



OFFICE BUILDING

11331 AMHERST AVENUE | SILVER SPRING, MARYLAND 20902

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Rarely available standalone office building for sale in Wheaton, MD
- Available on-site parking (20 ± spaces on site)
- Close proximity to many amenities, including Westfield Wheaton (Costco, Target, Giant Food, Dick's Sporting Goods, Macy's, AMC Theatres)
- Walkable to Amherst Parking Garage (across street)
- 1 block from the Wheaton Metro station



BUILDING SIZE:

7,950 SF ±

LOT SIZE:

0.364 ACRES ±

STORIES:

2 STORIES + BASEMENT

PARKING:

19 SPACES (17 + 2 HANDICAP)

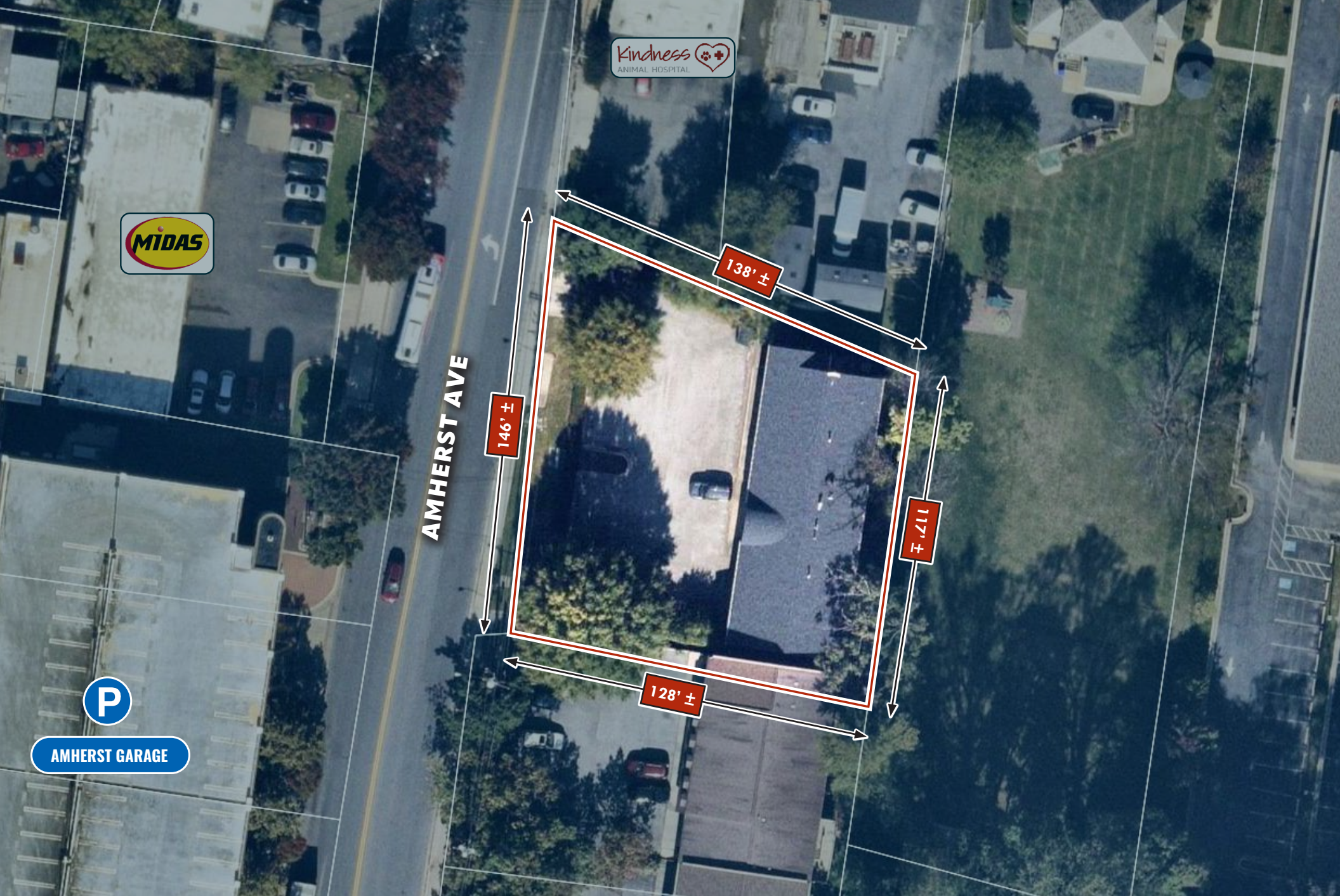
ZONING:

