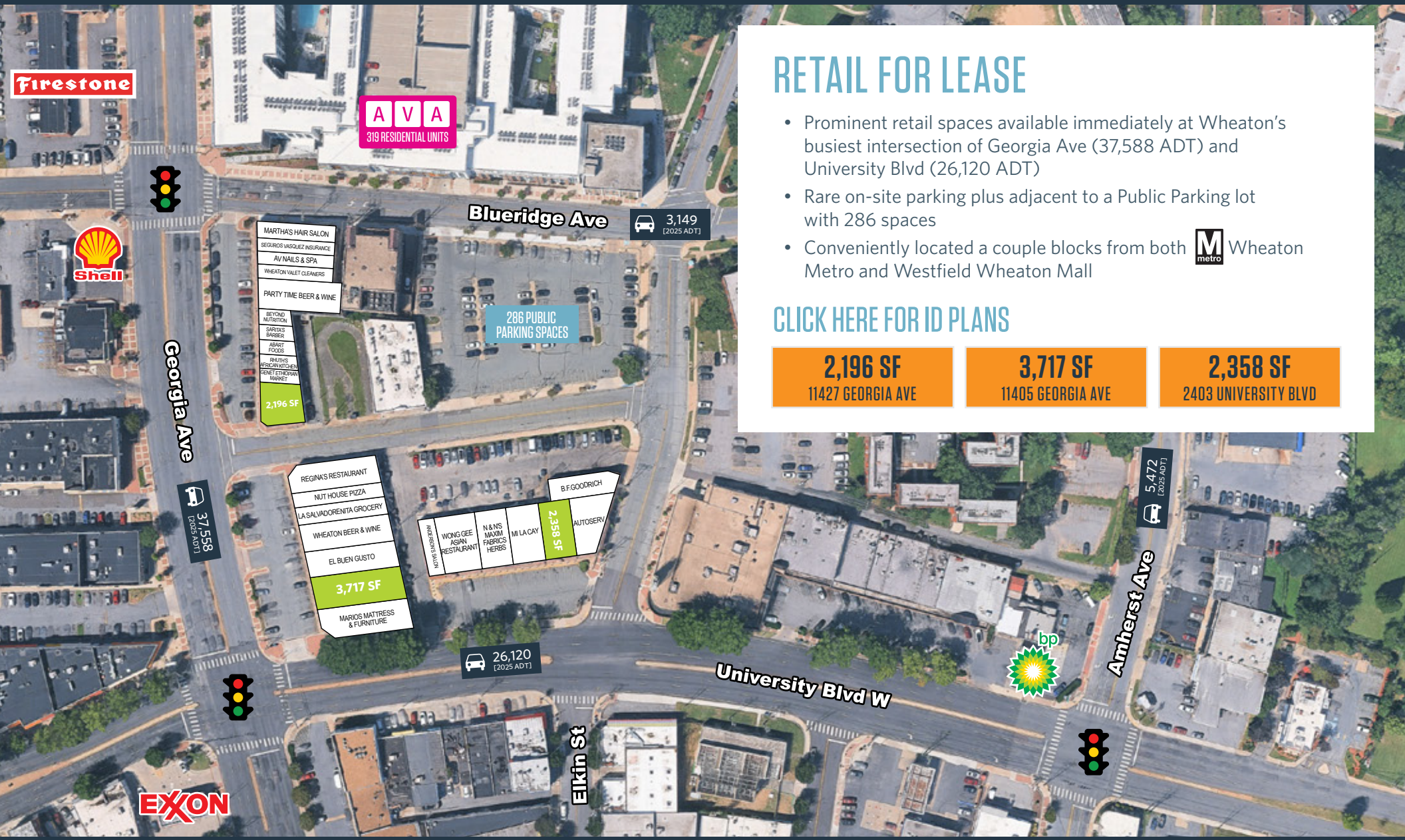
WHEATON SHOPPING CENTER

WHEATON, MD 20902



RETAIL FOR LEASE

- Prominent retail spaces available immediately at Wheaton's busiest intersection of Georgia Ave (37,588 ADT) and University Blvd (26,120 ADT)
- Rare on-site parking plus adjacent to a Public Parking lot with 286 spaces
- Conveniently located a couple blocks from both Wheaton Metro and Westfield Wheaton Mall

