



RANDOLPH CROSSING

12222 VEIRS MILL RD | SILVER SPRING, MD 20906



- ### PROPERTY HIGHLIGHTS
- Phenomenal visibility to Veirs Mill Road with a population of 393,209 in 5 miles
 - 60k cars per day at the intersection of Veirs Mill Road and Randolph Road
 - Dedicated pylon signage available
 - Convenient & ample parking

STONEYMILL SQUARE

COMING SOON

RANDOLPH CROSSING

GLENMONT S/C

WHEATON PARK S/C

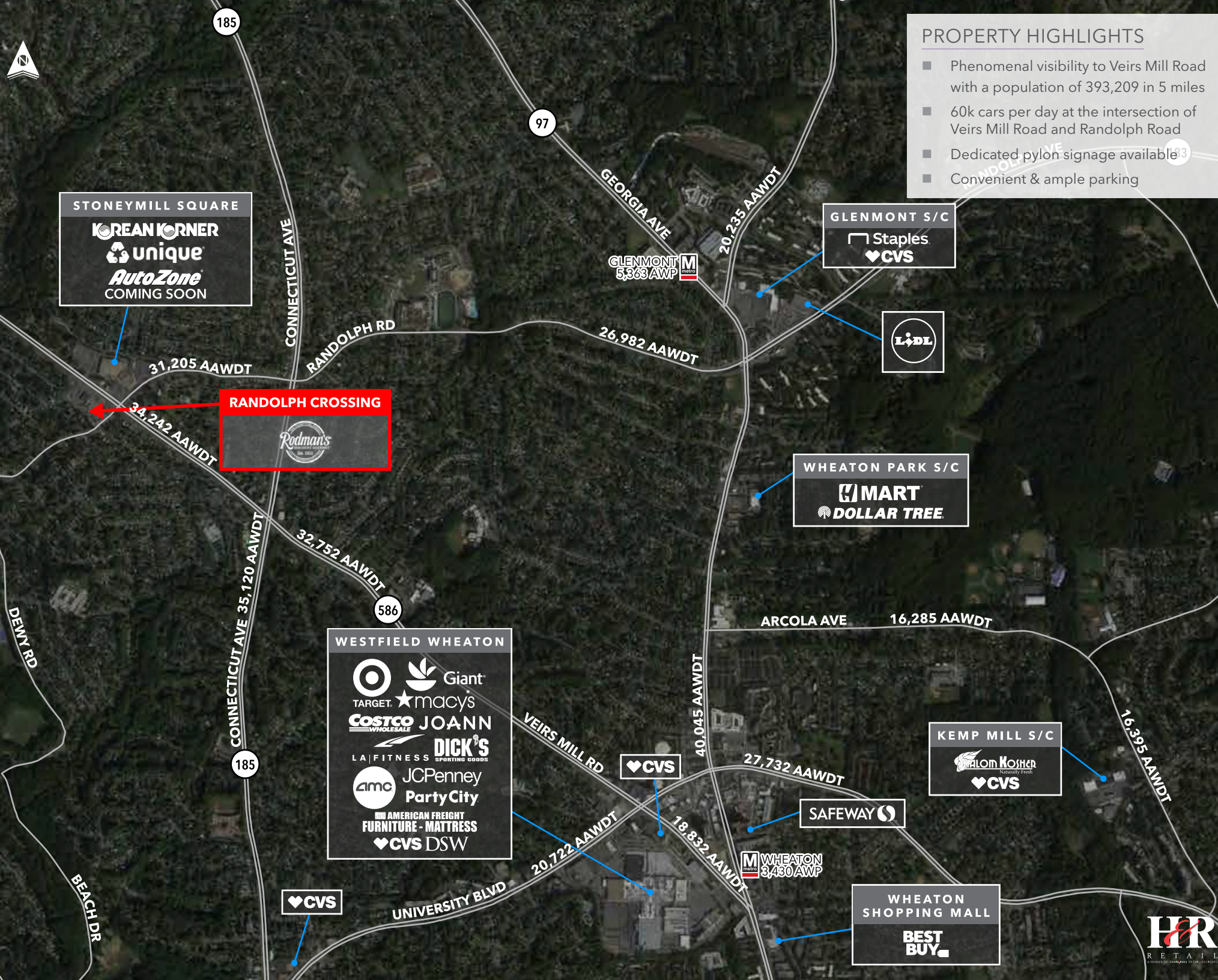
