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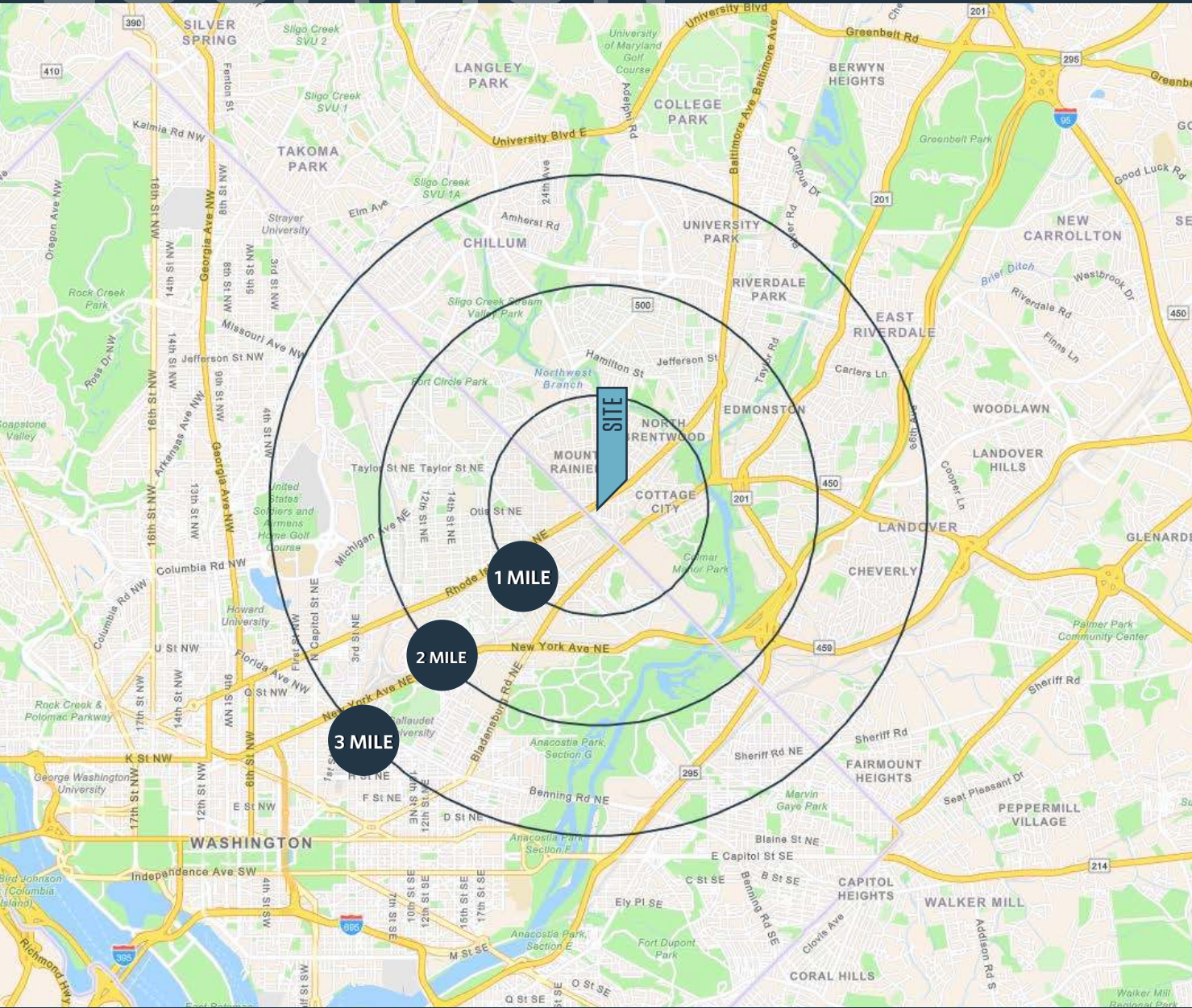
RETAIL FOR LEASE

- 2,045 SF corner space
- Partially built out; ideal for café
- Vibrant arts building in historic Mount Rainier
- Underserved trade area
- New high traffic intersection with Eastern Ave NE (24,115 ADT)