CLICK HERE FOR ID PLANS

2,196 SF	3,717 SF	2,358 SF
11427 GEORGIA AVE	11405 GEORGIA AVE	2403 UNIVERSITY BLVD

MATT SKALET

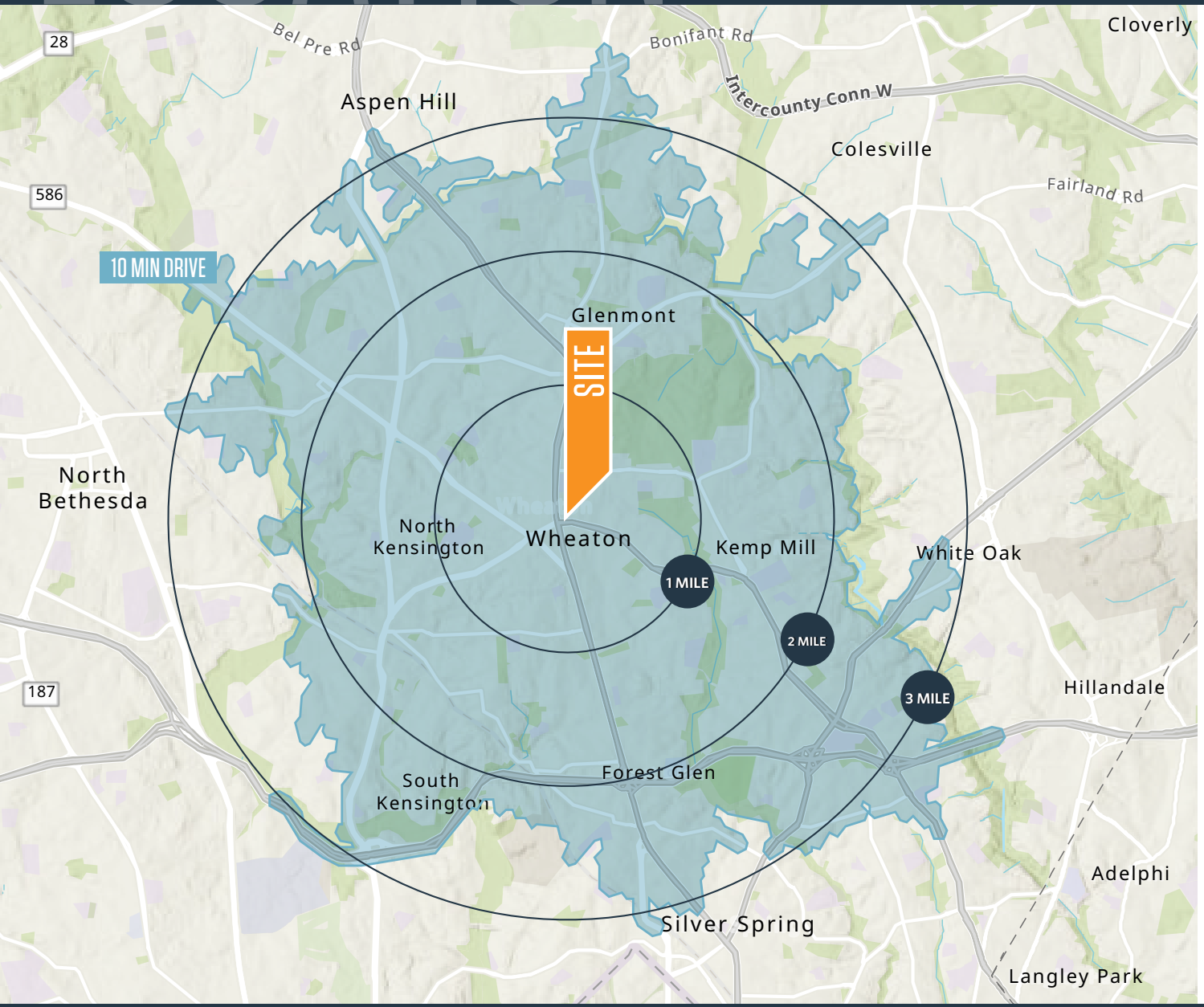
mskalet@klnb.com | 202-420-7775

klnb.com

LOCATION

WHEATON SHOPPING CENTER

WHEATON, MD 20902



AVAILABLE SPACE

SIZE	RATE
2,196 SF	$35 PSF + $5 PSF NNN
3,717 SF	$32 PSF + $5 PSF NNN
2,358 SF	$30 PSF + $5 PSF NNN

DEMOGRAPHICS | 2026:

DRIVE TIME

10-MIN	1-MILE	2-MILE	3-MILE
Population			
147,689	25,449	87,549	160,841
Daytime Population			
120,875	23,539	73,398	135,740
Households			
49,018	8,938	29,001	53,881
Average HH Income			
$183,106	$145,638	$171,412	$192,850

TRAFFIC COUNTS | 2025:

Georgia Ave	37,558 ADT
University Blvd W	26,120 ADT
Blueridge Ave	3,149 ADT

METRO RIDERSHIP | 2025:

Wheaton Metro Station	2,404 ADR

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klnb

AERIAL

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klnb

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FOR MORE INFORMATION, PLEASE CONTACT:

MATT SKALET
mskalet@klnb.com
202-420-7775

1130 Connecticut Avenue, Suite 600, Washington, D.C. 20036

klnb.com

instagram.com/klnbcre linkedin.com/company/klnb facebook.com/KLNBCRE

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