WESTFIELD WHEATON

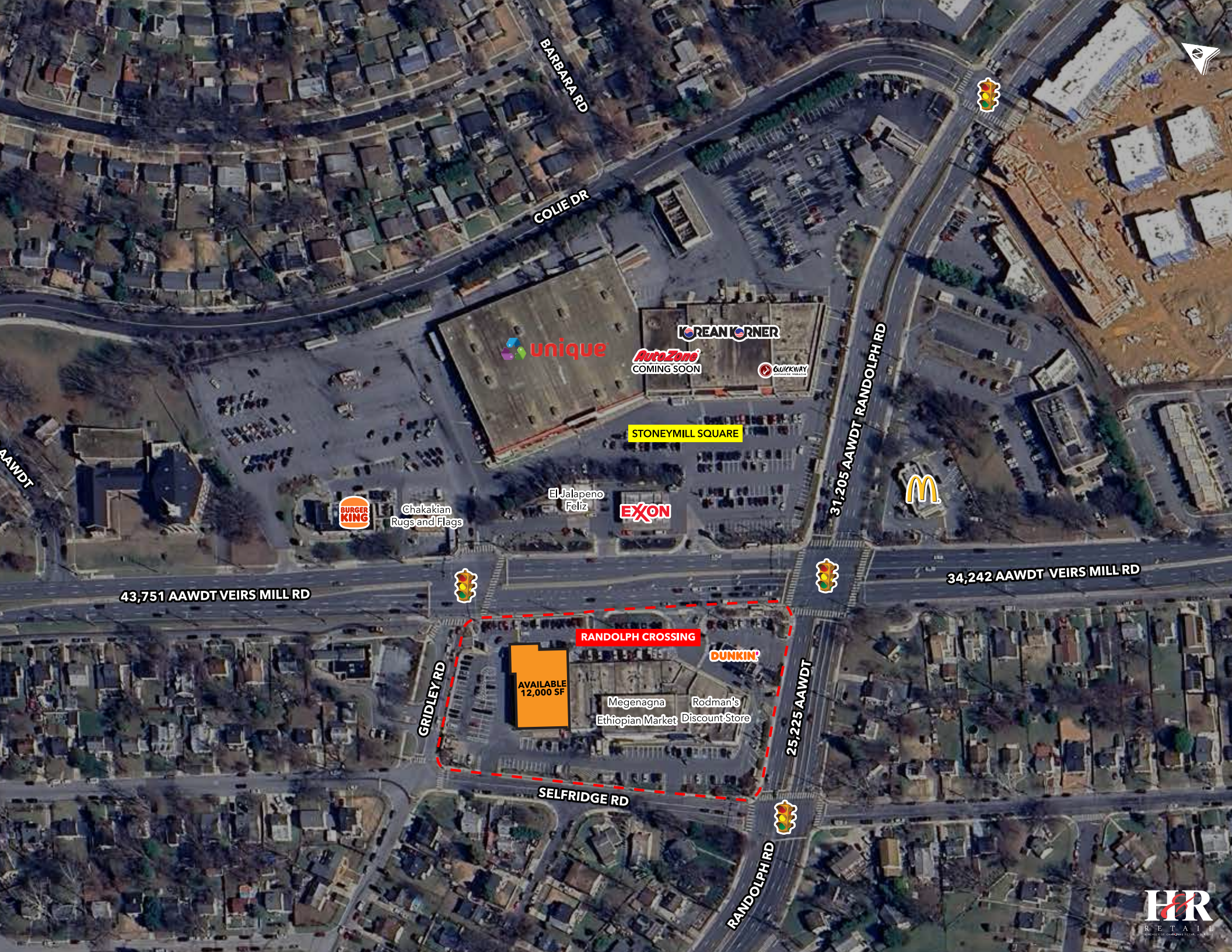
KEMP MILL S/C

WHEATON SHOPPING MALL

GLENMONT
5,363 AWP

WHEATON
3,430 AWP





BARBARA RD

COLIE DR

unique

KOREAN CORNER

AutoZone
COMING SOON

QUICKWAY

STONEMILL SQUARE

BURGER KING

Chakakian
Rugs and Flags

El Jalapeno
Feliz

EXXON

McDonald's

43,751 AAWDT VEIRS MILL RD

31,205 AAWDT RANDOLPH RD

34,242 AAWDT VEIRS MILL RD

RANDOLPH CROSSING

AVAILABLE
12,000 SF

DUNKIN'

