

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



VEHICLES  
PER DAY

University Blvd W  
**30,040**

Georgia Ave  
**40,513**

Veirs Mill Road  
**21,260**



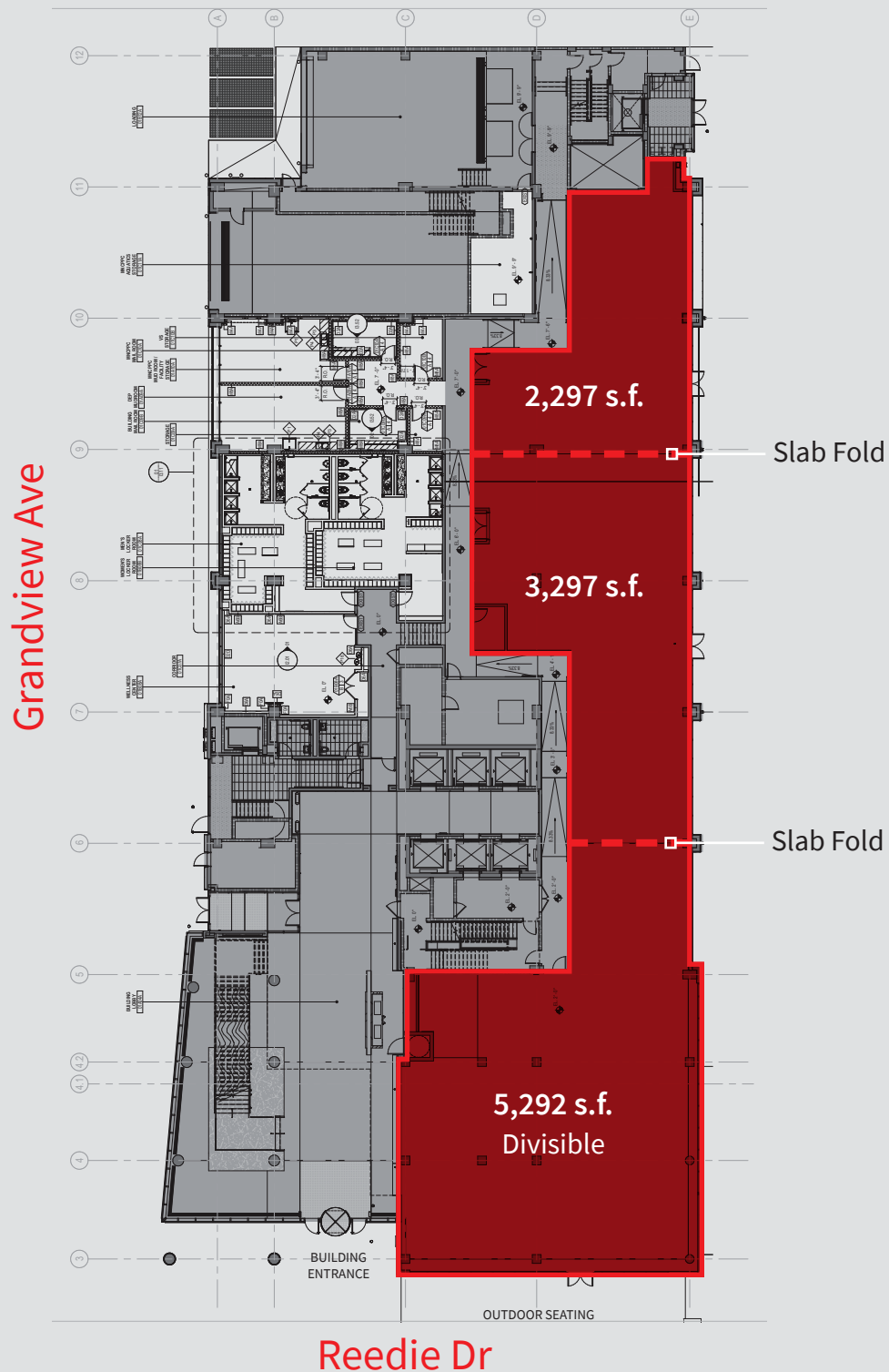
## Demographics from subject site

	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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# The space



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