CRN (XXX)

SALE PRICE:

\$2,000,000

AERIAL / PARCEL OUTLINE



AMHERST AVE

146' ±

138' ±

117' ±

128' ±

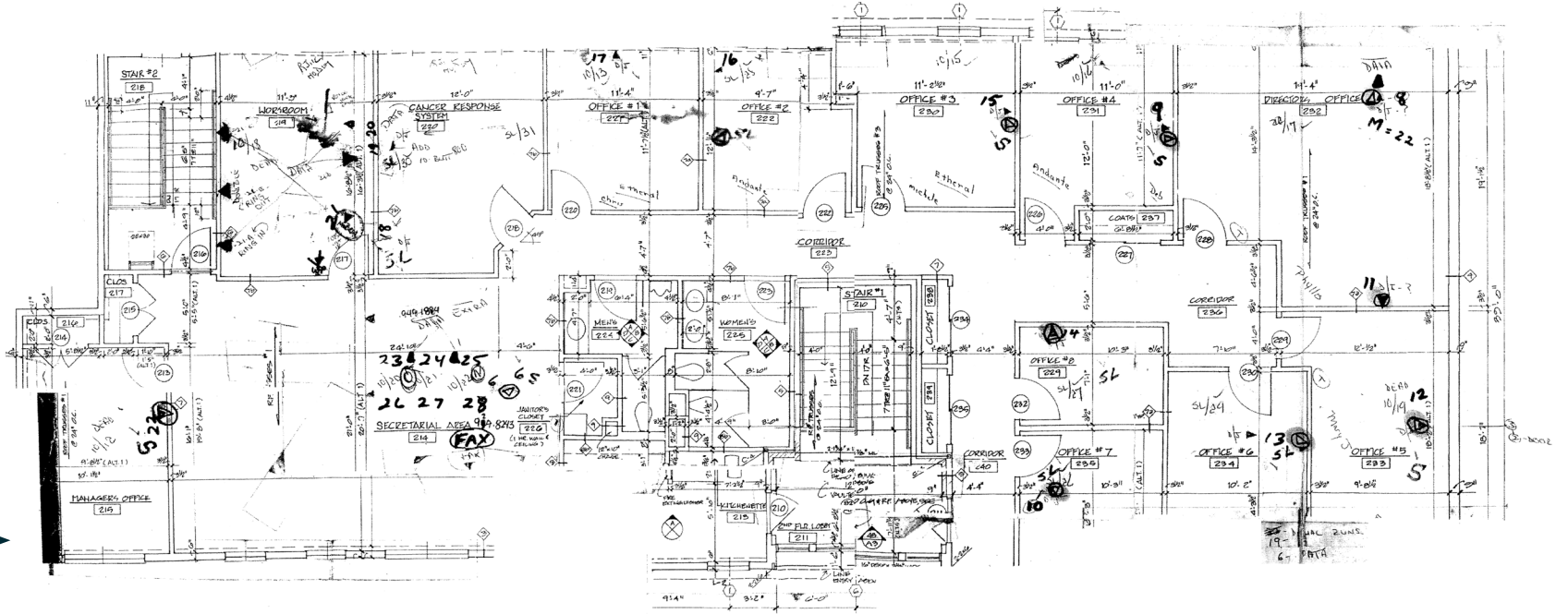


AMHERST GARAGE

FLOOR PLANS

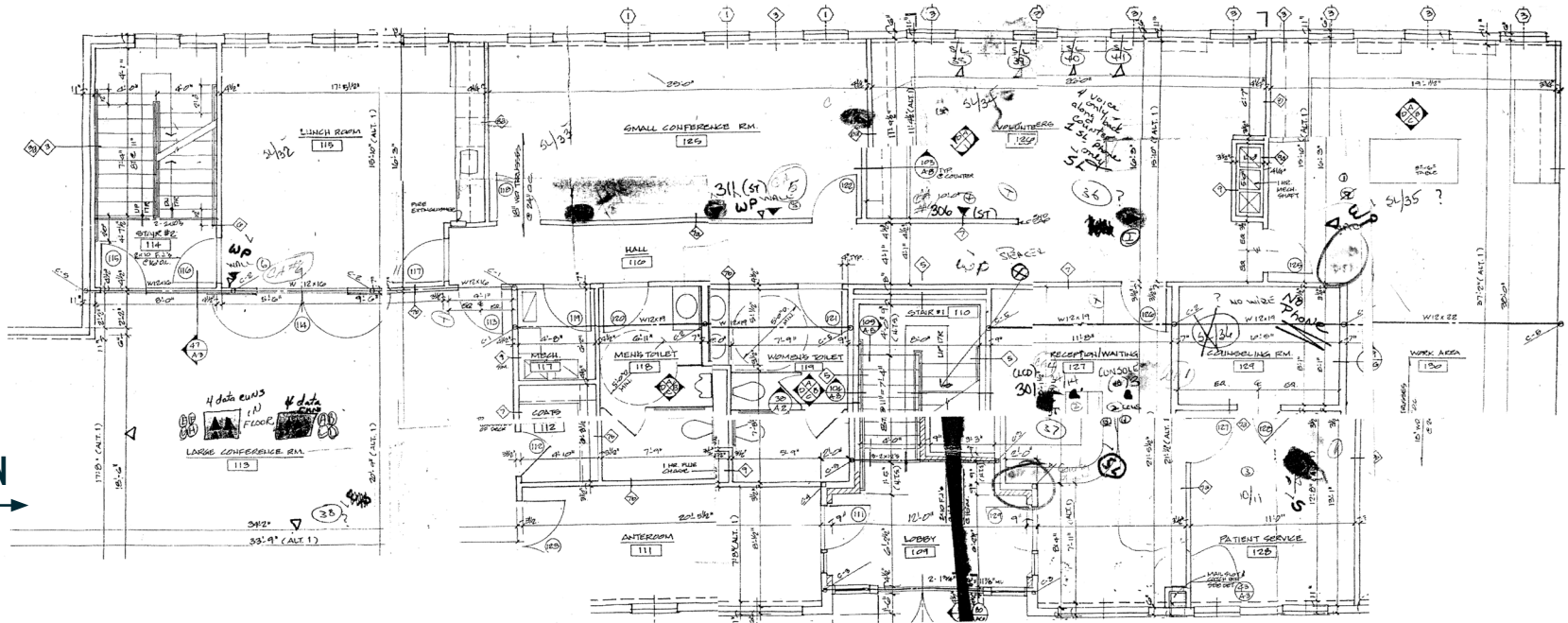
2ND

FLOOR PLAN



1ST

FLOOR PLAN



LOCAL BIRDSEYE



SITE

