



# 11147 VEIRS MILL ROAD

WHEATON, MD 20902

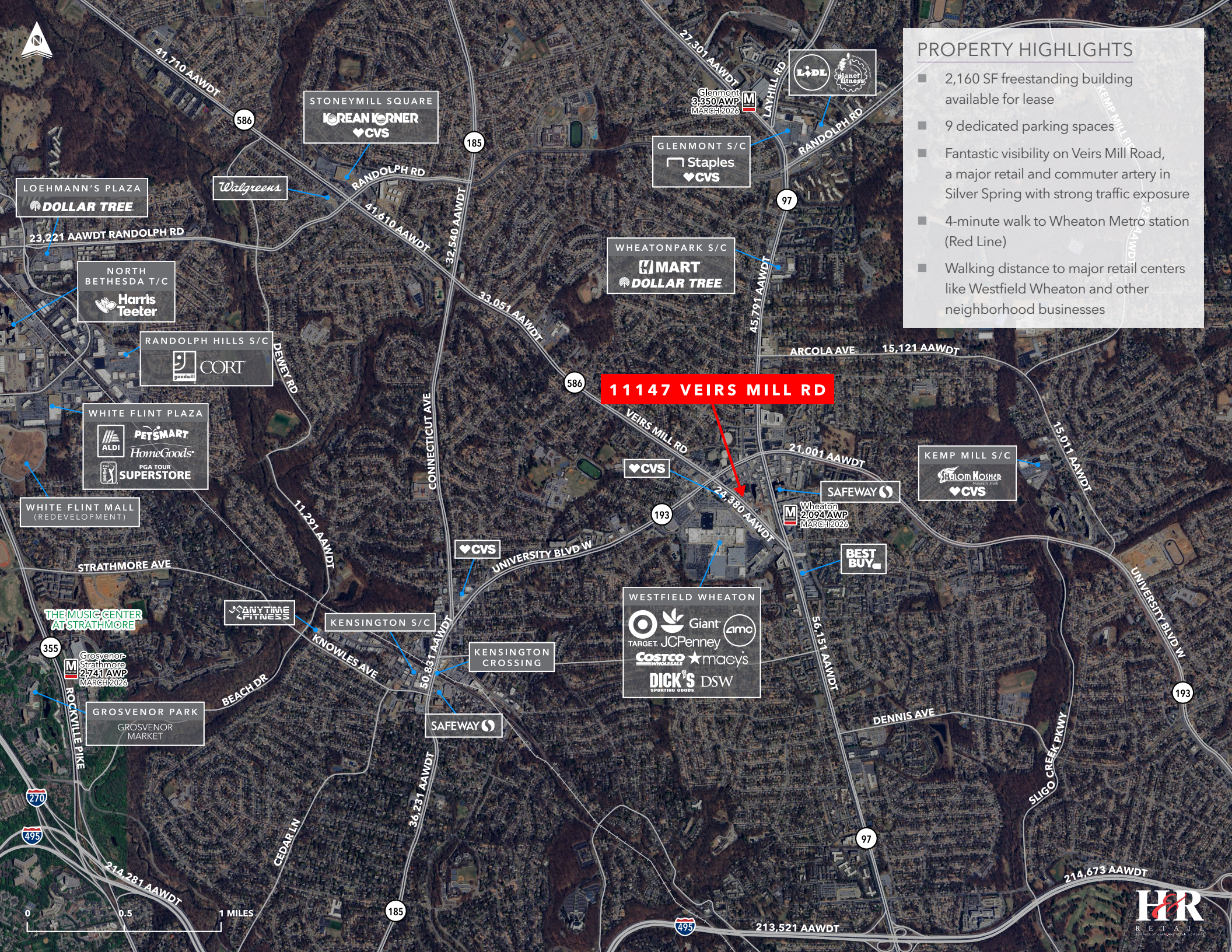


2,160 SF FREESTANDING BUILDING



### PROPERTY HIGHLIGHTS

- 2,160 SF freestanding building available for lease
- 9 dedicated parking spaces
- Fantastic visibility on Veirs Mill Road, a major retail and commuter artery in Silver Spring with strong traffic exposure
- 4-minute walk to Wheaton Metro station (Red Line)
- Walking distance to major retail centers like Westfield Wheaton and other neighborhood businesses



