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PROPERTY DETAILS

- 26,627 SF building on 2 acre site at the corner of Georgia Ave (41,800 VPD) and Veirs Mill Rd (19,000 VPD)
- Former car dealership with showroom and service center
- Adjacent to Wheaton Metro and super- regional Westfield Wheaton Mall
- Traffic signalized intersection with full movement access
- 1 block from Wheaton Metro (1,500 RPD)

MATT SKALET

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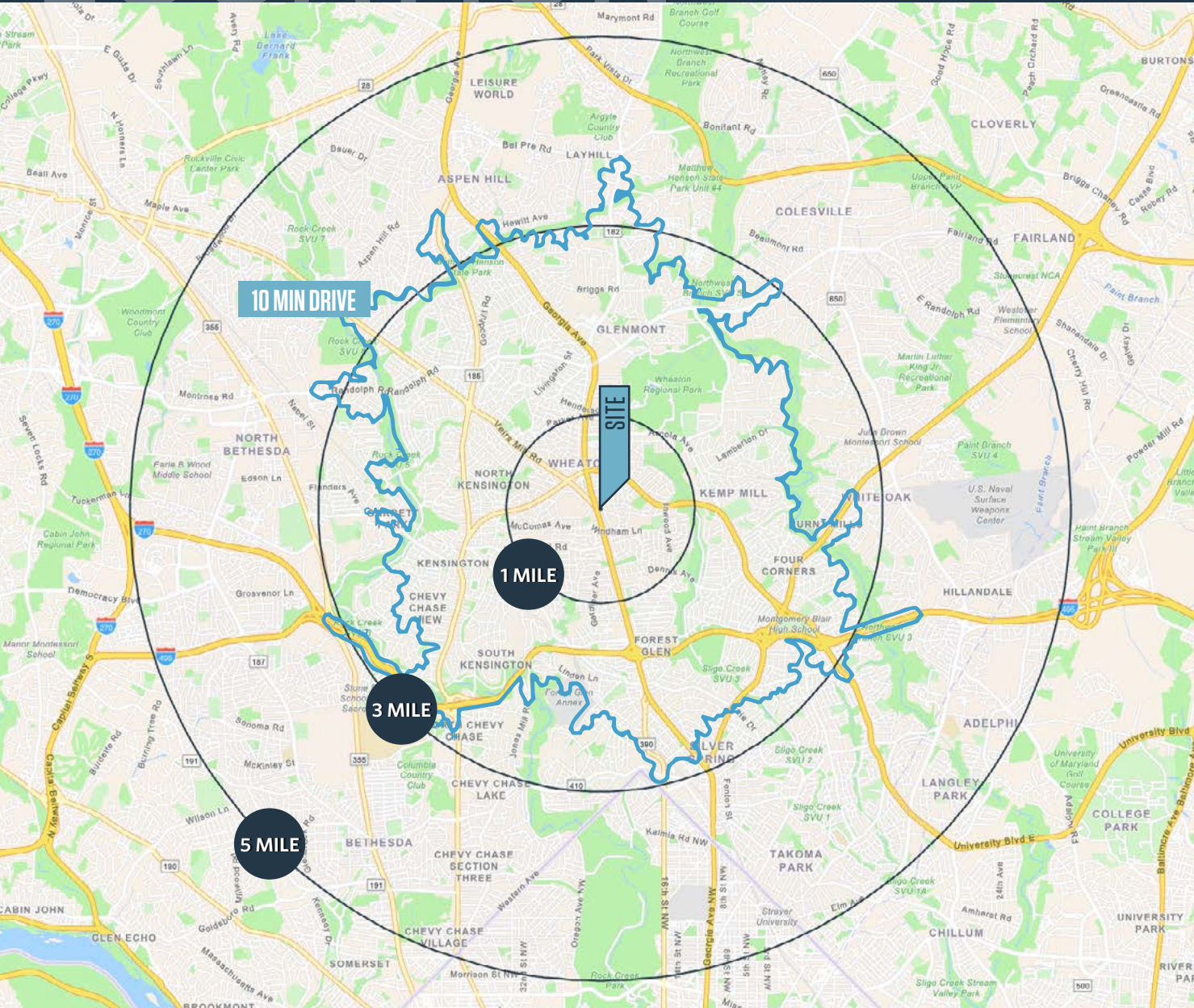
BEN BECKER

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LOCATION

10915 GEORGIA AVE

WHEATON, MARYLAND 20902



PROPERTY HIGHLIGHTS:

Closed auto dealership and service center on 2 acre corner parcel.

