



**WesTech Corner**  
Silver Spring, MD

Fully Leased

**RAPPAPORT**  
CULTIVATING PLACES<sup>®</sup>



# Silver Spring

Maryland

- 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



## 2025 Demographics

	1 mi.	3 mi.	5 mi.
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



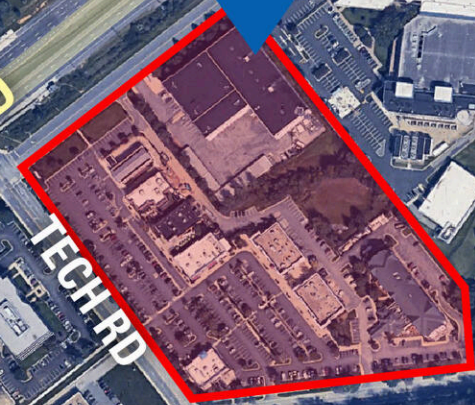




# WesTech Corner

SPRING PARC  
400 Units

COLUMBIA PIKE 66,000 VPD  
TECH RD



CHERRY HILL RD

KAISER PERMANENTE  
HOSPITAL  
55,000 SF Outpatient  
Medical Office

## White Oak Town Center



Orchard Center

KOHL'S Target Giant

ALDI PETSMART CHIPOTLE

Calverton Shopping Center

TRUIST WENDY'S TACO BELL

MCDONALD'S CVS BASKIN ROBBIN'S



RIDGEWOOD VILLAGE &  
RETIREMENT COMMUNITY  
3,000 Residents

POWDER MILL RD





# Site Plan

Fully Leased

● Space Available





# Tenant List

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

**Discover your next retail opportunity at**  
**rappaportco.com**



**WASHINGTON, D.C. | MARYLAND | VIRGINIA**

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

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