**11147 VEIRS MILL RD**

STONEYMILL SQUARE  
**CREAN CORNER**  
 CVS

GLENMONT S/C  
 Staples  
 CVS

WHEATONPARK S/C  
**I MART**  
 DOLLAR TREE

LOEHMANN'S PLAZA  
**DOLLAR TREE**

NORTH BETHESDA T/C  
 Harris Teeter

RANDOLPH HILLS S/C  
**CORT**

WHITE FLINT PLAZA  
 ALDI  
**PETSMART**  
 HomeGoods  
 PGA TOUR  
**SUPERSTORE**

WHITE FLINT MALL (REDEVELOPMENT)

KEMP MILL S/C  
 Wilson Motion  
 CVS

SAFEMART

BEST BUY

WESTFIELD WHEATON  
 TARGET JCPenney  
 Giant  
 Costco WHOLESALE  
 macys  
 DICK'S SPORTING GOODS  
 DSW

KENSINGTON S/C

KENSINGTON CROSSING

SAFEMART

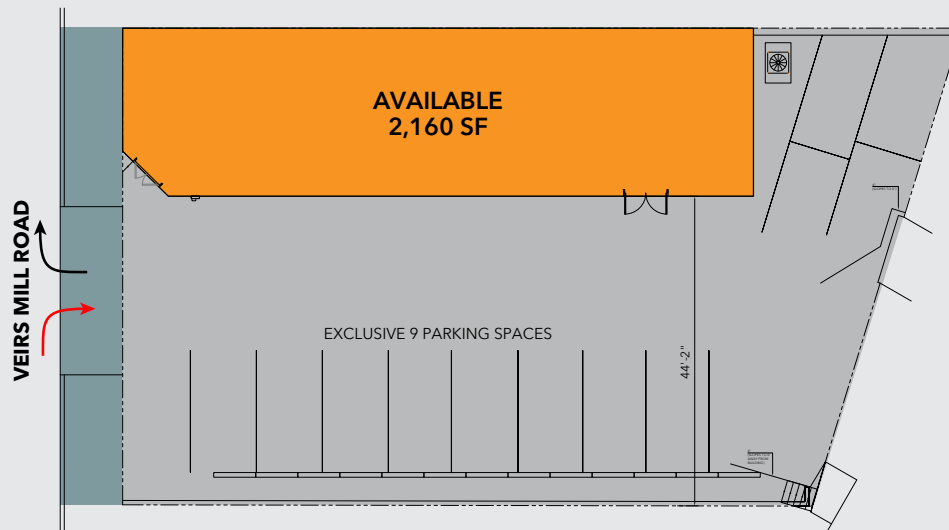
ANYTIME FITNESS

GROSVENOR PARK  
 GROSVENOR MARKET

THE MUSIC CENTER AT STRATHMORE

Grosvenor-Strathmore  
 27,411 AWP  
 MARCH 2026



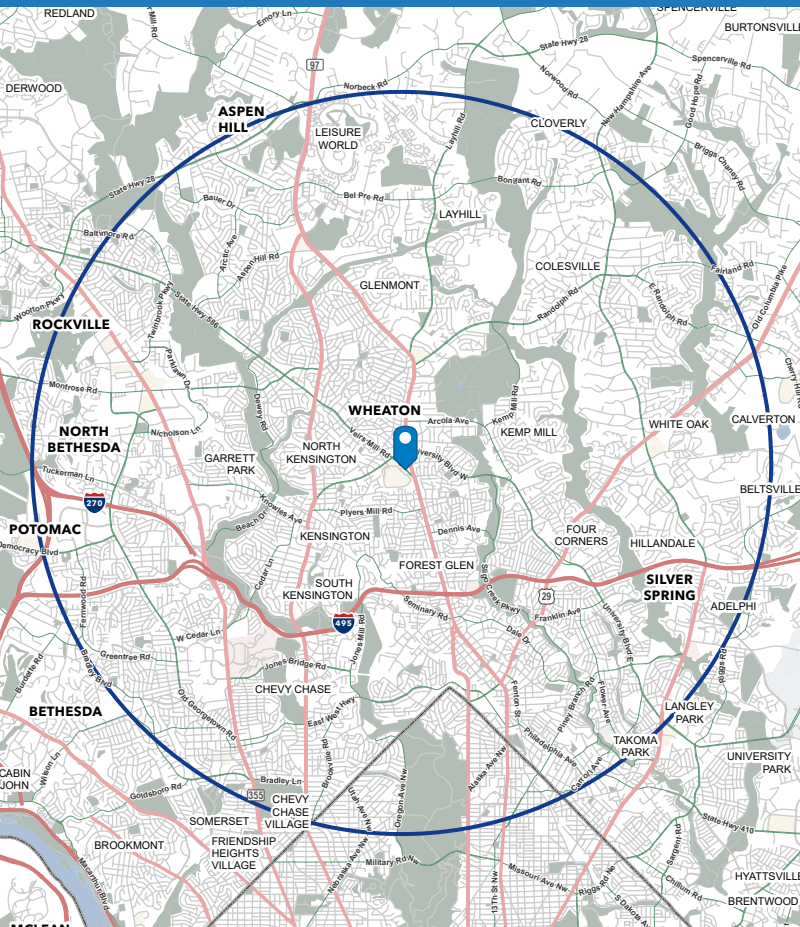




# WHEATON, MD

## DEMOGRAPHIC PROFILE (2025)

11147 Veirs Mill Rd  
Wheaton, MD 20902  
5 mile ring



### KEY FACTS

488,364

Population

39.5

Median Age

184,337

Households

### EDUCATION



13%

High School Diploma



25%

Bachelor's Degree



35%

Graduate/Professional Degree

### INCOME



\$121,494

Median Household Income

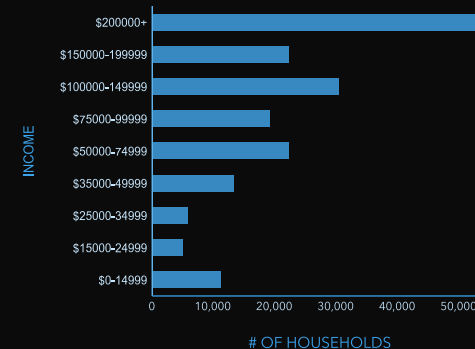


\$66,192

Per Capita Income

\$175,290

AVERAGE HH INCOME (\$)



19,487

Total Businesses

### BUSINESS



500,052

Daytime Population



1,031

Food Srv & Drinking Places

### TAPESTRY SEGMENTS



Top Tier

33,300 (18.0%) of households

The concentration of neighborhoods in this segment is particularly high in New England, the Mid-Atlantic, and the Pacific. Residents of this segment reside in suburban neighborhoods within the largest metropolitan areas. Nearly half of householders are between the ages of 45 and 64, and households are primarily married couples with or without children living at home. Many families send their children to private K-12 schools. Approximately three-quarters of residents hold undergraduate or graduate degrees, and they typically hold positions as executives, professionals, or business owners. A growing number of workers in this segment work from home. This segment has the highest net worth among all segments. Neighborhoods are almost exclusively composed of single-family homes.

- Residents tend to shop at upscale retailers and frequent fine dining restaurants.
- They hire personal services such as financial planners, personal chefs, and gardeners. These individuals often drive high-end vehicles and own vacation homes.



