

WHEATON

10901 GEORGIA AVENUE, WHEATON, MD 20902



PROPERTY HIGHLIGHTS

METRO AREA: Washington DC

COUNTY: Montgomery

Wheaton is a stand-alone Best Buy conveniently located on Georgia Avenue in the affluent and densely populated town and of Wheaton, MD. the property is located in a dense residential community and near Westfield Wheaton regional mall, which features DSW, Macy's, Costco and various other retailers.

TOTAL SF
66,209

ACRES
4.1

PARKING SPACES
234

PARKING RATIO
3.53:1,000 SF

CENTER TYPE
Single Tenant Bldg

DEMOGRAPHICS 3-MILE RADIUS

 **172,446**
POPULATION

 **38.9**
MEDIAN AGE

 **\$162,659**
AVERAGE HHI

 **58.1%**
COLLEGE
EDUCATED

LEASING AGENTS

ZOE BARRY | zbarry@uedge.com | 732-998-0508

SPECIALTY LEASING

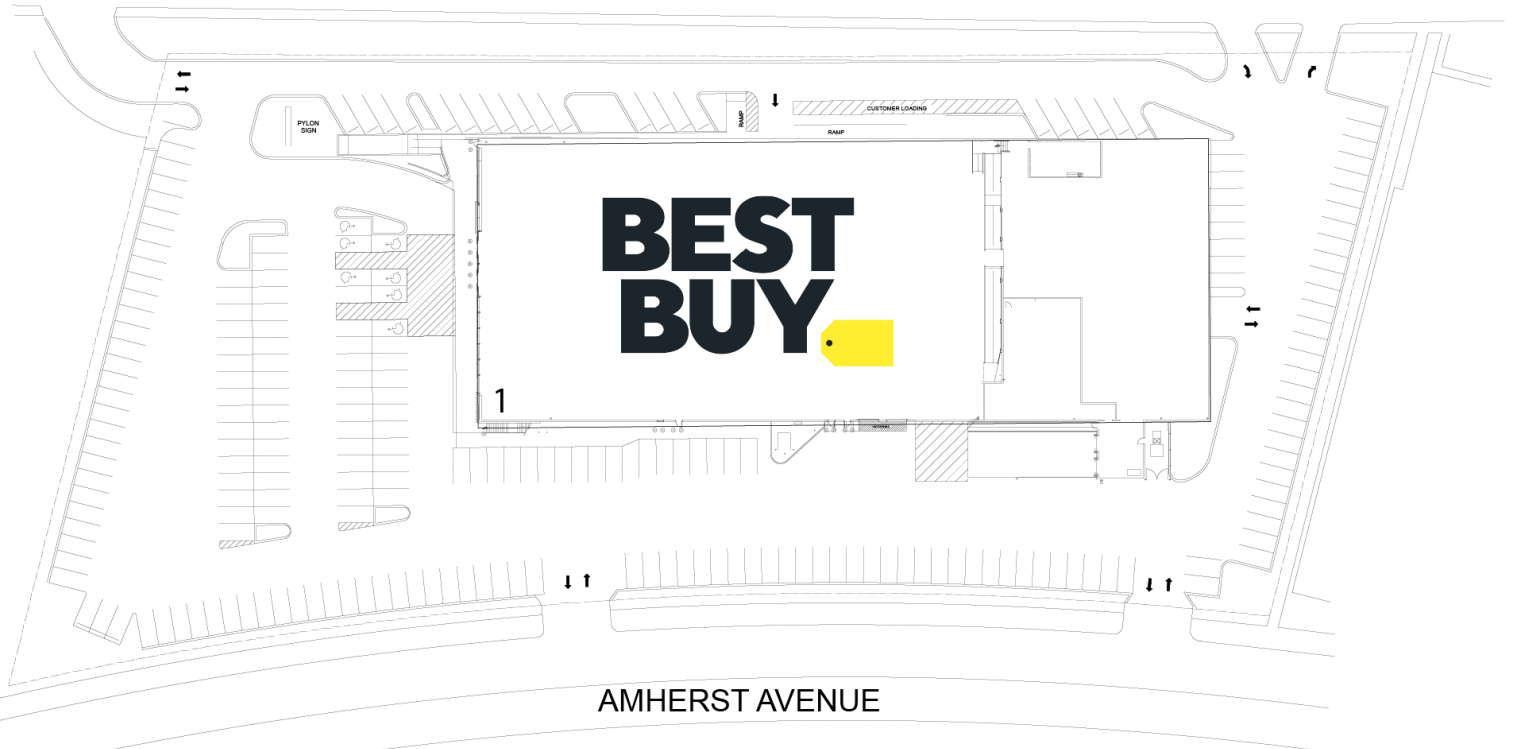
PATRICIA ZAFFERESE | pzafferese@uedge.com | 201-882-7506

FLOOR 01

#	TENANTS	SQFT
1	Best Buy	53,188

GEORGIA AVENUE

(MD SR-97)



AMHERST AVENUE

THIS EXHIBIT SHALL NOT BE DEEMED A WARRANTY, REPRESENTATION OR AGREEMENT BY LANDLORD THAT THE LAYOUT OR CONFIGURATION OF THE SHOPPING CENTER, OR ANY PART THEREOF, SHALL REMAIN AS SHOWN HEREON.