LOCATION

3311 RHODE ISLAND AVE

WHEATON, MARYLAND 20902



DEMOGRAPHICS | 2024:

1-MILE	2-MILE	3-MILE
Population		
25,239	80,246	226,755
Daytime Population		
18,917	70,821	217,261
Households		
10,128	30,582	87,009
Average HH Income		
\$114,036	\$118,760	\$119,187

TRAFFIC COUNTS | 2023:

Rhode Island Ave	25,731 ADT
Eastern Ave	24,115 ADT

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BEN BECKER

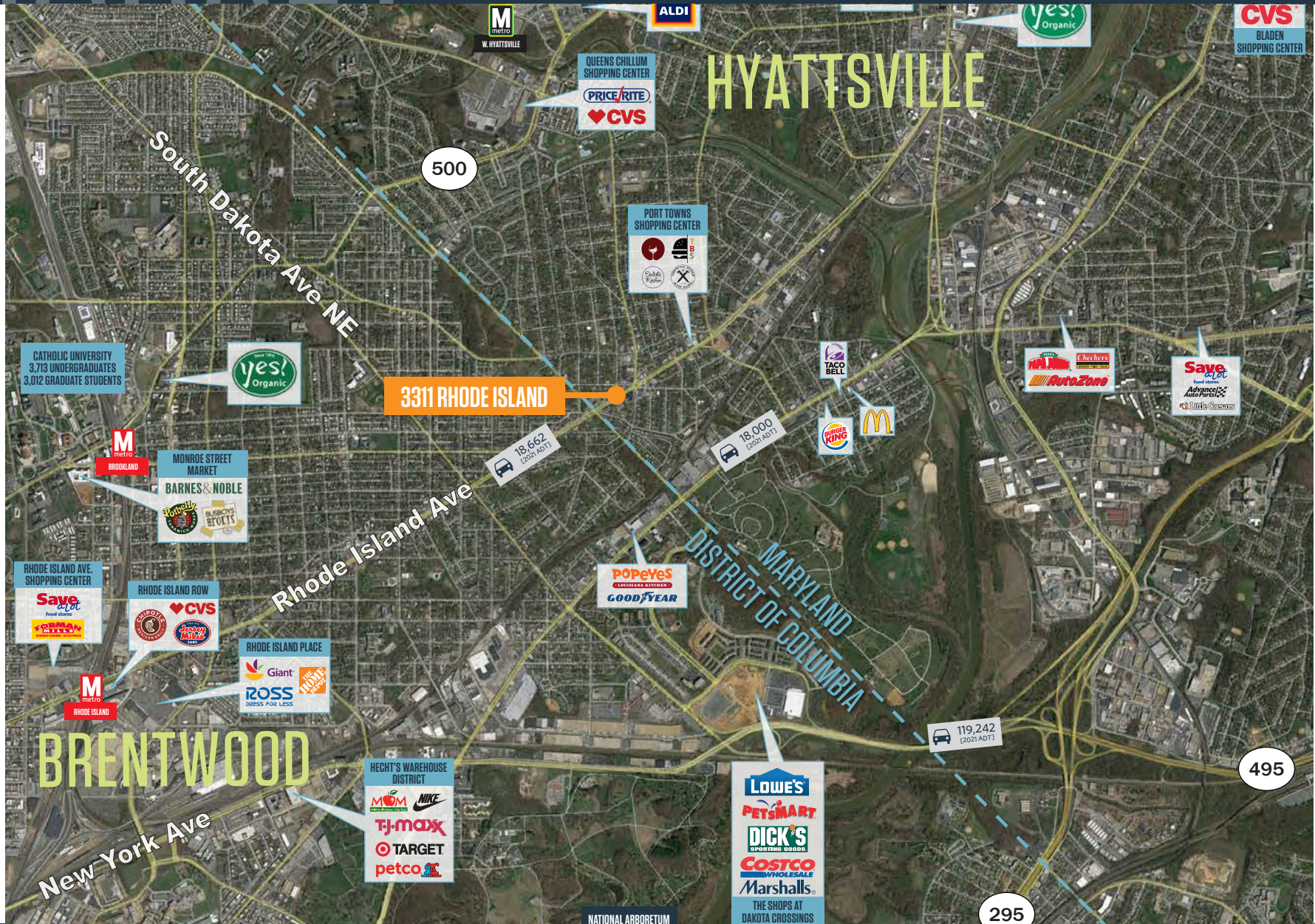
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MARKET

