

LEASE

2647 UNIVERSITY BLVD W

2647 University Blvd W Wheaton, MD 20902



LEASE RATE

\$28.00 SF/yr (NNN)

Ricardo Guice

202 805 5614

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PROPERTY DESCRIPTION

Unveil the potential of this prime property in Wheaton, MD, offering a wealth of features to elevate your business. Boasting ample parking for tenants and visitors, this versatile space welcomes customization with its adaptable floor plans and abundant natural light. State-of-the-art security systems provide peace of mind, while on-site management ensures convenience and operational efficiency. Convenient access to major transportation routes enhances accessibility, and the property's close proximity to a host of amenities adds to its allure. With customizable layout options catering to diverse business needs, this property presents an outstanding opportunity to establish a thriving presence in a dynamic commercial landscape.

PROPERTY HIGHLIGHTS

- Ample parking for tenants and visitors
- Versatile floor plans for customization
- Abundant natural light throughout the space
- State-of-the-art security systems for peace of mind

OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (NNN)
Number of Units:	1
Available SF:	1,733 SF
Lot Size:	13,988 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	830	3,111	8,949
Total Population	1,922	7,917	25,534
Average HH Income	\$112,675	\$118,147	\$133,456

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LOCATION DESCRIPTION

Discover the exciting retail landscape in Wheaton, MD, a vibrant neighborhood just a short distance from the heart of Washington, D.C. The area boasts a rich cultural tapestry and is home to a diverse community, making it an ideal location for retail and street retail tenants to thrive. With close proximity to renowned landmarks such as Westfield Wheaton Mall and Wheaton Regional Park, the location offers an attractive blend of commercial opportunities and leisure attractions. Positioned at the intersection of urban convenience and community charm, the area presents an enticing canvas for retail concepts to captivate a discerning local audience. Join the retail renaissance in this dynamic and sought-after locale.



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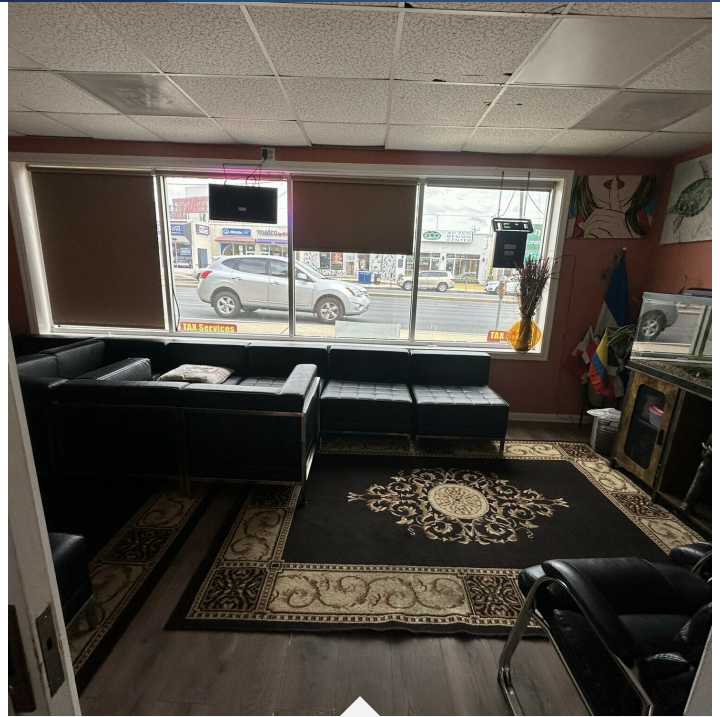
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Property Type	Retail
Property Subtype	Street Retail
APN	161302509396
	1,733 SF
Lot Size	13,988 SF
Building Class	C
Year Built	1948
Number of Floors	1

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- - Abundant natural light throughout the space
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- - On-site management for enhanced convenience
- - Convenient access to major transportation routes
- - Close proximity to a host of amenities
- - Customizable layout options to accommodate diverse business needs

