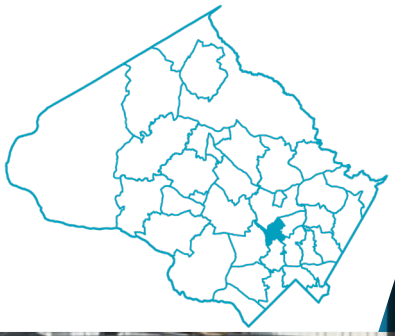


Connecticut-Veirs Mill Crossroads

Table 13-1: Connecticut-Veirs Mill Crossroads, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	1,709
Total development (square feet)	7,804,069
Key environmental indicators	
Parkland (acres)	275
Tree canopy cover (percent)	38.64
Key development types	
Office use (square feet)	52,519
Retail use (square feet)	186,531
Industrial use (square feet)	0
Other use (square feet)	852,163
Residential use (dwelling units)	6,383

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

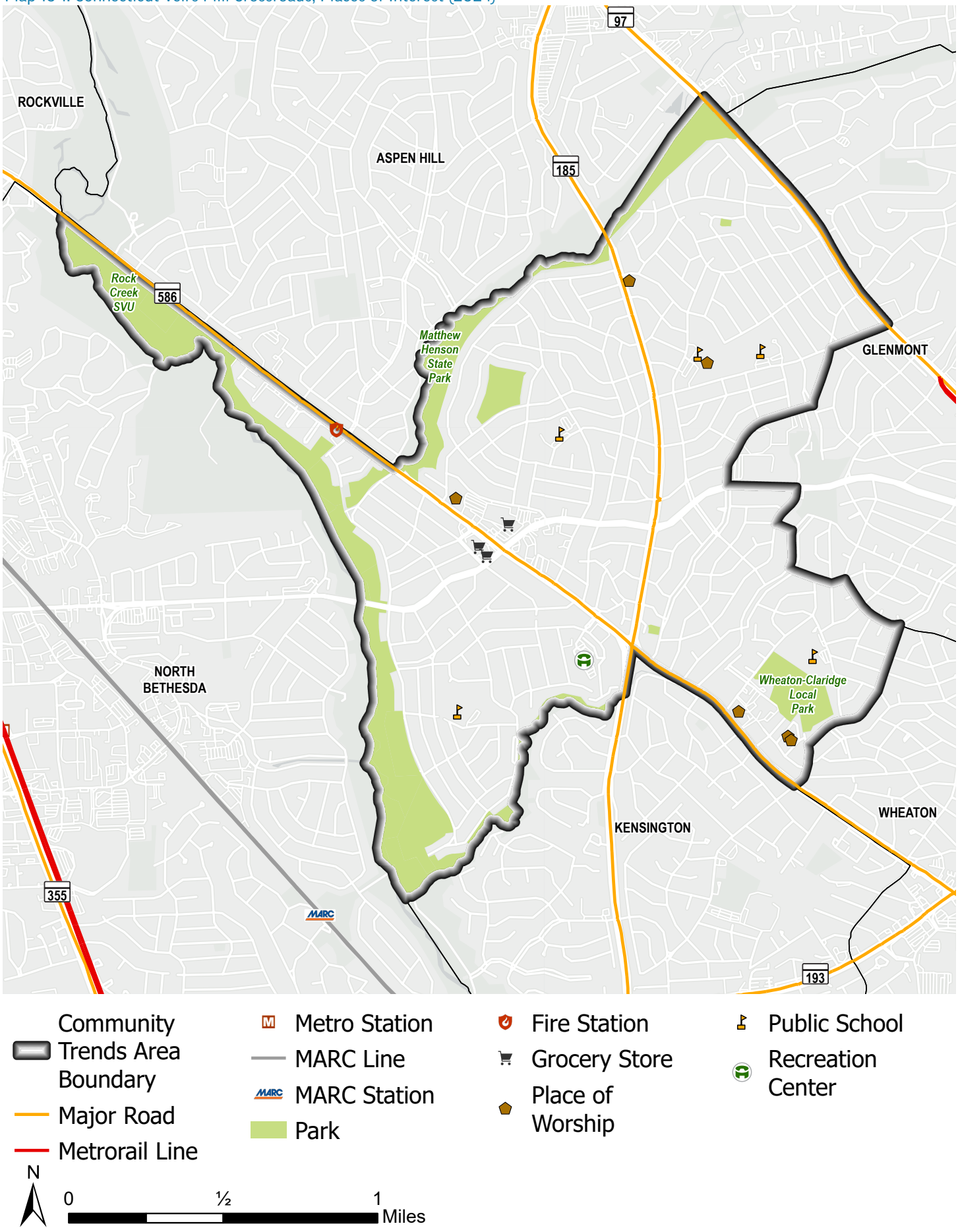
Table 13-2: Connecticut-Veirs Mill Crossroads, Places of Interest (2024)

