

WESTECH CORNER

SILVER SPRING, MD

- I This center has an exceptional mix of national chain, credit destination and convenience retailers including Five Guys, Odoba Mexican Grill, FedEx Office, 7-Eleven and Potbelly Sandwich Shop
- I 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
- I Dynamic trade area with 94,204 employees within a 5-mile radius of the center

DEMOGRAPHICS 2025

		1 MILE	3 MILES	5 MILES
	POPULATION	13,992	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 Pik	xe (Route 29)

CO-TENANTS







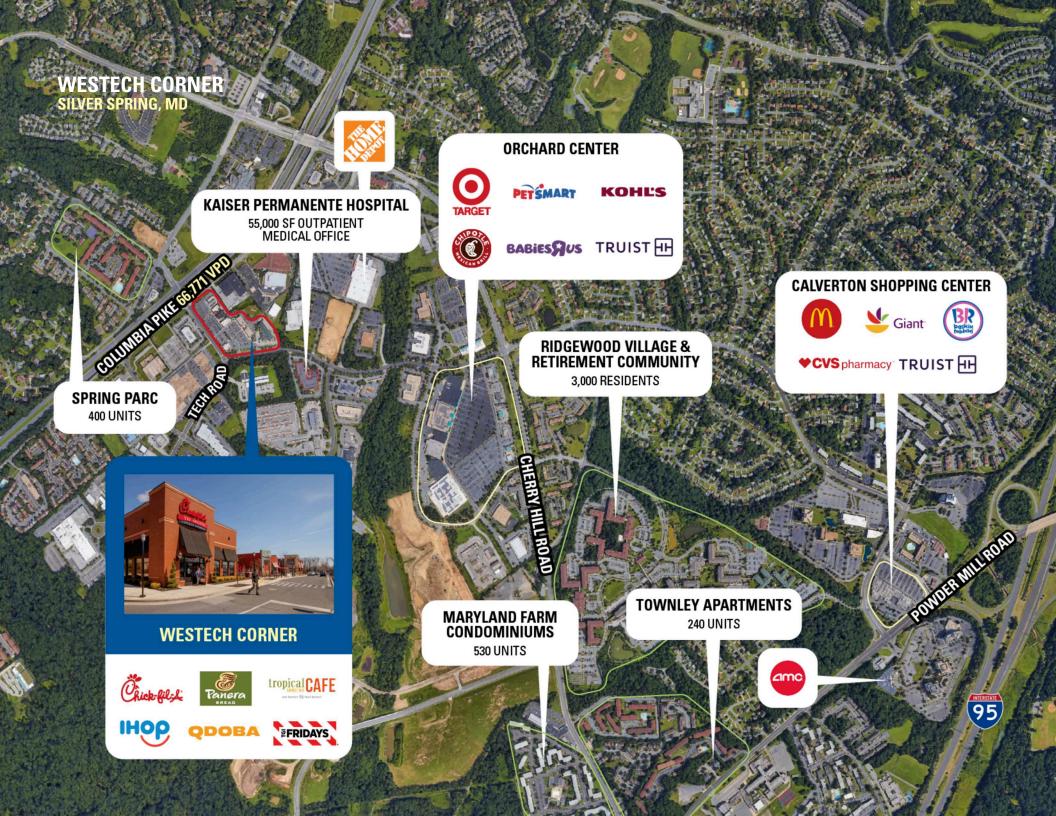












SITE PLAN

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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

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