

# WESTECH CORNER

SILVER SPRING, MD

RAPPAPORT  
CULTIVATING PLACES







## 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 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	13,992	106,504	306,611
 DAYTIME POPULATION	17,325	85,242	252,799
 HOUSEHOLD INCOME	\$97,693	\$110,646	\$111,700
 TRAFFIC COUNTS	65,352 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

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



**WESTECH CORNER**

**MARYLAND FARM CONDOMINIUMS**  
530 UNITS

**TOWNLEY APARTMENTS**  
240 UNITS



COLUMBIA PIKE 66/771 VPD

TECH ROAD

CHERRY HILL ROAD

POWDER MILL ROAD

# SITE PLAN

WESTTECH CORNER | SILVER SPRING, MD



Space	Sq. Ft	Tenant Name	Space	Sq. Ft	Tenant Name	Space	Sq. Ft	Tenant Name
1	3,670	Capital One	6	2,003	Potbelly Sandwich Shop	11	1,286	My Nails
2	5,150	Chick-Fil-A	7	1,099	Siu's Asian Bistro	12	2,594	7-Eleven
3	5,269	Panera Bread	8	2,400	Five Guys Burgers & Fries	13	5,128	IHOP
4	7,096	TGI Fridays	9	2,505	Qdoba Mexican Grill			
5	1,972	FedEx Kinko's	10	1,089	Tropical Smoothie Cafe			

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**WESTECH CORNER | 12251 TECH RD, SILVER SPRING, MD**

**Caroline Bosch | [cbosch@rappaportco.com](mailto:cbosch@rappaportco.com) | 571.382.1232**

**[rappaportco.com](http://rappaportco.com)**