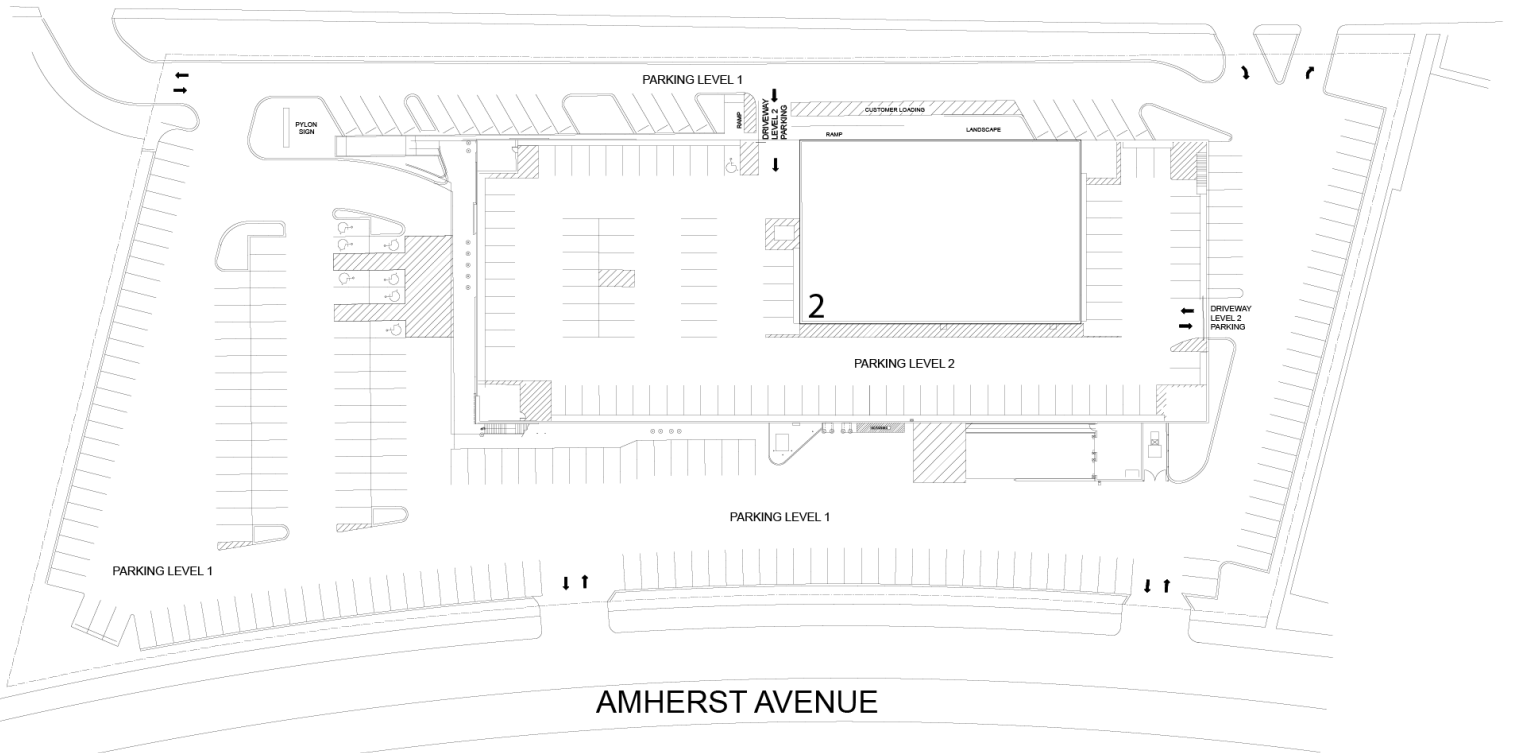
LANDLORD RESERVES THE RIGHT TO MODIFY THE SHOPPING CENTER, OR ANY PART THEREOF, IN ACCORDANCE WITH THE PROVISIONS OF THE LEASE.

FLOOR 02

#	TENANTS	SQFT
2	Rocks	13,021

GEORGIA AVENUE

(MD SR-97)



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