



 **JLL** SEE A BRIGHTER WAY

For lease

11219 Grandview Ave
Wheaton, MD



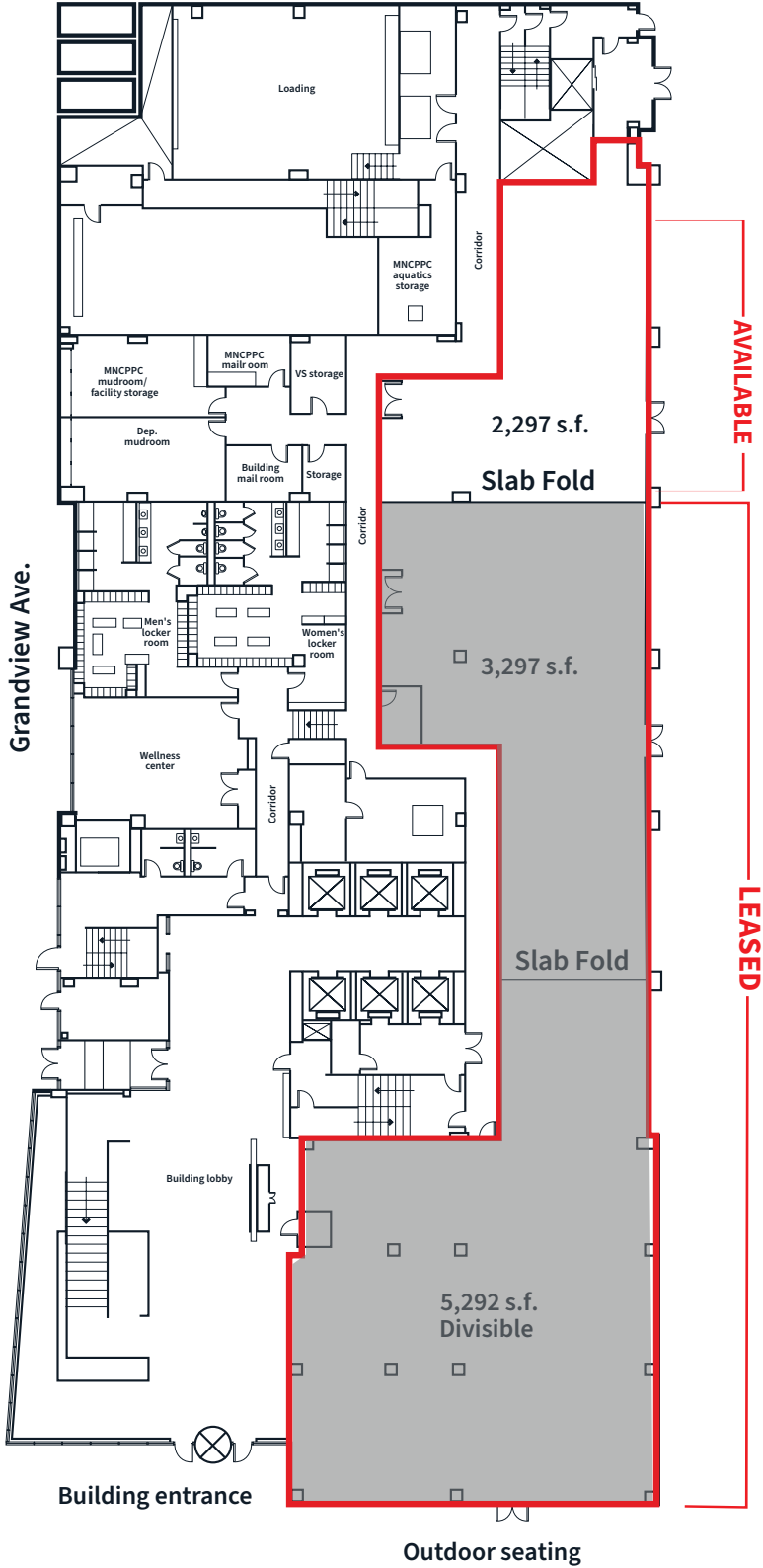
An excellent retail opportunity in new development