5,110 SF showroom level with at grade parking.

21,517 SF service center with 10+ automotive lifts with at grade parking.

DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE	10 MIN DRIVE	15 MIN DRIVE
Population	25,464	168,469	494,420	127,175	381,859
Daytime Population	21,990	148,480	506,148	100,789	361,478
Households	9,276	59,589	184,494	42,411	139,208
Average HH Income	\$147,653	\$178,282	\$171,514	\$176,178	\$166,996

TRAFFIC COUNTS | 2023:

Georgia Ave	41,800 ADT
Veirs Mill Rd	19,000 ADT
Wheaton Metro	1,500 RPD

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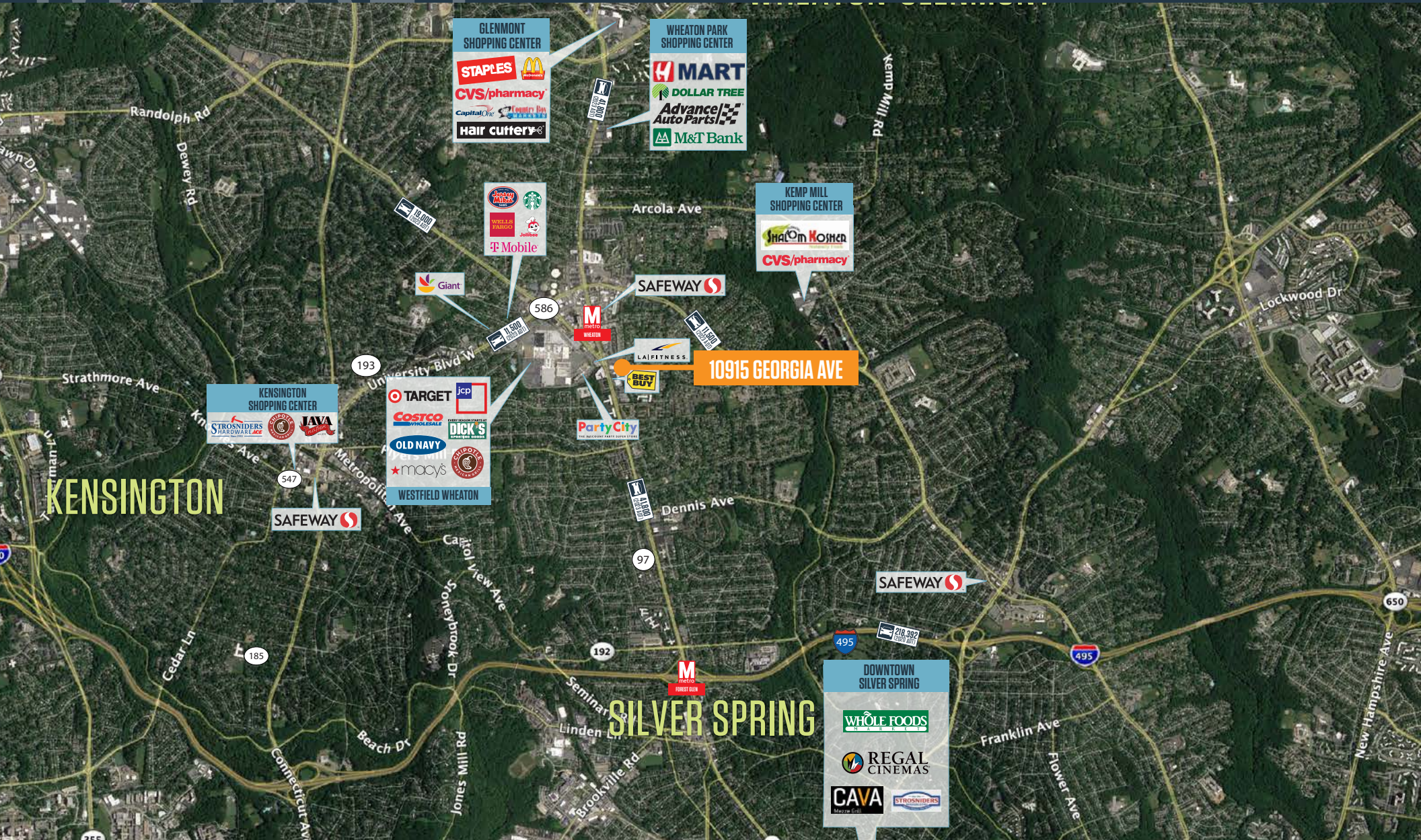
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MARKET

