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## PROPERTY DETAILS

- Prime 2 acre site at the corner of Georgia Ave (41,800 VPD) and Veirs Mill Rd (19,000 VPD)
- Former car dealership with showroom and service center
- Adjacent to Wheaton Metro and super- regional Westfield Wheaton Mall
- Traffic signalized intersection with full movement access
- 1 block from Wheaton Metro (1,500 RPD)

**MATT SKALET**

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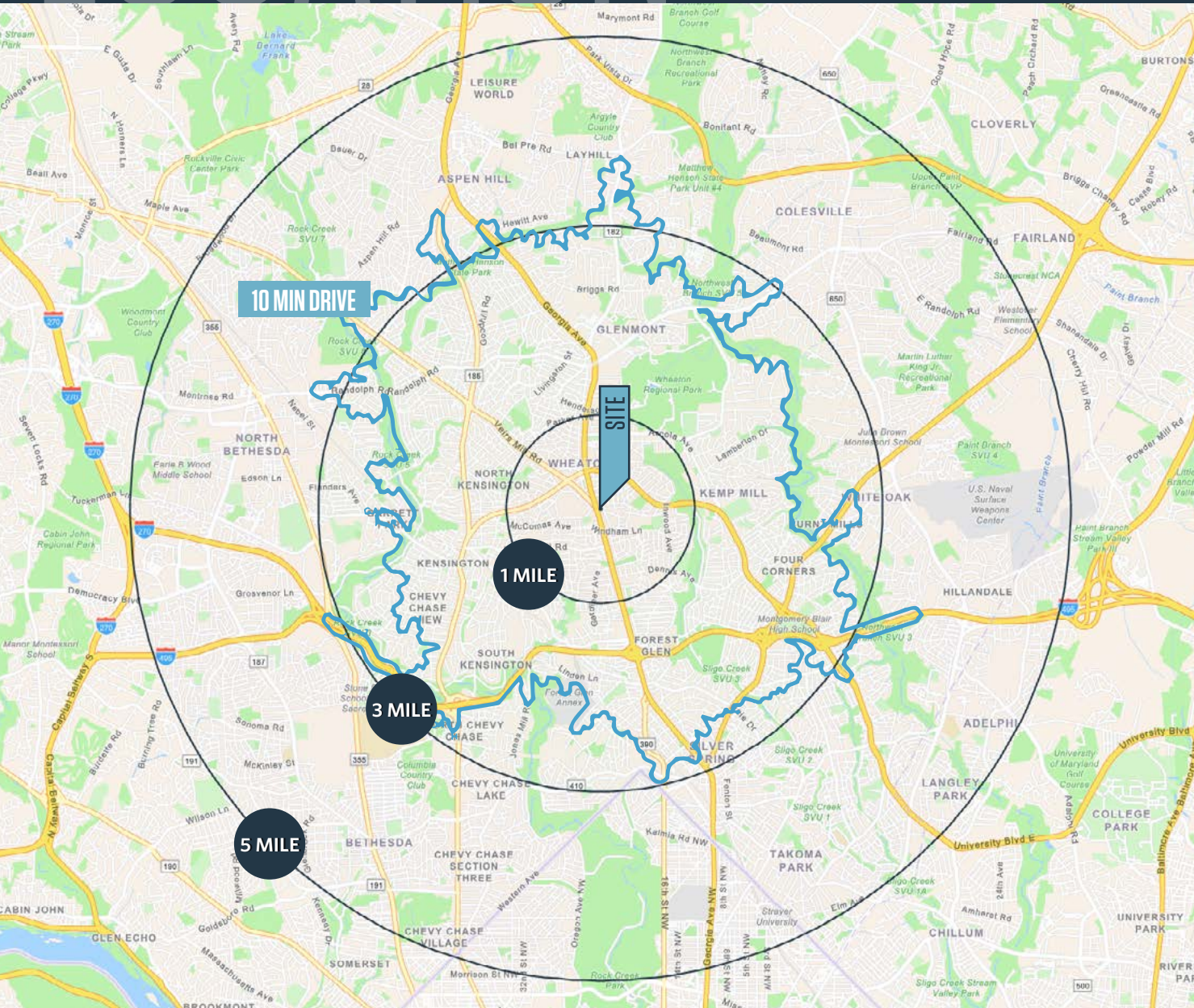
**BEN BECKER**

bbecker@klnb.com | 202-420-7773

# LOCATION

# 10915 GEORGIA AVE

WHEATON, MARYLAND 20902



## PROPERTY HIGHLIGHTS:

Closed auto dealership and service center on 2 acre corner parcel.