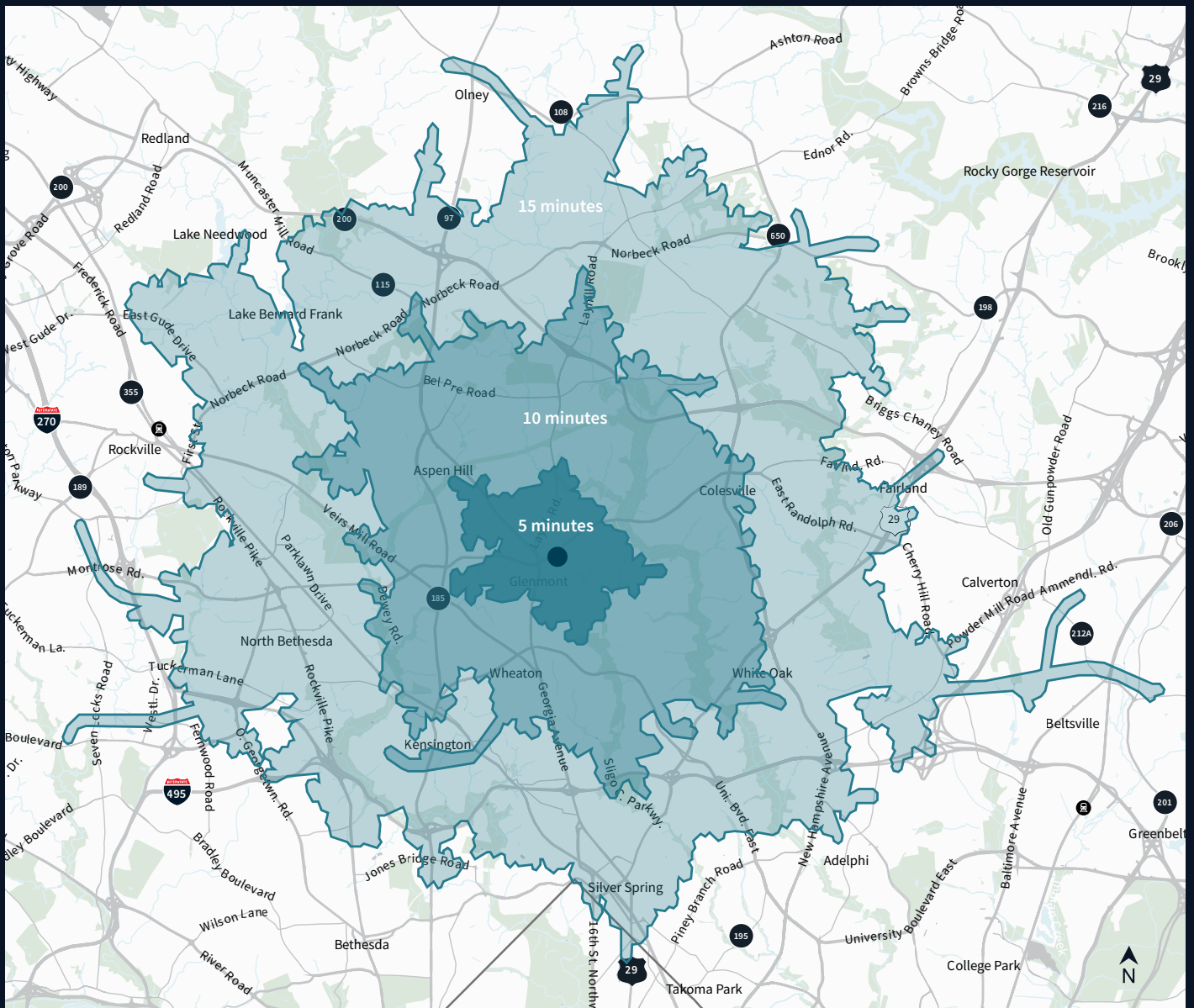
- 2,297 s.f. available
- Steps away from the Wheaton Metro Station (3,774 RPD)
- Close proximity to Westfield Wheaton Mall
- Located in a new 308,000 s.f. Montgomery County occupied building
- Tremendous visibility and traffic from Georgia Ave (40,513 VPD) and Veirs Mill Rd (21,260 VPD)

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





JLL

Andy Corno

Managing Director, Brokerage

andy.corno@jll.com

O: +1 202 719 6137

M: +1 301 520 2620

Thomas Jackman

Managing Director, Brokerage

thomas.jackman@jll.com

O: +1 202 719 5624

M: +1 301 580 1512

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.