Place of Interest	Number
Fire Station	1
Grocery Store	3
Healthcare Facility	0
Library	0
Place of Worship	6
Police Facility	0
Public School	5
Recreation Center	1

Source: Montgomery Planning (August 2024).

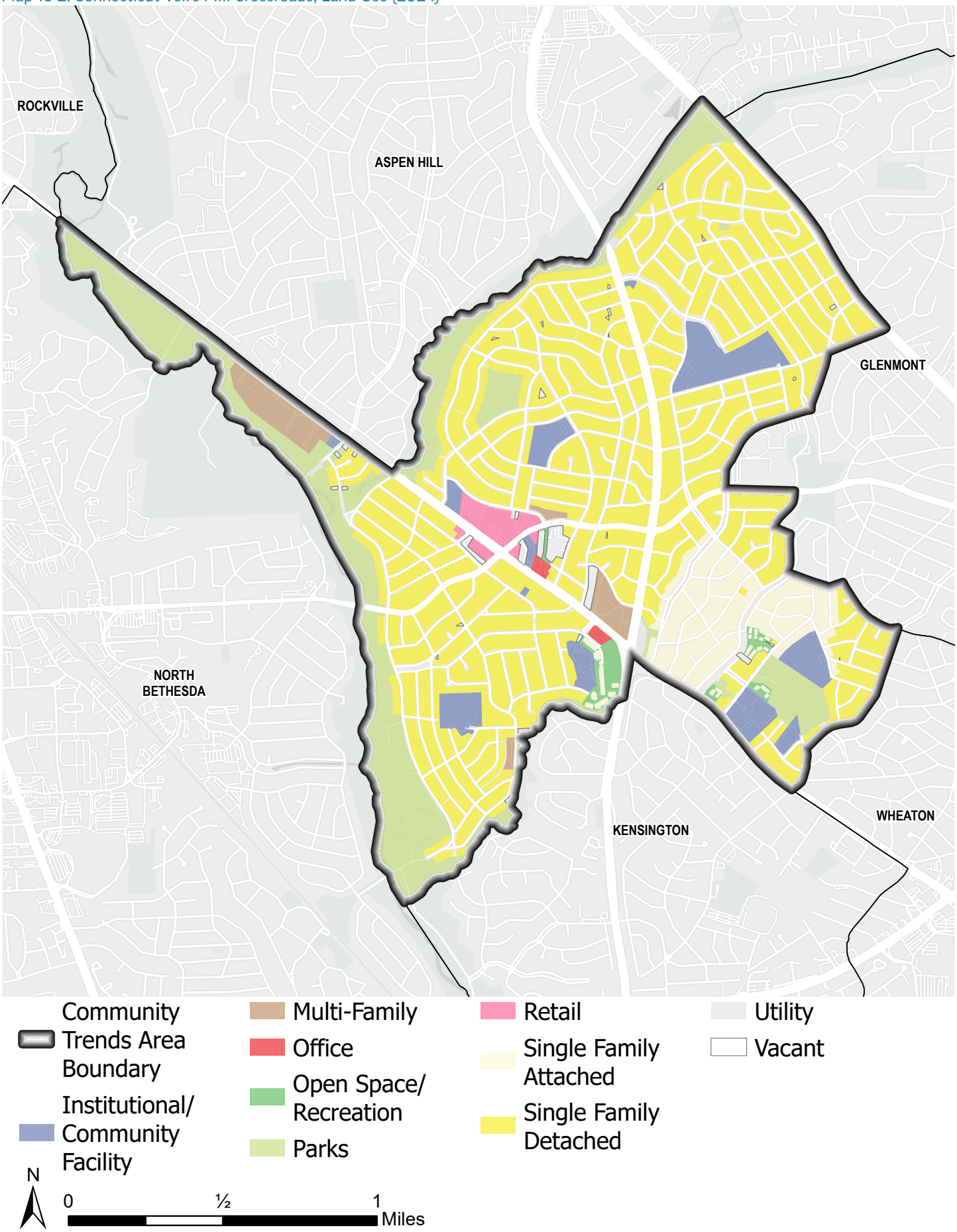
Connecticut-Veirs Mill Crossroads is a primarily residential community in the southern part of the county that derives its name from state Routes 185 (Connecticut Avenue) and 586 (Veirs Mill Road) that, with Randolph Road, form the area's major transportation corridors. Housing accounts for 52% of the land use, most of which is for single-family detached properties. Single-family attached homes, concentrated as duplexes in the Connecticut Avenue Estates neighborhood near Wheaton Claridge Local Park, constitute 5% of the CTA's residential land use. A significant portion of the community's parkland is found in Rock Creek Stream Valley Park and Matthew Henson State Park along its western boundaries. Two shopping centers—Stoneymill Square and Randolph Crossing—at the intersection of Randolph Road and Veirs Mill Road form the area's commercial core with grocery stores and other retail establishments. A large vacant parcel near these crossroads was the former Montgomery County Department of Recreation headquarters and is currently under construction as a mixed-income housing development. Five public schools within the community's boundaries contribute largely to the over 850,000 square feet of "Other use" development displayed in Table 13-1.

