

2670 UNIVERSITY BOULEVARD W

Silver Spring, Maryland 20902 | Montgomery County

FOR SALE

ASKING PRICE: \$1,700,000



FEATURES

- Located in Wheaton CBD, just minutes from Wheaton Metro
- ±3,750 SF freestanding building delivered in shell condition
- CR-6.0 C-5.5 R-5.5 H-200 zoning allows a wide range of retail, restaurant, and commercial uses
- Significant capital investment completed, including roof reinforcement to support rooftop dining & high live loads
- Rear parking for approximately 4 vehicles
- Additional metered street parking directly in front of the property
- Public parking lot approximately a 1-minute walk away
- Strong visibility and access along University Boulevard
- All utilities in place (public water, sewer, electric, and gas)

NAIklnb

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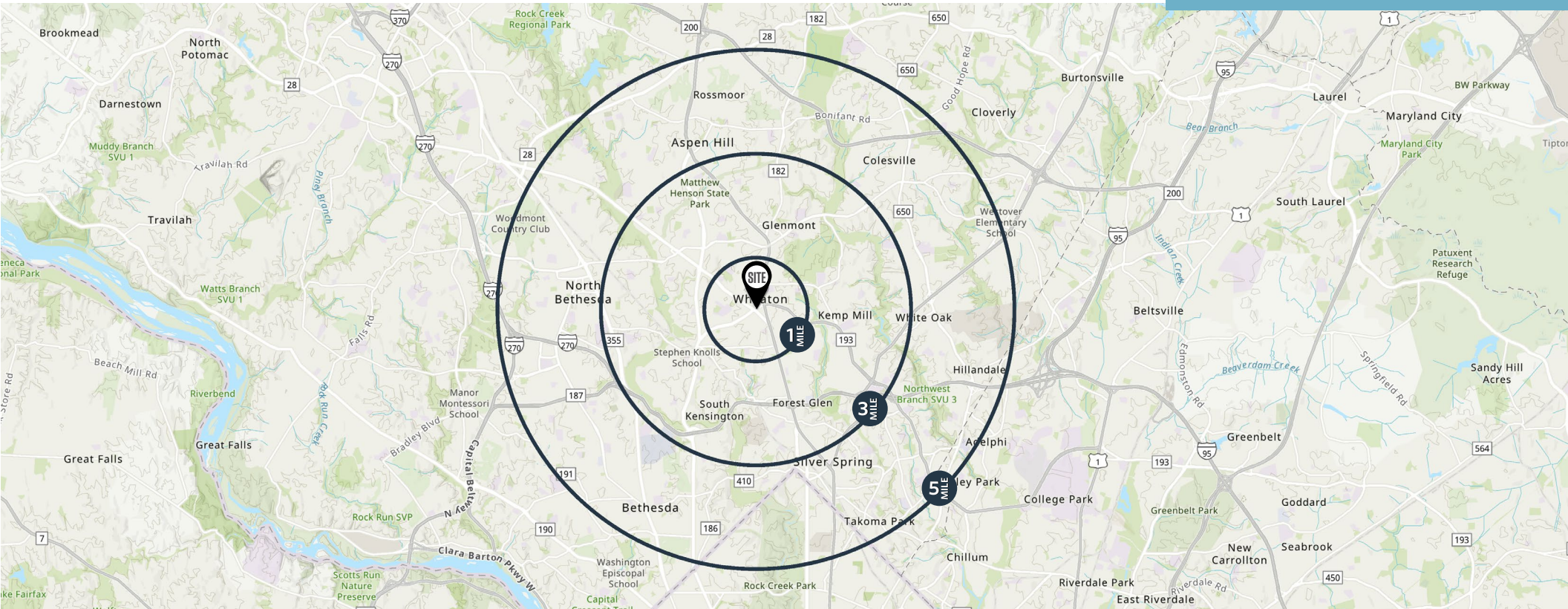
9881 Broken Land Pkwy, Suite 300
Columbia, MD 21046

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LOCATION

& DEMOGRAPHICS



TRAFFIC COUNTS | 2025

| | |
|------------------------|------------|
| Georgia Avenue | 32,322 ADT |
| University Boulevard W | 31,040 ADT |
| Viers Mill Road | 21,803 ADT |

1-MILE

3-MILES

5-MILES

1-MILE

3-MILES

5-MILES



Population

24,683

163,975

484,662



Households

8,860

55,912

484,662



Daytime Population

22,341

133,358

495,905



Median Household Income

\$110,875

\$134,972

\$122,141

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AERIAL VIEW



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MARKET AERIAL



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For More Information, Please Contact:

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