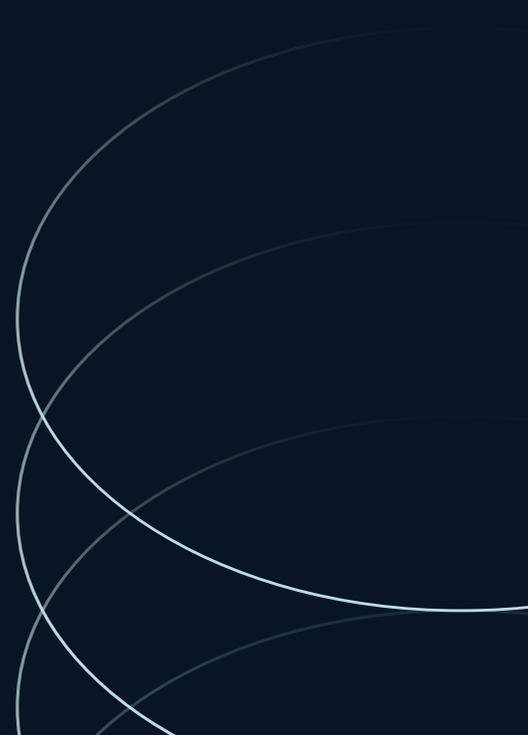




 **JLL** SEE A BRIGHTER WAY

For lease

11219 Grandview Ave
Wheaton, MD





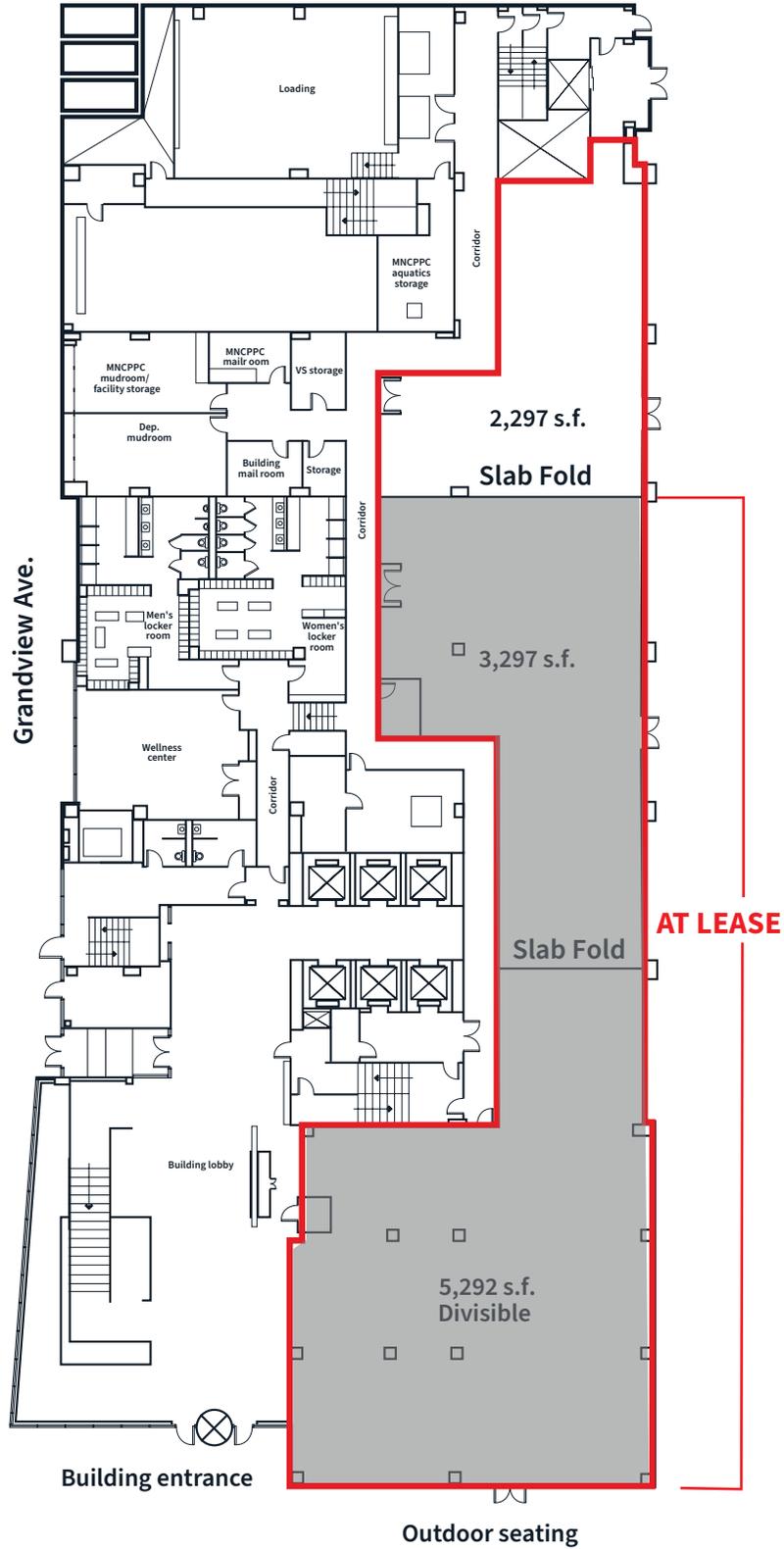
An excellent retail opportunity in new development

