



Wheaton has the recipe for business success . . .

KEY INGREDIENTS:

Location, Location, Location

Accessibility and Infrastructure

A Knowledge-based Workforce

A Strong Retail and Restaurant Base

An Eclectic, Vibrant Community

Incentives for Development and Business Growth

**... add your project, blend ingredients,
and savor the taste of success!**



concept drawing

“Wheaton is a priority for my administration . . . and we will chart the course for successful redevelopment of this community.”

— Isiah Leggett, County Executive, Montgomery County Maryland



Downtown Wheaton is perfectly situated in the center of three major thoroughfares, and less than two miles north of the Capital Beltway; offering convenience and accessibility, including Metrorail (Red Line) and Metrobus.

From a world-class botanical garden, a nationally renowned music center and one of the region's largest shopping centers; to specialty shops, award-winning restaurants and popular outdoor events, Wheaton is the ideal location for your business or development project.



Taste of Wheaton

Home to more than 400 businesses and a growing residential population, downtown Wheaton is transforming from a residential suburb to an urban environment. Current initiatives include:

- New streetscapes and safety measures creating a more pedestrian-friendly environment.
- Clean & Safe and Façade Improvement programs making downtown Wheaton a more attractive and friendly environment.
- A revised Sector Plan utilizing smart-growth and mixed-use development. This allows for greater density and community integration, ensuring Wheaton's sustainability for generations to come.



MetroPointe

What's Happened...

- **Westfield Shoppingtown** – A \$140 million expansion and renovation including Macy's, Target, an additional 750-space parking garage and a Giant supermarket.
- **The Brownstones/The Montgomery** Adjacent to Wheaton Metro, 243 luxury rental apartments, 75 townhomes, and a 400-space parking garage.
- **Clairmont** – Situated on the site of a former lumber yard, this 42 unit townhome development initiated residential development in downtown Wheaton.



What's Happening...

- **MetroPointe** – Adjacent to the Wheaton Metro, this public/private project includes 173 residential units (70% luxury and 30% affordable), street-level retail, an on-site parking garage and a "Kiss 'n Ride" for Metrorail patrons.
- **Leesborough** – 181 residential units including single family homes, townhomes and condominiums.
- **Metro Plaza** – Located directly above the Metro Red Line Station, this site offers opportunity for 500,000 square feet of commercial or mixed use development.
- **Georgia Crossing** – 20,000 square feet of newly constructed street-level retail space at Georgia Avenue and University Boulevard.
- **Avalon Bay Communities** 330 luxury apartments and approximately 60,000 square feet of street-level retail space.

Private sector investment in downtown projects planned, underway and constructed exceeds \$420 million to date. County funds expended and committed to downtown Wheaton are over \$20.5 million and the County has leveraged almost \$20 of private sector investment for every County dollar invested in downtown Wheaton. So far, these developments create over 1,300 residential units, nearly 600,000 square feet of new retail space and up to 500,000 square feet of new office space in the downtown.





Your Future is in Wheaton

The Wheaton Redevelopment Program seeks to encourage private investment through targeted, complimentary public investment. We can assist you in identifying potential sites for development or relocation, and identify available incentives that make downtown Wheaton an ideal choice and exceptional value for your next project. As an Enterprise Zone and an Arts & Entertainment District, downtown Wheaton offers eligible projects and businesses a “green-tape” permitting process, exemption from impact fees, generous property tax credits on commercial development, and income tax credits for job growth.



concept drawing by Jim Russell, Architect

For more information on development and business opportunities in downtown Wheaton, please visit wheatonmd.org or contact:

Wheaton Redevelopment Program

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