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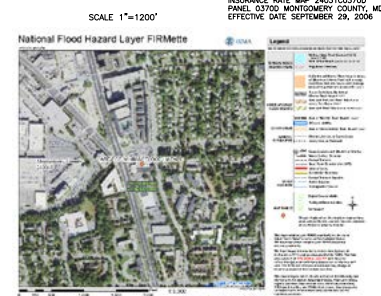
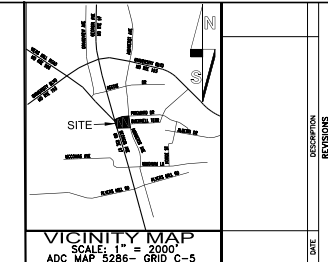
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TITLE REPORT EASEMENT SUMMARY
 FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. DC2401457
RIGHT OF WAY/EASEMENT SUMMARY
 LIBER 362 FOLIO 280, C&P TELEPHONE COMPANY — NONDESCRIBED UTILITY EASEMENT
 LIBER 598 FOLIO 100, STATE ROADS COMMISSION PLAT 1301 — INCLUDED IN EXISTING DEDICATION SHOWN PLAT 2306 — INCLUDED IN SURVEY AS SHOWN AS PARCEL B BLOCK A WHEATON FOREST
 LIBER 1462 FOLIO 376, 12' WIDE WSSC EASEMENT — NOT AFFECTING PROPERTY
 LIBER 1572 FOLIO 346, CURRENT STATE ROADS COMMISSION PLAT 9269 — INCLUDED IN EXISTING DEDICATION SHOWN PLAT 2306 — INCLUDED IN SURVEY AS SHOWN AS PARCEL B BLOCK A WHEATON FOREST
 LIBER 1482 FOLIO 363, DEED CONVEYANCE EAST OF PROPERTY — NOT AFFECTING PROPERTY
 PLAT 1987 — AMHERST AVENUE DEDICATION SHOWN
 PLAT 4542 — MINIMUM BUILDING RESTRICTION LINES PER CURRENT ZONING AS NOTED
 LIBER 5962 FOLIO 719, DECLARATION OF TAKING DATED JULY 1, 1982, RECORDED NOVEMBER 17, 1982, — PERMANENT UNDERGROUND SUBSURFACE EASEMENT, NO SURFACE IMPACT TO PROPERTY.

NAD 83/91 DATUM
 WORDS BE DATUM
 SCALE 1"=200'



PROPERTY CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	151.41'	250.00'	87°58'55"	N 27°01'11" E	128.28'
C2	150.23'	271.46'	117°02'56"	N 77°35'25" E	148.89'
C3	25.44'	771.46'	07°31'50"	N 87°58'18" E	25.44'
C4	71.01'	221.46'	09°19'25"	N 89°09'19" E	70.99'
C5	18.08'	24.80'	67°43'07"	E 67°43'07" S	15.45'
C6	58.08'	188.14'	07°48'50"	S 07°09'18" E	58.08'