Megenagna
Ethiopian Market

Rodman's
Discount Store

GRIDLEY RD

25,225 AAWDT

SELFRIDGE RD

RANDOLPH RD



Chakakian
Rugs and Flags

El Jalapeno
Feliz



31,205 AAWDT

43,751 AAWDT



VEIRS MILL RD

34,242 AAWDT



RANDOLPH CROSSING

AVAILABLE
12,000 SF



GRIDLEY RD

El Dorado Tacos Cafe

Pollo Dorado

Pizza Boli's

El Amigo Grocery

Pupuseria & Antojitos
Santa Elena

J & J's Coin
Laundromat

Cricket
Wireless

Western
Union

Megenagna
Ethiopian Market

La Baguette
De Paris
Rodman's
Discount Store

25,225 AAWDT RANDOLPH RD

SELFRIDGE RD

SIGSBEE RD





VEIRS MILL RD

GRIDLEY RD

**AVAILABLE
12,000 SF**

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Pollo Dorado

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DUNKIN'

RANDOLPH RD

SELFRIERGE RD



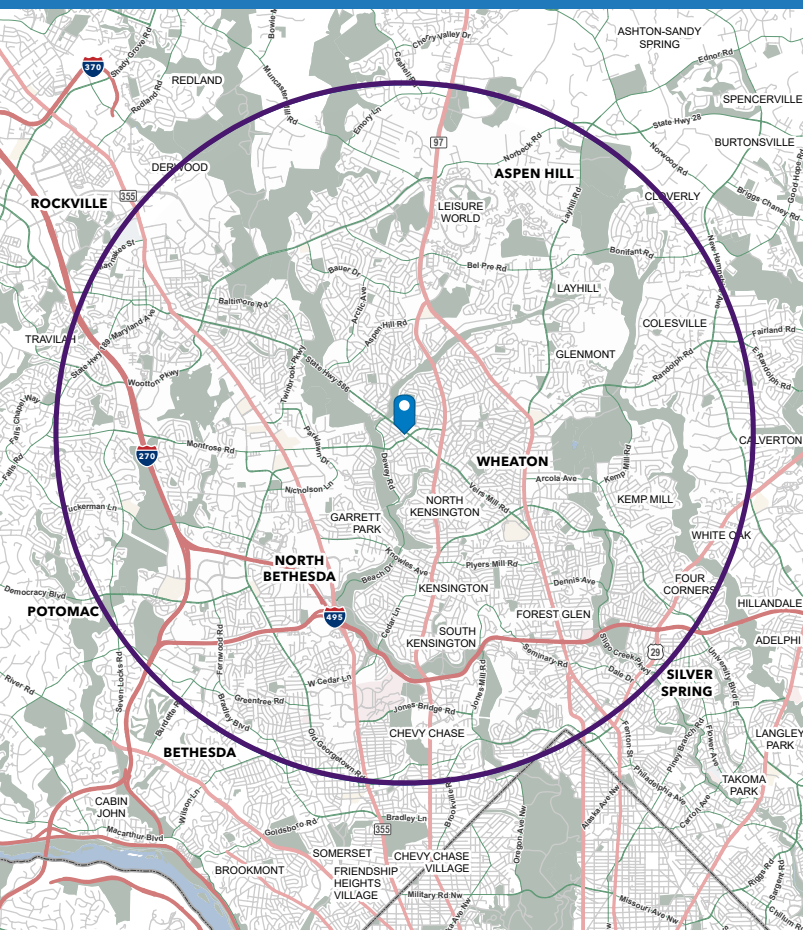




SILVER SPRING, MD

DEMOGRAPHIC PROFILE (2024)