5,110 SF showroom level with at grade parking.

21,517 SF service center with 10+ automotive lifts with at grade parking.

## DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE	10 MIN DRIVE	15 MIN DRIVE
Population	25,464	168,469	494,420	127,175	381,859
Daytime Population	21,990	148,480	506,148	100,789	361,478
Households	9,276	59,589	184,494	42,411	139,208
Average HH Income	\$147,653	\$178,282	\$171,514	\$176,178	\$166,996

## TRAFFIC COUNTS | 2023:

Georgia Ave	41,800 ADT
Veirs Mill Rd	19,000 ADT
Wheaton Metro	1,500 RPD

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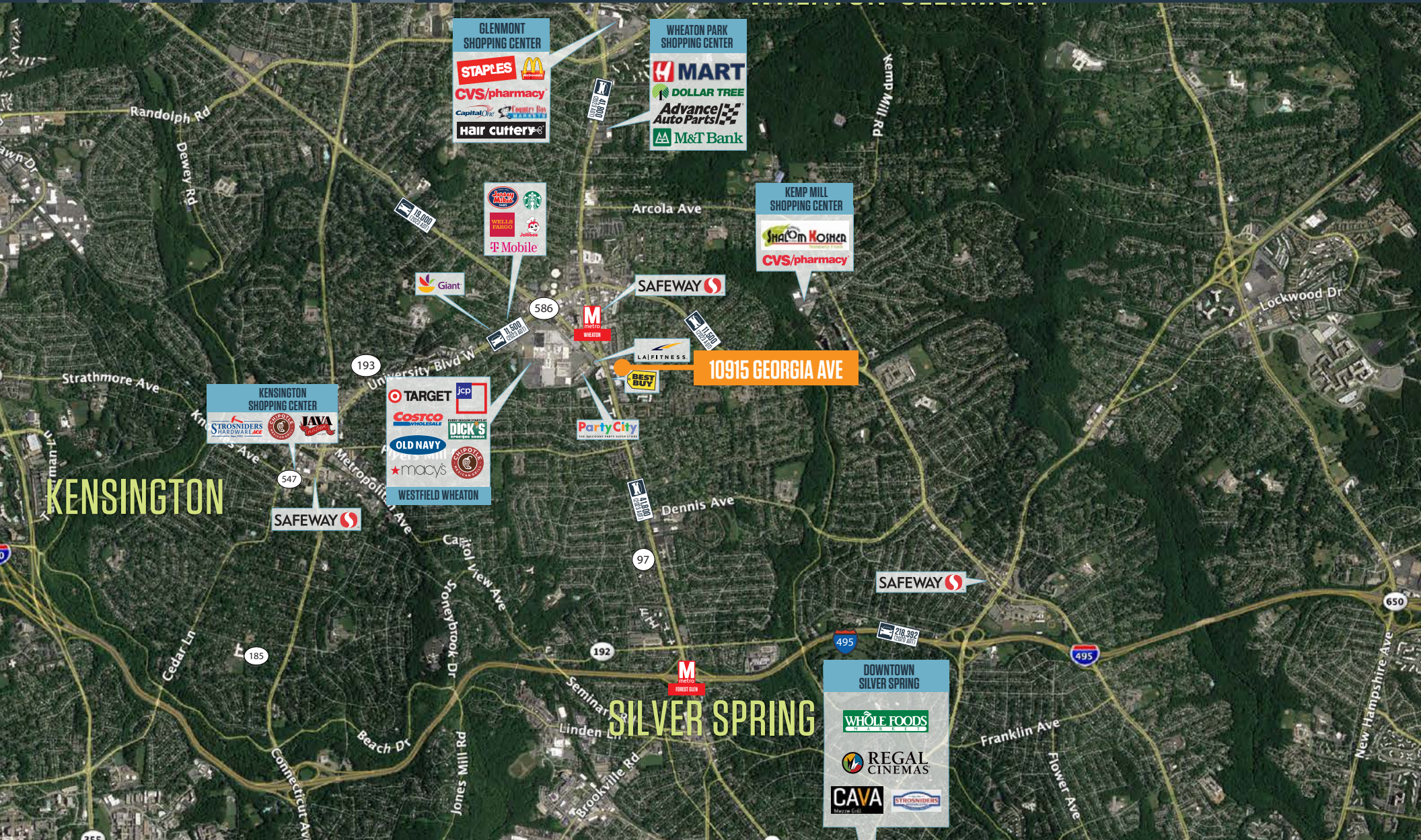
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# MARKET