Neighborhood Spirit

20,400 (11.1%) of households

Residents in these neighborhoods live in the suburbs of large metropolitan areas, with a high concentration in the West, particularly California. The population skews slightly older, with a higher proportion of people aged 45 to 64. Households tend to be large and multigenerational, including adult children living with parents. Residents are often employed in skilled occupations, with notable self-employment and jobs with local government, and may receive income from interest, dividends, and rental properties. Homeownership is prevalent, with most homes valued at \$500,000 or higher and occupants living in them for many years. Rental prices are among the highest in the country. Homes are generally older, many built before 1970. Commuting is a significant aspect of life, and many households own multiple vehicles.

- Consumers buy computers, printers, and tablets at warehouse clubs or electronics stores.
- Residents tend to own or lease hybrid vehicles and purchase natural and organic foods. Homeowners invest in home improvement projects, frequently enlisting contractors.



Metro Renters

17,800 (9.6%) of households

Located mainly in the centers of major metropolitan areas, these neighborhoods are composed of highly educated young professionals in their 20s and 30s, many of whom were born outside the U.S. Residents often live alone, cohabitate with partners, or share space with roommates. The majority hold a bachelor's degree or higher, and a significant portion are enrolled in college. They work in professional or management positions with upper-tier incomes. Most homes are rented in buildings with 20 or more units, many of which have been constructed since 2010. Working from home is common. These areas also experience significant daytime population growth as hubs for workplaces, restaurants, and entertainment. Walking, ridesharing, or public transportation are common for commuting.

- Residents often shop at specialty grocery stores for natural, organic, and environmentally friendly products.
- They tend to go to movies, musicals, theater, bars, clubs, and museums.



## Please contact

Lawrence Hoffman  
240.482.3610  
lhoffman@hrretail.com

Bryan Davis  
240.482.3612  
bdavis@hrretail.com

3 Bethesda Metro Center,  
Suite 620  
Bethesda, MD 20814  
310.656.3030