Map 13-1: Connecticut-Veirs Mill Crossroads, Places of Interest (2024)



Source: Montgomery Planning (August 2024).

Map 13-2: Connecticut-Veirs Mill Crossroads, Land Use (2024)



Source: Montgomery Planning (August 2024).

Table 13-3: Connecticut-Veirs Mill Crossroads, Land Use (2024)

Land Use Category	Percent of Land Area*
Agriculture	< 1.0%
Cultural	< 1.0%
Industrial	< 1.0%
Institutional/Community Facility	4.9%
Mixed-Use Office	< 1.0%
Multi-Family	2.1%
Office	< 1.0%
Open Space/Recreation	< 1.0%
Parking and Transportation	< 1.0%
Parks	16.2%
Research and Development	< 1.0%
Retail	1.0%
Single-Family Attached	4.8%
Single-Family Detached	45.2%
Utility	< 1.0%
Vacant	< 1.0%
Warehouse	< 1.0%

** Percents do not add up to 100% as rights-of-way are excluded.*
Source: Montgomery Planning (August 2024).

PEOPLE

The Connecticut-Veirs Mill Crossroads community was one of the more densely populated areas of Montgomery County in 2022, with 22,792 residents, or 8,637 people per square mile. The total population remained largely unchanged since 2010, as did its young-skewing age distribution and household composition; residents under 18 comprised more than 20% of the population, outnumbering older adult residents. Between 2010 and 2022, more than one-third of households had children, and the average household size by 2022 was 3.59 people, the largest in the county. While the White population declined by 25%, the Hispanic population became the majority ethnic group in the area in 2022, comprising the county's highest concentration (53% of the population). Nearly three-quarters of residents spoke a language other than English at home and one-third reported not speaking English "very well." Education levels in this community have stayed constant since 2010, but remain lower than county averages, with only 25% of adults ages 25 and over holding a bachelor's degree or higher in 2022. Notably, a very low percentage of employed residents reported working from home in 2022, even in light of the COVID-19 pandemic, suggesting predominant employment in occupations that did not allow for remote work. Despite these steady conditions, the average household income increased by 62% between 2010 and 2022, one of the highest income growth rates in the county on a percentage increase basis, partly due to greater numbers of households earning $150,000 or more (see Table 13-10 and Figure 13-1).

Nearly three-quarters of residents in the Connecticut-Veirs Mill Crossroads community spoke a language other than English at home, and one-third reported not speaking English "very well."