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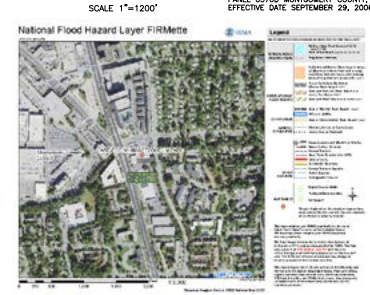
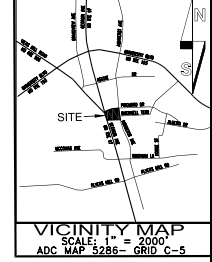
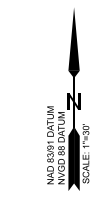
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**TITLE REPORT EASEMENT SUMMARY**  
 FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. DC2401457  
**RIGHT OF WAY/EASEMENT SUMMARY**  
 LIBER 362 FOLIO 280, C&P TELEPHONE COMPANY — NONDESCRIBED UTILITY EASEMENT  
 LIBER 598 FOLIO 100, STATE ROADS COMMISSION PLAT 1301 — INCLUDED IN EXISTING DEDICATION SHOWN PLAT 2306 — INCLUDED IN SURVEY AS SHOWN AS PARCEL B BLOCK A WHEATON FOREST  
 LIBER 1462 FOLIO 376, 12' WIDE WSSC EASEMENT — NOT AFFECTING PROPERTY  
 LIBER 1573 FOLIO 346, CURRENT STATE ROADS COMMISSION PLAT 9269 — INCLUDED IN EXISTING DEDICATION SHOWN PLAT 2306 — INCLUDED IN SURVEY AS SHOWN AS PARCEL B BLOCK A WHEATON FOREST  
 LIBER 1482 FOLIO 363, DEED CONVEYANCE EAST OF PROPERTY — NOT AFFECTING PROPERTY  
 PLAT 1987 — AMHERST AVENUE DEDICATION SHOWN  
 PLAT 4542 — MINIMUM BUILDING RESTRICTION LINES PER CURRENT ZONING AS NOTED  
 LIBER 5962 FOLIO 719, DECLARATION OF TRADING DATED JULY 1, 1982, RECORDED NOVEMBER 17, 1982, — PERMANENT UNDERGROUND SUBSURFACE EASEMENT, NO SURFACE IMPACT TO PROPERTY.



PROPERTY CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	151.41	20.00	167.85°	N 27°01'11\"	128.28
C2	150.23	771.46	11°09'26\"	N 75°30'25\"	149.99
C3	20.44	771.46	19°58'18\"	N 81°58'26\"	33.43
C4	71.01	771.46	09°19'25\"	N 87°01'02\"	70.99
C5	36.68	24.80	67°43'07\"	E 49°38'48\"	15.43
C6	58.06	183.14	07°48'50\"	S 08°09'19\"	58.06

LEGEND

- OVERHEAD WIRE
- OFF-OPEN PIPE FOUND
- CAP-OPEN PIPE & CAP FOUND
- RCF-REBAR & CAP FOUND

TRACT AREA

PARCEL B BLOCK A	8,813 SQ. FT.	1.8000 AC.
PARCEL C BLOCK A	78,407 SQ. FT.	0.0510 AC.
20' ALLEY	2,222 SQ. FT.	0.0503 AC.
TOTAL	89,442 SQ. FT.	2.0033 AC.

**CERTIFICATE**  
 TO: STANDARD PROPERTIES INC., AND WHEATON ASSOCIATES, LLC, THEIR SUCCESSORS AND ASSIGNS  
 FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. DC2401457  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2.3, 4.5, 6.A, 7.8.3.1 (OBSERVED EVIDENCE ONLY), 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 8/29/24, DATE OF PLAT OR MAP 9/10/24

DEAN PACKARD REG. PROF. LAND SURVEYOR  
 REG. NO. 21815  
 EXP. 12-14-2025



DATE	DESCRIPTION	REVISIONS

**PACKARD & ASSOCIATES LLC.**  
 CIVIL ENGINEERS \* SURVEYORS \* LAND PLANNERS  
 204 MONROE STREET, SUITE 201A  
 ROCKVILLE, MARYLAND 20850  
 PHONE (301) 208-0250