LEGAL DESCRIPTION

PART 1 BEING PART OF THE SAME LANDS CONVEYED BY WHEATON ASSOCIATES LIMITED PARTNERSHIP TO WHEATON ASSOCIATES, LLC BY A CONFIRMATORY DEED DATED JANUARY 29, 2016 AND RECORDED FEBRUARY 22, 2016, IN BOOK 51660 AT PAGE 292, ALSO KNOWN AS PARCEL C BLOCK A IN THE SUBDIVISION KNOWN AS "WHEATON FOREST", RECORDED AS PLAT NO. 8542, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, BEGINNING FOR THE SAME AT THE SOUTHWESTERLY CORNER OF SAID PARCEL C BLOCK A "WHEATON FOREST", ON THE WESTERLY RIGHT OF WAY LINE OF AMHERST AVENUE, 80' WIDE, THENCE BINDING WITH THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL C SOUTH 88°24'22" WEST 232.50 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF GEORGIA AVENUE, VARIABLE WIDTH, THENCE BINDING WITH THE SAID RIGHT OF WAY LINE, NORTH 15°34'06" WEST 186.95 FEET TO A POINT, THENCE NORTH 10°58'14" WEST 40.51 FEET TO A POINT, THENCE LEAVING SAID RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, AN ARC OF 31.41 FEET AND A CHORD BEARING AND LENGTH, NORTH 25°01'11" EAST 28.28 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PRICHARD ROAD, 60' WIDE, THENCE BINDING WITH SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 70°01'42" EAST 89.72 FEET TO A POINT, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 771.46 FEET, AN ARC OF 150.23 FEET AND A CHORD BEARING AND LENGTH, NORTH 75°30'25" EAST 149.99 FEET TO A POINT ON THE EASTERLY LINE OF A 20 FOOT ALLEY ABANDONED UNDER MONTGOMERY COUNTY EULITE CASE NO. 3155, THENCE BINDING WITH SAID ALLEY, NORTH 07°18'18" EAST 135.78 FEET TO A POINT, THENCE BINDING WITH THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL C SOUTH 87°58'18" EAST 112.17 FEET TO A POINT AT THE SOUTHWESTERLY CORNER OF SAID PARCEL B, THENCE BINDING REVERSELY WITH THE NORTH 87°58'42" WEST BOUNDARY LINE OF SAID PARCEL C, SOUTH 07°18'18" EAST 135.78 FEET TO A POINT, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 188.14 FEET, AN ARC OF 58.08 FEET AND A CHORD BEARING AND LENGTH, SOUTH 07°09'19" EAST 58.08 FEET TO THE POINT OF BEGINNING CONTAINING 78,407 SQUARE FEET OR 1,800.00 ACRES, MORE OR LESS ACCORDING TO A SURVEY IN NAD 83/91 DATUM BY PACKARD & ASSOCIATES, LLC, ON AUGUST 29, 2024.

PART 2 BEING PART OF THE SAME LANDS CONVEYED BY WHEATON ASSOCIATES LIMITED PARTNERSHIP TO WHEATON ASSOCIATES, LLC BY A CONFIRMATORY DEED DATED JANUARY 29, 2016 AND RECORDED FEBRUARY 22, 2016, IN BOOK 51660 AT PAGE 292, ALSO IDENTIFIED AS A 20' ALLEY IN THE SUBDIVISION KNOWN AS "WHEATON FOREST", RECORDED AS PLAT NO. 8542, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, BEGINNING FOR THE SAME AT THE END OF THE SOUTH 19°58'18" EAST 109.91 FOOT BOUNDARY LINE, THENCE RUNNING REVERSELY WITH SAID LINE NORTH 19°58'18" WEST 109.91 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PRICHARD ROAD, 60' WIDE, THENCE RUNNING WITH THE SAID RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 771.46 FEET, AN ARC OF 20.44 FEET, AND A CHORD BEARING AND LENGTH, NORTH 81°58'26" EAST 20.44 FEET TO A POINT, THEN LEAVING SAID RIGHT OF WAY LINE AND BINDING WITH THE WESTERLY RIGHT OF WAY LINE OF PARCEL B AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED BLOCKS A, B, C & D, "WHEATON FOREST", SOUTH 19°58'18" EAST 112.17 FEET TO A POINT AT THE SOUTHWESTERLY CORNER OF SAID PARCEL B, THENCE BINDING REVERSELY WITH THE NORTH 87°58'42" WEST BOUNDARY LINE OF SAID PARCEL C, SOUTH 87°58'42" WEST 21.22 FEET TO THE POINT OF BEGINNING CONTAINING 2,222 SQUARE FEET OR 0.0510 ACRES, MORE OR LESS ACCORDING TO A SURVEY IN NAD 83/91 DATUM BY PACKARD & ASSOCIATES, LLC, ON AUGUST 29, 2024.