Table 13-4: Connecticut-Veirs Mill Crossroads, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	*21,387*	*100%*	*22,646*	*100%*	*22,792*	*100%*
0 to 4 years	1,689	8%	1,580	7%	1,439	6%
5 to 17 years	3,671	17%	3,648	16%	3,488	15%
18 to 34 years	4,993	23%	5,382	24%	5,734	25%
35 to 44 years	3,601	17%	3,536	16%	3,046	13%
45 to 64 years	5,264	25%	6,045	27%	6,227	27%
65 years and older	2,169	10%	2,455	11%	2,858	13%

Estimates and percentages may not sum to totals due to rounding.
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 13-5: Connecticut-Veirs Mill Crossroads, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	*21,387*	*100%*	*22,646*	*100%*	*22,792*	*100%*
White, non-Hispanic	4,858	23%	3,929	17%	3,626	16%
Black or African American, non-Hispanic	3,128	15%	3,990	18%	3,060	13%
Asian, non-Hispanic	2,649	12%	3,000	13%	3,238	14%
Other races, non-Hispanic	*	*	594	3%	894	4%
Hispanic or Latino	10,313	48%	11,133	49%	11,974	53%

** Estimates are not reliable.*
Estimates and percentages may not sum to totals due to rounding.
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 13-6: Connecticut-Veirs Mill Crossroads, English Language Usage and Ability

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 5 years and over	*19,698*	*100%*	*21,066*	*100%*	*21,353*	*100%*
Speak non-English language at home	13,392	68%	14,837	70%	15,465	72%
Speak English less than "very well"	7,654	39%	6,963	33%	6,562	31%

Estimates and percentages may not sum to totals due to rounding.
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 13-7: Connecticut-Veirs Mill Crossroads, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	*13,939*	*100%*	*15,497*	*100%*	*15,470*	*100%*
No high school degree	4,322	31%	4,313	28%	4,147	27%
High school degree or some college education	6,450	46%	7,801	50%	7,404	48%
Bachelor's degree only	1,829	13%	2,020	13%	2,486	16%
Graduate or professional degree	1,338	10%	1,363	9%	1,433	9%

Estimates and percentages may not sum to totals due to rounding.
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 13-8: Connecticut-Veirs Mill Crossroads, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Workers ages 16 years and over	*11,771*	*100%*	*12,255*	*100%*	*12,047*	*100%*
Commuted by driving	9,250	79%	9,495	77%	9,185	76%
Car-free commute	2,260	19%	2,483	20%	1,587	13%
Worked from home	*	*	212	2%	1,097	9%
Percent of households with no vehicles	*	*	414	6%	458	7%

** Estimates are not reliable.*
Estimates and percentages may not sum to totals due to rounding.
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 13-9: Connecticut-Veirs Mill Crossroads, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	*6,284*	*100%*	*6,420*	*100%*	*6,311*	*100%*
Family households	4,888	78%	5,111	80%	5,139	81%
Families with children	2,471	39%	2,223	35%	2,118	34%
Single-parent families with children	671	11%	706	11%	536	8%
Nonfamily multi-person households	324	5%	268	4%	326	5%
Nonfamily single-person households	1,072	17%	1,041	16%	846	13%
Average household size	*3.39*	*NA*	*3.51*	*NA*	*3.59*	*NA*