P
AMHERST GARAGE

SAFEBAY

MIDAS

DICK'S
SPORTING GOODS

COSTCO
WHOLESALE

Westfield
WHEATON

TARGET

MACYS

Giant

AMC
THEATRES

JCPenney

586

VEIRS MILL RD

IHOP

97

GEORGIA AVE

P

193

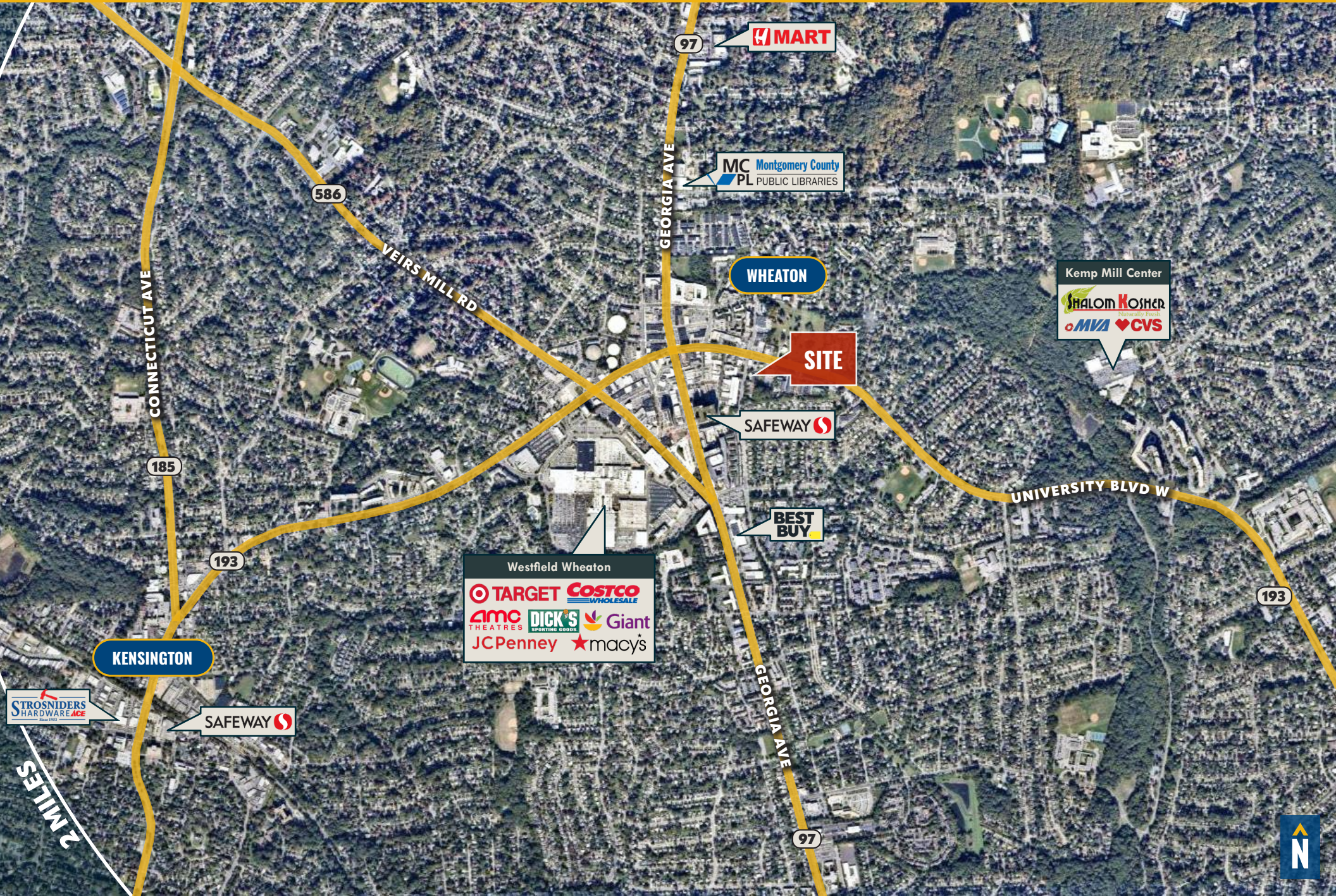
UNIVERSITY BLVD

AMHERST AVE

KFC



MARKET AERIAL



97 **M&M'S**

MC **Montgomery County**
PL **PUBLIC LIBRARIES**

WHEATON

SITE

SAFeway

BEST BUY

Kemp Mill Center
SHALOM KOSHER
Naturally Fresh
MVA **CVS**

Westfield Wheaton
TARGET **COSTCO**
WHOLESALE
AMC **DICK'S** **Giant**
THEATRES **SPORTING GOODS**
JCPenney **macys**