12222 Veirs Mill Road
5 mile ring



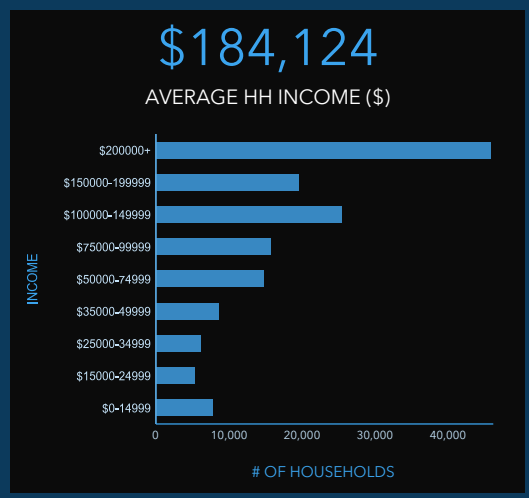
KEY FACTS

393,209 Population	40.6 Median Age	148,371 Households
EDUCATION		
12% High School Diploma	28% Bachelor's Degree	36% Graduate/Professional Degree

INCOME

\$127,755
Median Household Income

\$69,616
Per Capita Income



BUSINESS

18,365 Total Businesses

435,424 Daytime Population

896 Food Srv & Drinking Places

TAPESTRY SEGMENTS

1A Top Tier
23,386 (15.8%) of households

The residents of the wealthiest Tapestry market, Top Tier, earn more than three times the US household income. They have the purchasing power to indulge any choice, but what do their hearts desire? Aside from the obvious expense for the upkeep of their lavish homes, consumers select upscale salons, spas, and fitness centers for their personal well-being and shop at high-end retailers for their personal effects. Whether short or long, domestic or foreign, their frequent vacations spare no expense. Residents fill their weekends and evenings with opera, classical music concerts, charity dinners, and shopping. These highly educated professionals have reached their corporate career goals. With an accumulated average net worth of over 1.5 million dollars and income from a strong investment portfolio, many of these older residents have moved into consulting roles or operate their own businesses.

- These are the nation's wealthiest consumers. They hire financial advisers to manage their diverse investment portfolios but stay abreast of current financial trends and products.
- Socially responsible consumers who aim for a balanced lifestyle, they are goal oriented and hardworking but make time for their kids or grandkids and maintain a close-knit group of friends.
- These busy consumers seek variety in life. They take an interest in the fine arts; read to expand their knowledge; and consider the Internet, radio, and newspapers as key media sources.
- They regularly cook their meals at home, attentive to good nutrition and fresh organic foods.

2B Pleasantville
19,726 (13.3%) of households

Prosperous domesticity best describes the settled suburban of Pleasantville. Situated principally in older housing in enclaves in the Northeast (especially in New York and New Jersey) and secondarily in the West (especially in California), these slightly older couples move less than any other market. Many couples have already transitioned to empty nesters; many are still home to adult children. Families own older, single-family homes and maintain their standard of living with dual incomes. These consumers have higher incomes and home values and much higher net worth. Older homes require upkeep; home improvement and remodeling projects are a priority—preferably done by contractors. Residents spend their spare time participating in a variety of sports or watching movies. They shop online and in a variety of stores, from upscale to discount, and use the Internet largely for financial purposes.

- Median household income denotes affluence, with income primarily from salaries, but also from investments or Social Security and retirement income.
- Not cost-conscious, these consumers willing to spend more for quality and brands they like.
- Prefer fashion that is classic and timeless as opposed to trendy.
- Use all types of media equally (newspapers, magazines, radio, Internet, TV).

3B Metro Renters
16,082 (10.8%) of households

Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest growing segments; the popularity of urban life continues to increase for consumers in their late twenties and thirties. Metro Renters residents income is close to the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology. Computers and cell phones are an integral part of everyday life and are used interchangeably for news, entertainment, shopping, and social media. Metro Renters residents live close to their jobs and usually walk or take a taxi to get around the city.

- Become well informed before purchasing the newest technology.
- Prefer environmentally safe products.
- Socializing and social status very important.
- Very interested in the fine arts and strive to be sophisticated; value education and creativity.



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