

COMMERCIAL SPACE FOR LEASE

FEATURING:

SUITE	S.F.
11306L	2,000

DEMOGRAPHICS:

	3 MILE	5 MILES	10 MILES
TOTAL POPULATION	158,922	473,084	1,469,077
AVERAGE HH INCOME	\$96,508	\$92,094	\$96,387
ANNUAL CONSUMER SPENDING	\$1.76M	\$5.53M	\$17.63M

IN THE AREA:



2600 UNIVERSITY BOULEVARD

2600 University Blvd
Wheaton, MD 20902

OVERVIEW:

This high visibility property consists of a 2,000 sf Turn-Key Salon at the intersection of Grandview and University Blvd. Located in the center of the Wheaton Redevelopment Project, with proximity to Westfield Mall, .5 miles from Wheaton Metro Station. Excellent road visibility, and over 33K VPD. The 1st floor space (beneath bakery) contains +/- 2,000 rentable s.f. This walkdown space is ideal for retail, gym & service uses. Space contains a large room with high ceilings and mirrored walls, 2 large bathrooms, kitchenette, 1 large office, LTV floors and matching paint. Occupant is allowed signage on tenant's windows and in the sign box above Entrance on Grandview Ave. CR Zoning: a wide variety of commercial uses are allowed with this zoning.

STREET VISIBILITY: UNIVERSITY BLVD



GREAT LOCATION



COMMERCIAL SPACE
FOR LEASE

2600 UNIVERSITY BOULEVARD

2600 University Blvd
Wheaton, MD 20902

WWW.WOODMONT.US

DAVID SMITH

CELL: (202) 258-3175 | OFFICE: (301) 652-2303
dsmith@woodmont.us | 4919 Bethesda Ave Suite 200, Bethesda, MD



PHOTOS: 11306L



COMMERCIAL SPACE
FOR LEASE

2600 UNIVERSITY BOULEVARD

2600 University Blvd
Wheaton, MD 20902

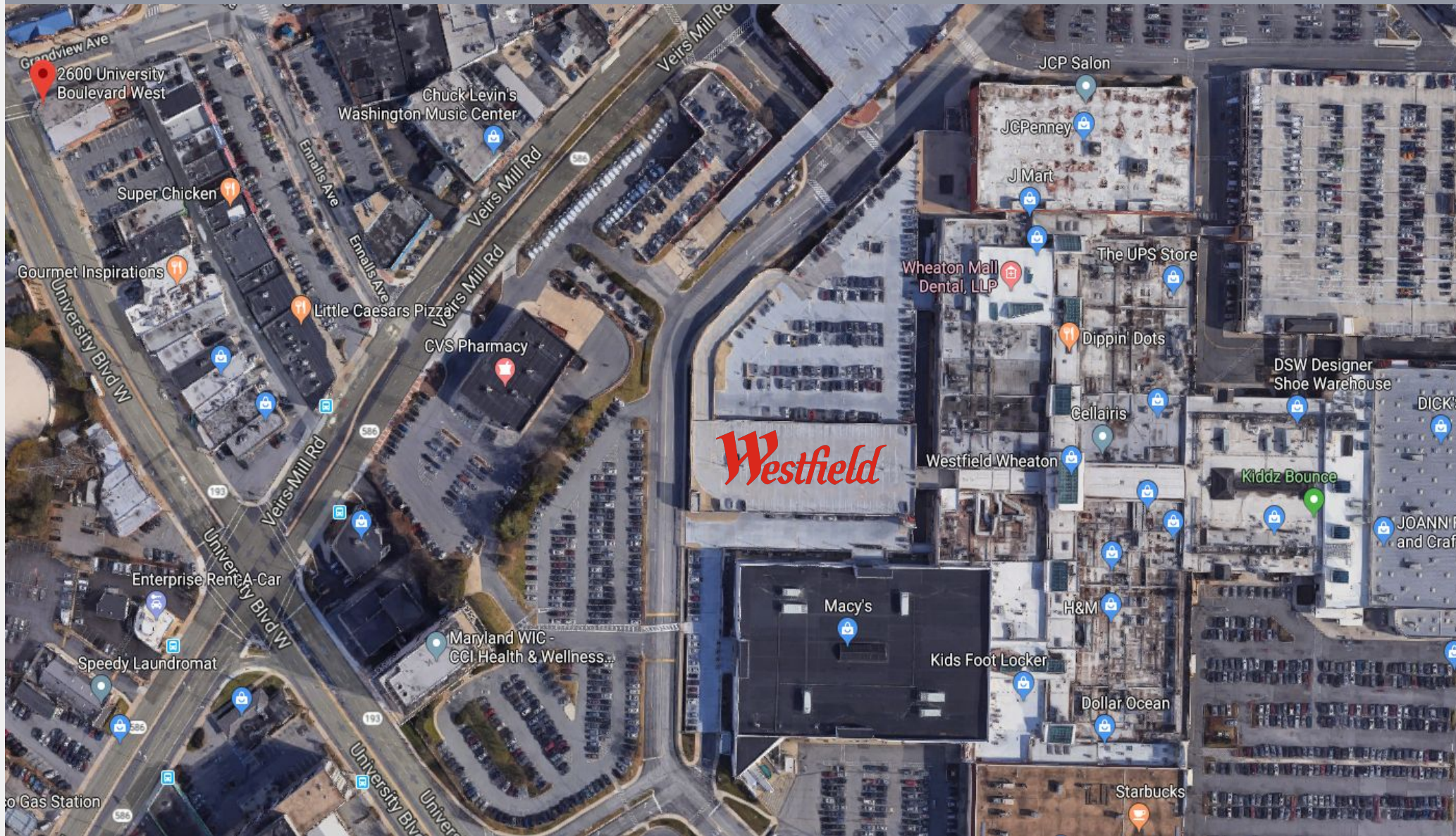
WWW.WOODMONT.US

DAVID SMITH

CELL: (202) 258-3175 | OFFICE: (301) 652-2303
dsmith@woodmont.us | 4919 Bethesda Ave Suite 200, Bethesda, MD



PHOTOS: AERIAL



COMMERCIAL SPACE
FOR LEASE

2600 UNIVERSITY BOULEVARD

2600 University Blvd
Wheaton, MD 20902

WWW.WOODMONT.US

DAVID SMITH

CELL: (202) 258-3175 | OFFICE: (301) 652-2303
dsmith@woodmont.us | 4919 Bethesda Ave Suite 200, Bethesda, MD