PART 3 BEING PART OF THE SAME LANDS CONVEYED BY WHEATON ASSOCIATES LIMITED PARTNERSHIP TO WHEATON ASSOCIATES, LLC BY A CONFIRMATORY DEED DATED JANUARY 29, 2016 AND RECORDED FEBRUARY 22, 2016, IN BOOK 51660 AT PAGE 292, ALSO KNOWN AS PARCEL B BLOCK A IN THE SUBDIVISION KNOWN AS BLOCKS 1, B, C & D PARCEL C "WHEATON FOREST", RECORDED AS PLAT NO. 2206, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, BEGINNING FOR THE SAME AT THE SOUTHWESTERLY CORNER OF PARCEL B, THENCE NORTH 19°58'18" WEST 112.17 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PRICHARD ROAD, 60' WIDE, THENCE BINDING WITH THE SAID RIGHT OF WAY LINE AND NORTHERLY BOUNDARY LINE OF PARCEL B ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 771.46 FEET, AN ARC OF 71.01 FEET, AND A CHORD BEARING AND LENGTH, NORTH 87°01'02" EAST 70.99 FEET, THENCE LEAVING SAID RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 24.80 FEET, AN ARC OF 36.68 FEET, AND A CHORD BEARING AND LENGTH OF SOUTH 49°38'48" EAST 33.43 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF AMHERST AVENUE, 60' WIDE, THENCE BINDING WITH THE RIGHT OF WAY LINE AND EASTERLY BOUNDARY LINE OF PARCEL B, SOUTH 07°18'18" EAST, 87.82 FEET TO A POINT, THENCE LEAVING SAID RIGHT OF WAY LINE AND BINDING ON THE SOUTHERLY BOUNDARY LINE OF PARCEL B, SOUTH 87°58'42" WEST 69.07 FEET TO THE POINT OF BEGINNING CONTAINING 8,813 SQUARE FEET OR 0.2023 ACRES, MORE OR LESS ACCORDING TO A SURVEY IN NAD 83/91 DATUM BY PACKARD & ASSOCIATES, LLC, ON AUGUST 29, 2024.

CERTIFICATE
 TO: STANDARD PROPERTIES INC., AND WHEATON ASSOCIATES, LLC, THEIR SUCCESSORS AND ASSIGNS
 FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. DC2401457
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2.3, 4.5, 6.4, 7.8.3.1 (OBSERVED EVIDENCE ONLY), 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 8/29/24, DATE OF PLAT OR MAP 9/10/24

DEAN PACKARD REG. PROF. LAND SURVEYOR
 REG. NO. 21815
 EXP. 12-14-2025



PACKARD & ASSOCIATES LLC.
 CIVIL ENGINEERS * SURVEYORS * LAND PLANNERS
 204 MONROE STREET, SUITE 201A
 ROCKVILLE, MARYLAND 20850
 PHONE (301) 208-0250

ALTA/NSPS LAND TITLE SURVEY
 10915 GEORGIA AVENUE, WHEATON MD 20902
 BOOK 51660 PAGE 292
 PARCEL B, C 7 20' ALLEY, WHEATON FOREST
 BETHESDA ELECTION DISTRICT No. 13 MONTGOMERY COUNTY, MARYLAND

