs Mill Road
21,260



Demographics from subject site

	1 mi	3 mi	5 mi
Population	25,365	166,368	469,851
Average HH Income	\$109,103	\$119,802	\$124,141
Households	8,712	57,147	177,505
Employees	9,438	48,363	289,408
Businesses	973	4,451	16,810

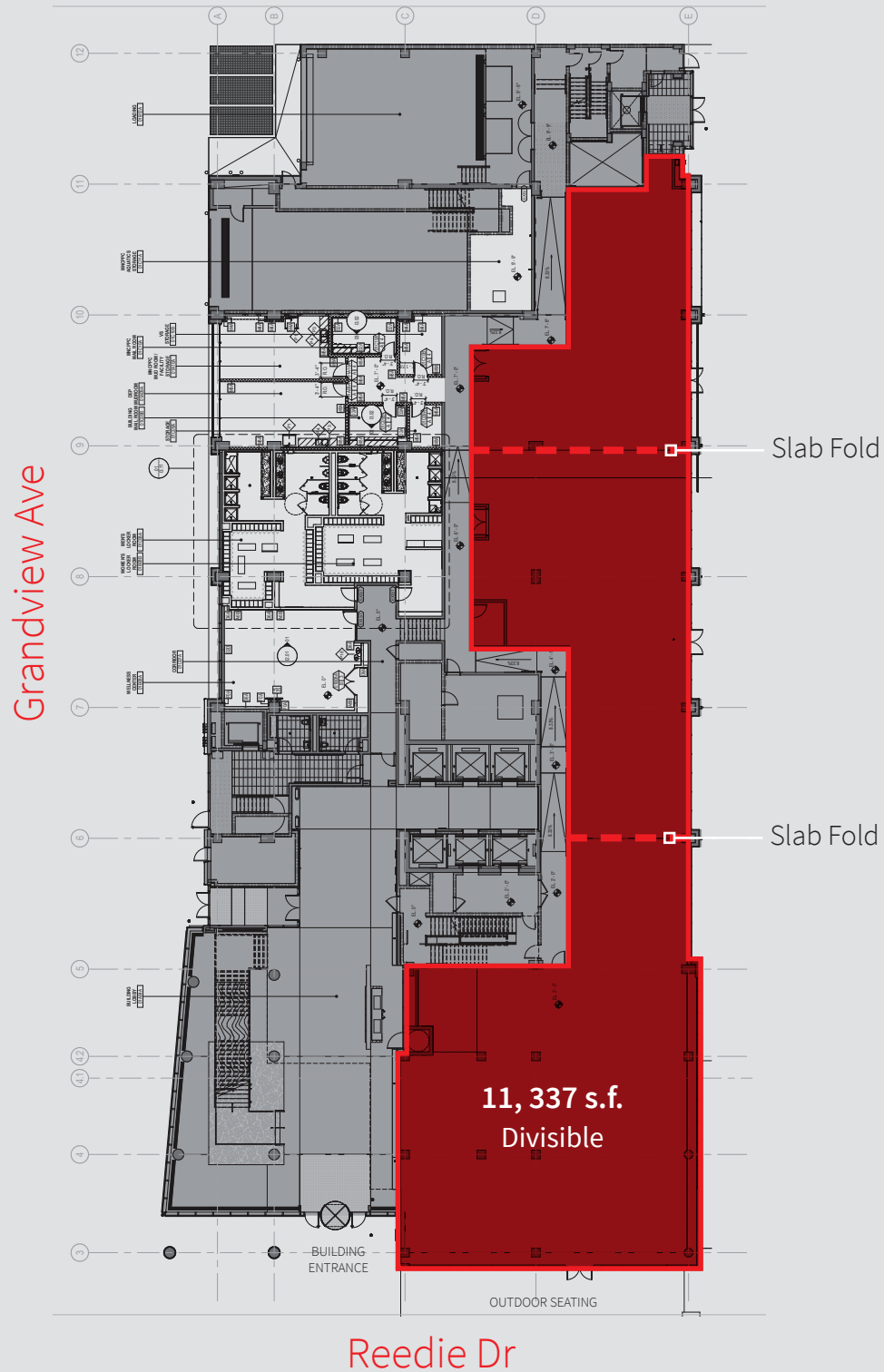
11219 Grandview Ave

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Wheaton Office Building site renderings



The space



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