



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



2026 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) | | |

Area Retailers





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



RIDGEWOOD VILLAGE &
RETIREMENT COMMUNITY
3,000 Residents



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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