

WESTECH CORNER





SILVER SPRING, MD



WESTECH CORNER SILVER SPRING, MD

- | This center has an exceptional mix of national chain, credit destination and convenience retailers including Five Guys, Qdoba Mexican Grill, FedEx Office, 7-Eleven and Potbelly Sandwich Shop
- | Located adjacent to the Hilton Garden Inn of Silver Spring in a densely populated, affluent community with just under 300,000 people living within 5 miles
- | Dynamic trade area with 94,204 employees within a 5-mile radius of the center

DEMOGRAPHICS 2025

	1 MILE	3 MILES	5 MILES
 POPULATION	13,277	107,837	324,935
 DAYTIME POPULATION	5,961	27,387	78,132
 HOUSEHOLD INCOME	\$121,850	\$130,998	\$131,686
 TRAFFIC COUNTS	66,000 on Columbia Pike (Route 29)		

CO-TENANTS



WESTECH CORNER
SILVER SPRING, MD



KAISER PERMANENTE HOSPITAL
55,000 SF OUTPATIENT
MEDICAL OFFICE

ORCHARD CENTER



CALVERTON SHOPPING CENTER



SPRING PARC
400 UNITS

COLUMBIA PIKE 66/771 VPD

TECH ROAD



WESTECH CORNER



**RIDGEWOOD VILLAGE &
RETIREMENT COMMUNITY**
3,000 RESIDENTS

CHERRY HILL ROAD

**MARYLAND FARM
CONDOMINIUMS**
530 UNITS

TOWNLEY APARTMENTS
240 UNITS



POWDER MILL ROAD



SITE PLAN

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Space	Sq. Ft	Tenant Name
1	3,670	Capital One
2	5,150	Chick-Fil-A
3	5,269	Panera Bread
4	7,096	TGI Fridays
5	1,972	FedEx Kinko's

Space	Sq. Ft	Tenant Name
6	2,003	Potbelly Sandwich Shop
7	1,099	Siu's Asian Bistro
8	2,400	Five Guys Burgers & Fries
9	2,505	Qdoba Mexican Grill
10	1,089	Tropical Smoothie Cafe

Space	Sq. Ft	Tenant Name
11	1,286	My Nails
12	2,594	7-Eleven
13	5,128	IHOP

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