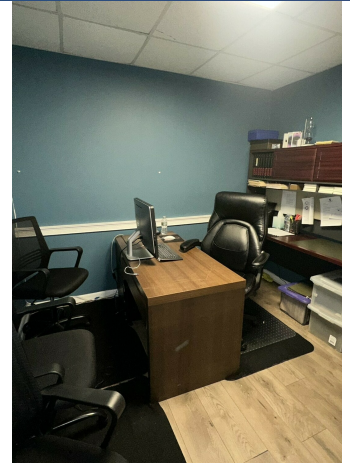
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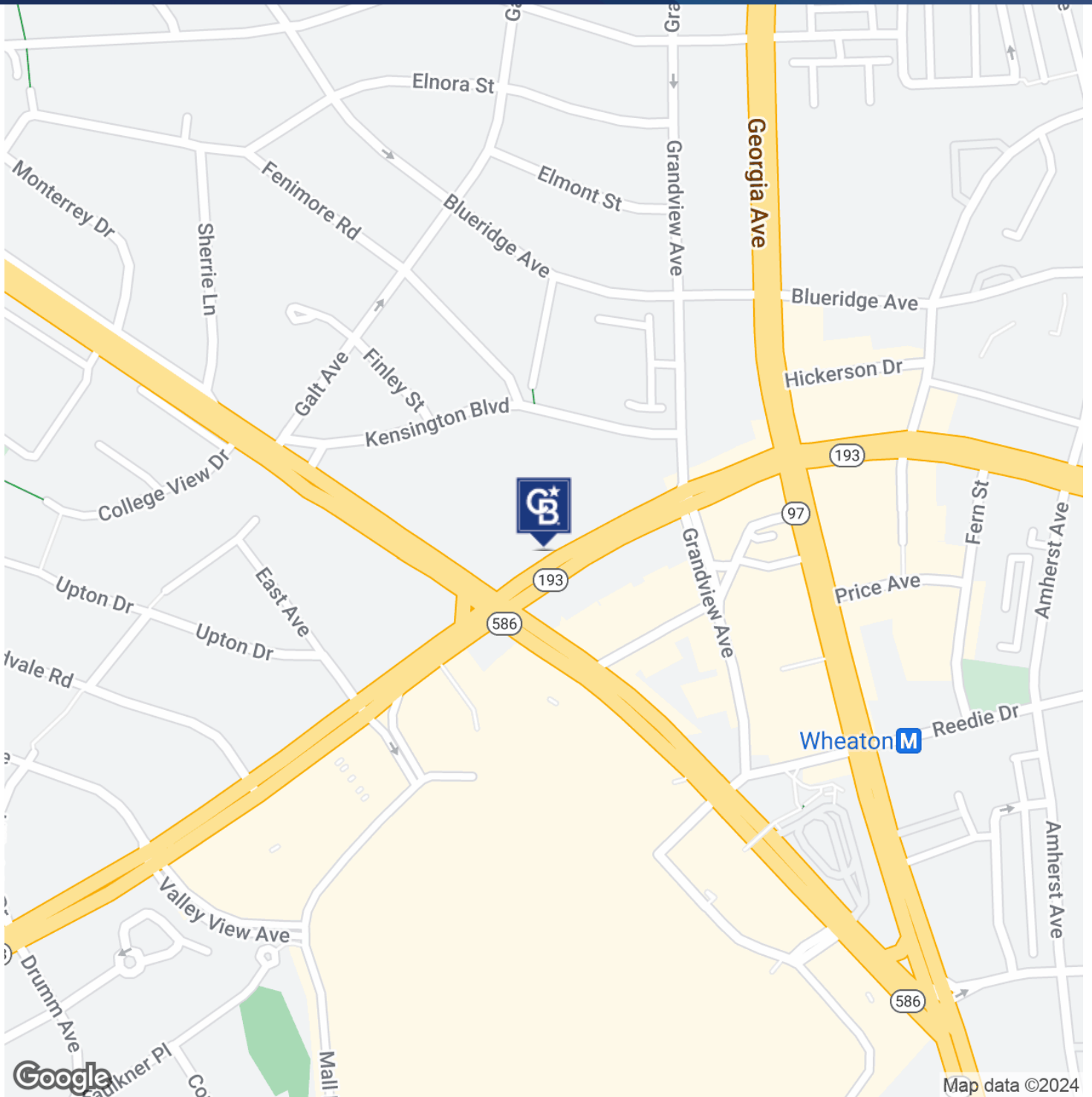
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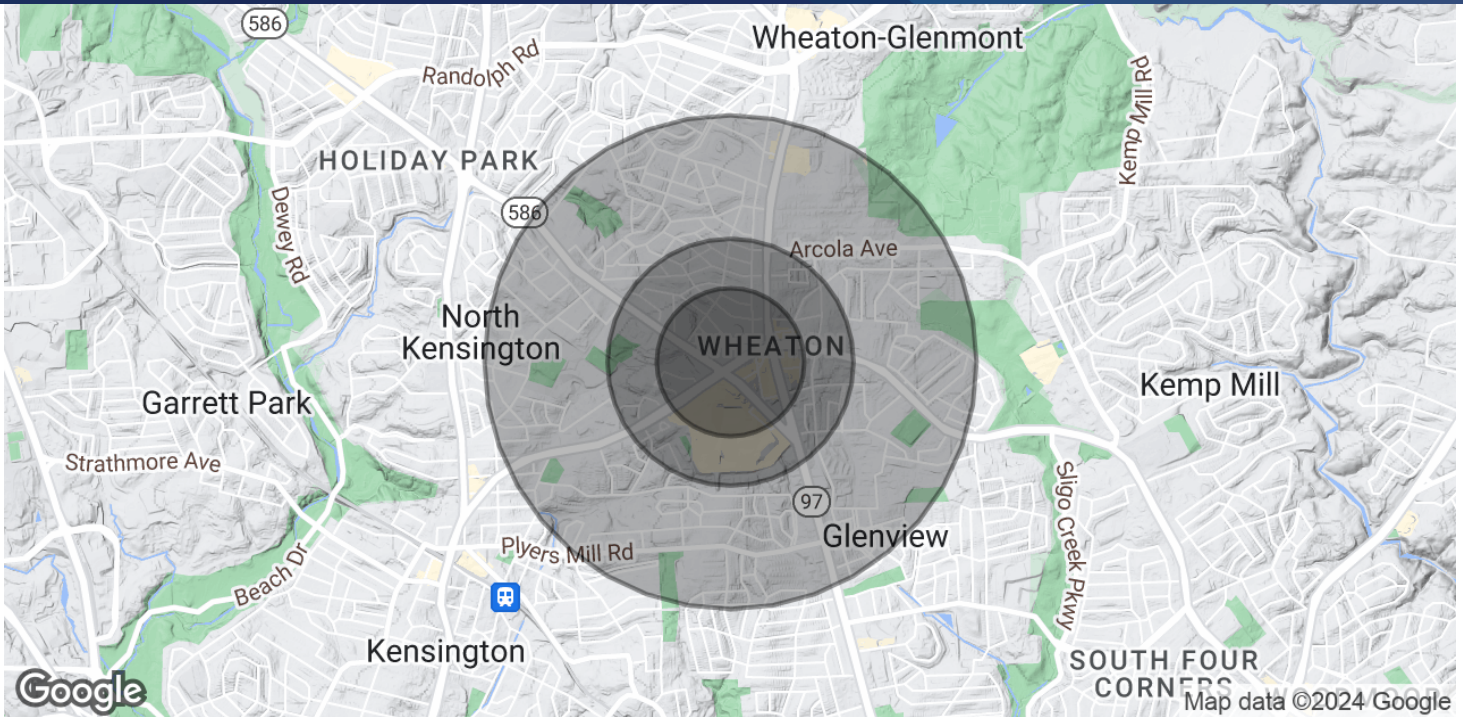
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,922	7,917	25,534
Average Age	37	37	38
Average Age (Male)	36	37	37
Average Age (Female)	37	38	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	830	3,111	8,949
# of Persons per HH	2.3	2.5	2.9
Average HH Income	\$112,675	\$118,147	\$133,456
Average House Value	\$507,799	\$515,096	\$541,244

Demographics data derived from AlphaMap

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