



WesTech Corner
Silver Spring, MD

Fully Leased

RAPPAPORT
CULTIVATING PLACES[®]

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
SILVER SPRING, MD

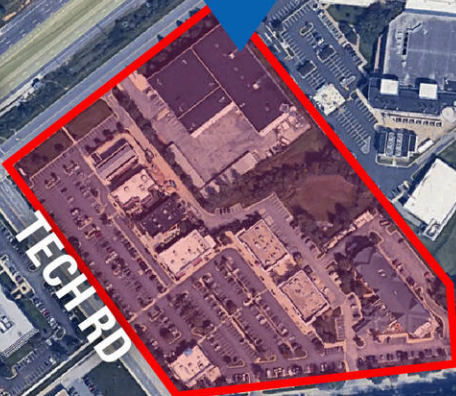


WesTech Corner

SPRING PARC
400 Units

COLUMBIA PIKE 66,000 VPD

TECH RD



CHERRY HILL RD

KAISER PERMANENTE
HOSPITAL
55,000 SF Outpatient
Medical Office

Orchard Center

KOHL'S Target Giant

ALDI PETSMART CHIPOTLE

White Oak Town Center

Jersey Mike's AT&T Dave's Hot Chicken Starbucks FIRST WATCH amazon fresh

Calverton Shopping Center

TRUIST TRISTAR TACO BELL McDonald's CVS Baskin-Robbins

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

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