SCALE	1"=30'	DRAWN	DP
DATE	08/29/24	CHECKED	
DATE FILED			
JOB NO.			
DRAWING NO.			
SHEET	1	OF	1

UPPER LEVEL

10915 GEORGIA AVE

WHEATON, MARYLAND 20902

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5,110 SF WITH AT GRADE PARKING



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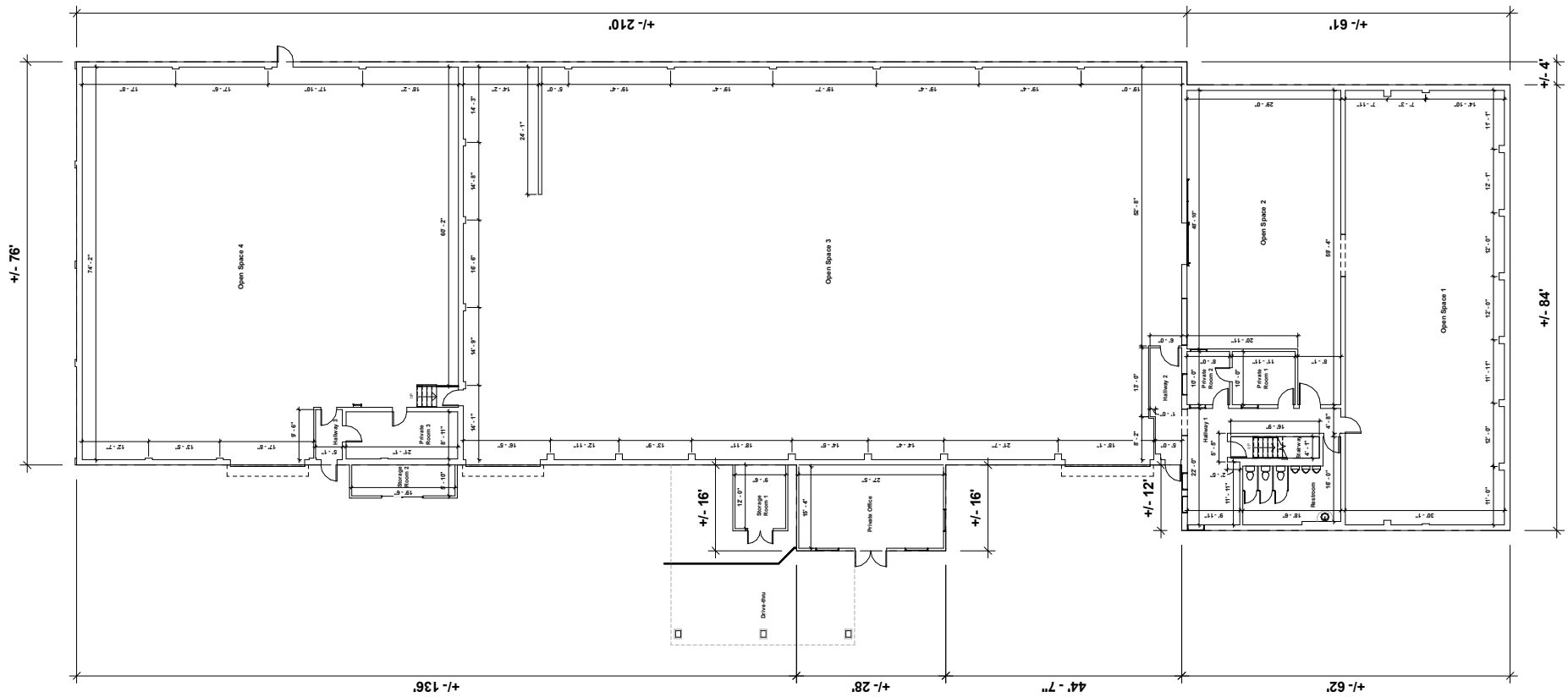
LOWER LEVEL

10915 GEORGIA AVE

WHEATON, MARYLAND 20902

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21,517 SF WITH AT GRADE PARKING



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10915 GEORGIA AVE

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