SAFeway

KENSINGTON

STROSNIDERS
HARDWARE
ACE

2 MILES



DEMOGRAPHICS

2023

RADIUS: **1 MILE** **3 MILES** **5 MILES**

RESIDENTIAL POPULATION



24,096

161,077

486,499

DAYTIME POPULATION



21,783

125,349

495,261

AVERAGE HOUSEHOLD INCOME



\$126,823

\$166,036

\$160,120

NUMBER OF HOUSEHOLDS



8,476

54,032

182,977

MEDIAN AGE

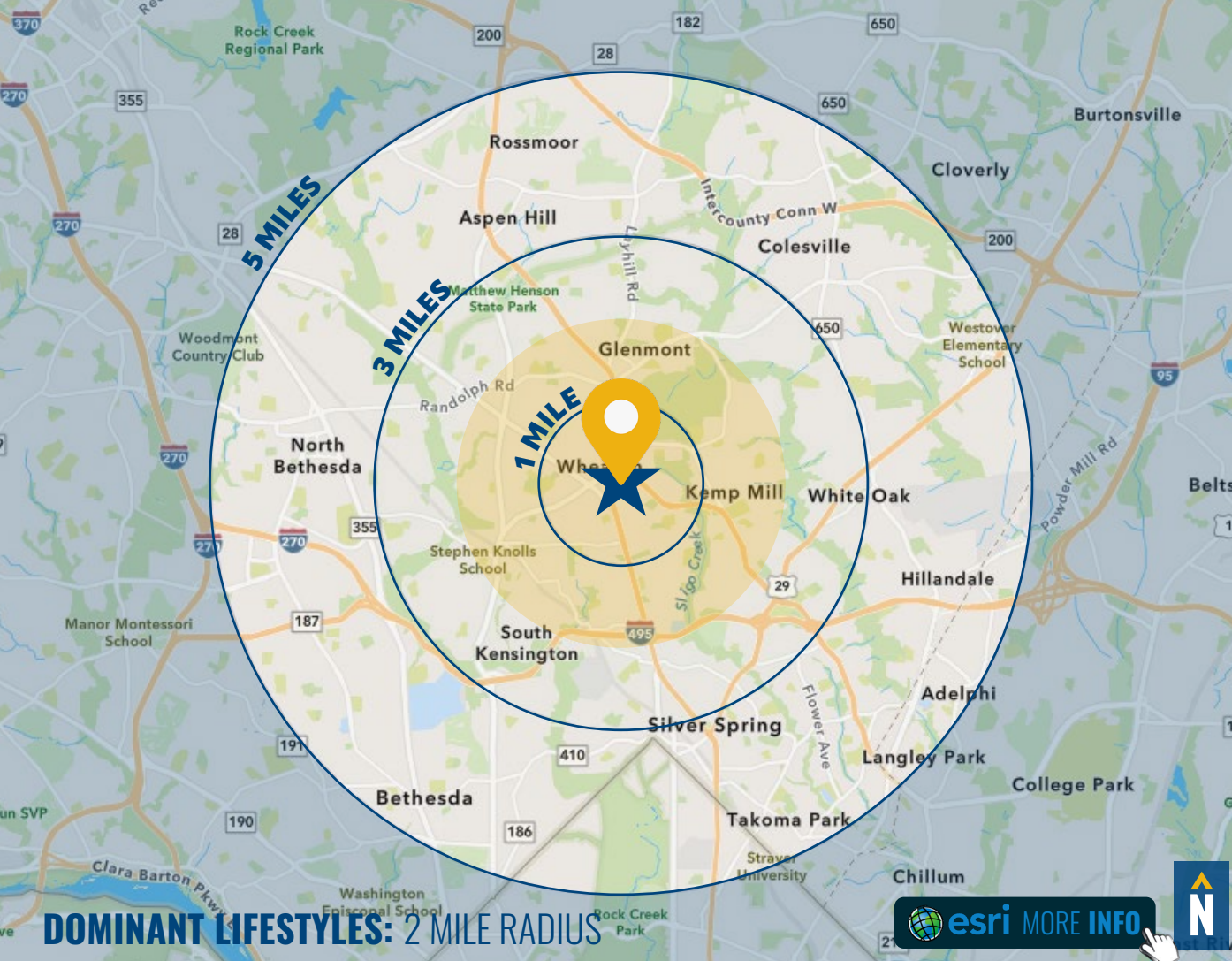


37.0

39.9

39.6

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[MORE INFO](#)



27%
PLEASANTVILLE



Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

Median Age: **42.6**
Median Household Income: **\$92,900**

18%
CITY LIGHTS



This densely populated market is the epitome of equality. They work hard and budget well to support their urban lifestyles. They are price savvy consumers, but will pay for quality brands that they trust.

Median Age: **39.3**
Median Household Income: **\$69,200**

11%
TRENDSETTERS



These educated young singles aren't ready to settle down; they do not own homes or vehicles and choose to spend their disposable income on upscale city living and entertainment.

Median Age: **36.3**
Median Household Income: **\$63,100**

FOR MORE INFO CONTACT:



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