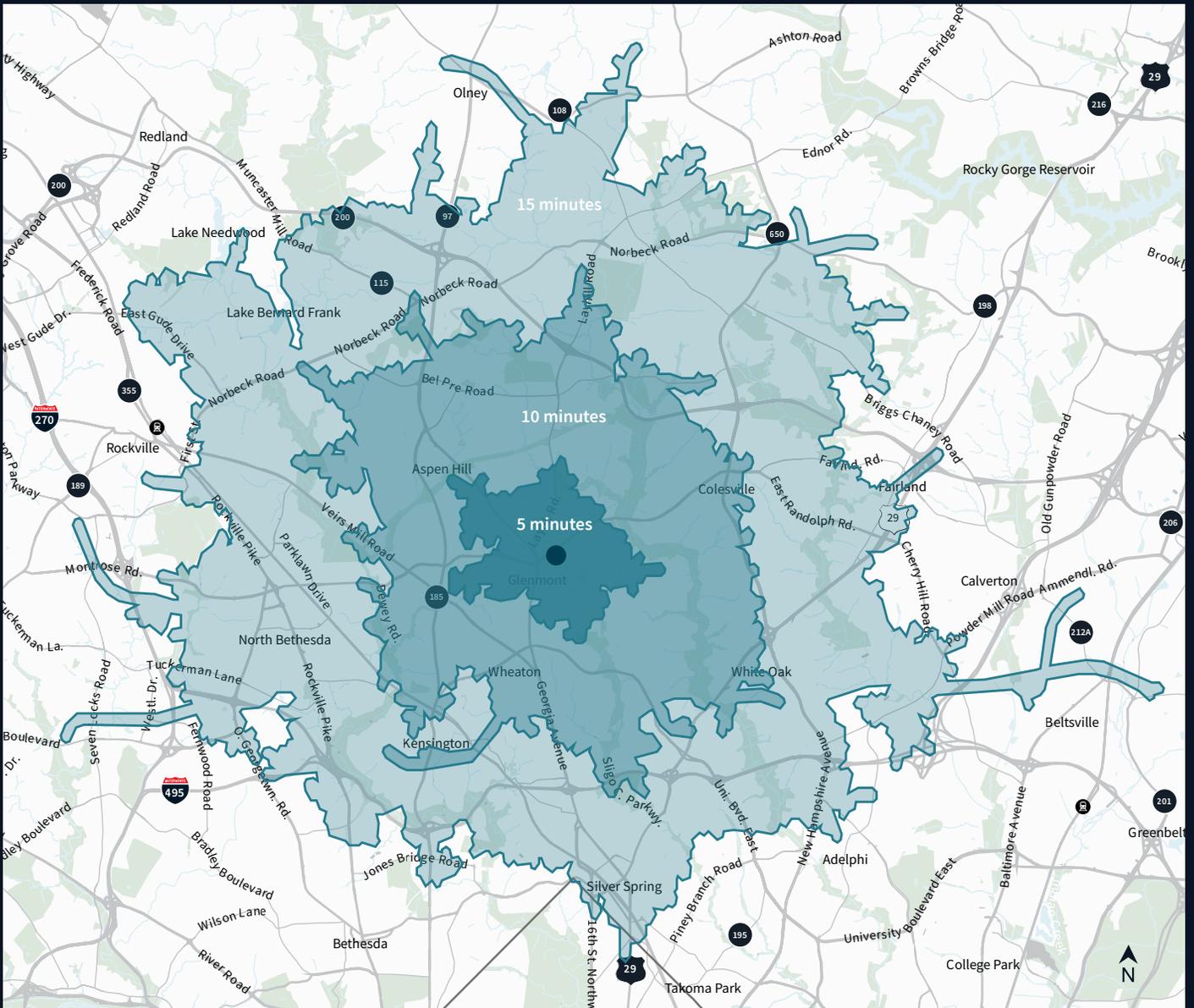
- 2,297 s.f. available
- Steps away from the Wheaton Metro Station (3,774 RPD)
- Close proximity to Westfield Wheaton Mall
- Located in a new 308,000 s.f. Montgomery County occupied building
- Tremendous visibility and traffic from Georgia Ave (40,513 VPD) and Veirs Mill Rd (21,260 VPD)

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 Wheaton/MD





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