**ALTA/NSPS LAND TITLE SURVEY**  
 10915 GEORGIA AVENUE, WHEATON MD 20902  
 BOOK 51660 PAGE 292  
 PARCEL B, C 7 20' ALLEY, WHEATON FOREST

BETHESDA ELECTION DISTRICT No. 13 MONTGOMERY COUNTY, MARYLAND

SCALE 1"=30'  
 DRAWN: DP  
 DATE: 09/05/24  
 SHEET 1 of 1



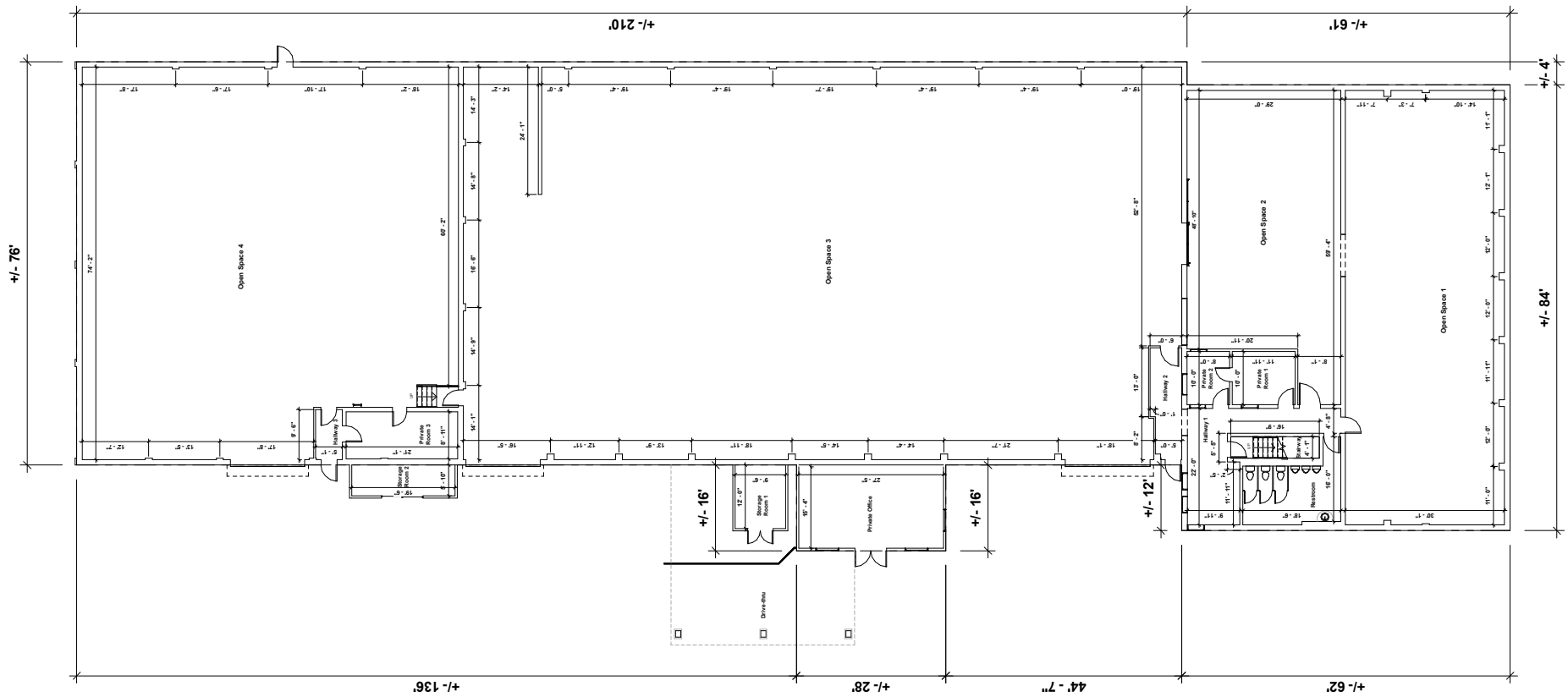
# LOWER LEVEL

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## 21,517 SF WITH AT GRADE PARKING



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## FOR MORE INFORMATION, PLEASE CONTACT:

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## klnb.com



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