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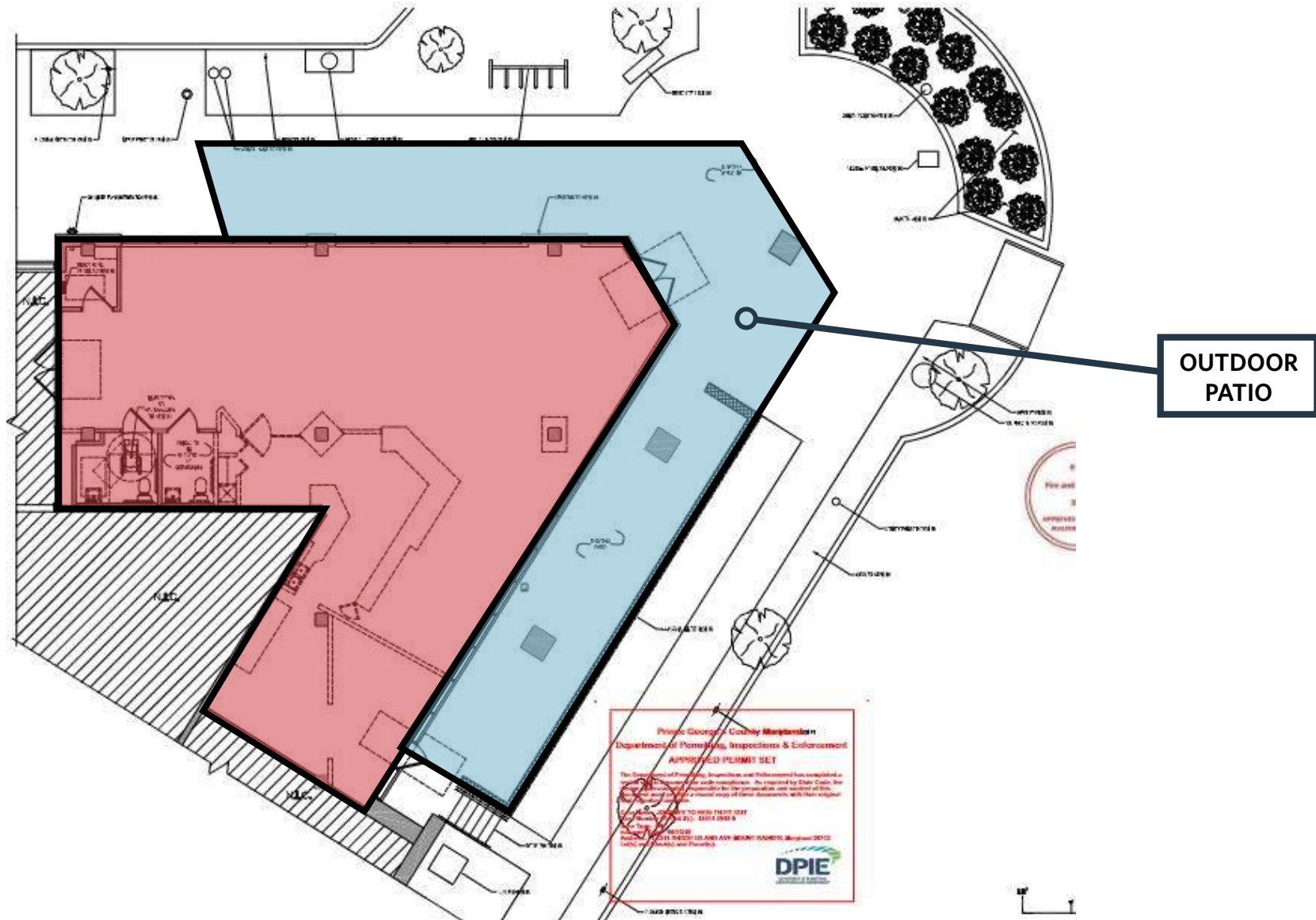
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SITE PLAN

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MT RAINIER, MD 20712

FOR MORE INFORMATION, PLEASE CONTACT:

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