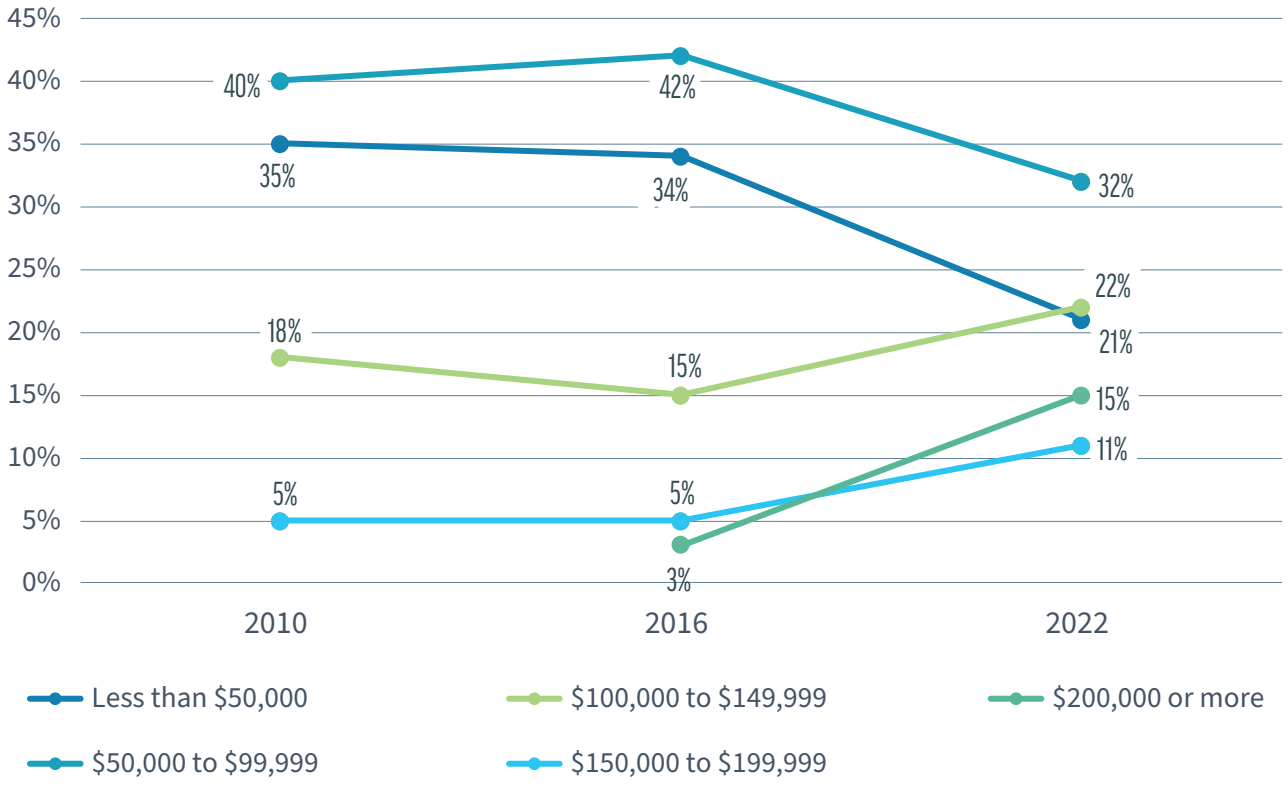
NA Not Applicable.
Estimates and percentages may not sum to totals due to rounding.
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 13-10: Connecticut-Veirs Mill Crossroads, Household Income

Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	*6,284*	*100%*	*6,420*	*100%*	*6,311*	*100%*
Less than $50,000	2,200	35%	2,181	34%	1,314	21%
$50,000 to $99,999	2,499	40%	2,726	42%	2,024	32%
$100,000 to $149,999	1,156	18%	988	15%	1,359	22%
$150,000 to $199,999	306	5%	332	5%	678	11%
$200,000 or more	*	*	193	3%	936	15%
Average household income	*$74,649*	*NA*	*$78,098*	*NA*	*$121,063*	*NA*

NA Not Applicable.
** Estimates are not reliable.*
Estimates and percentages may not sum to totals due to rounding.
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 13-1: Connecticut-Veirs Mill Crossroads, Percent by Household Income (2010, 2016, 2022)



Note: Estimate for the category "$200,000 or more" in 2010 is not reliable and therefore not shown.
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

HOUSING

The housing stock in Connecticut-Veirs Mill Crossroads has predominantly been made up of single-family detached homes (72%) but also significant numbers of other types of housing units. Most housing units in this neighborhood were built prior to 1960—98% before 1980—and essentially no housing growth occurred since. Given so much single-family housing, as much as 75% of households in this community were homeowners throughout the 2010-2022 period, with fairly stable average home values that were lower than the county's ($410,000 in this CTA versus $705,000 countywide). Although the average gross rent of $1,608 in 2022 was relatively less than in most other communities, more than half of renters were nonetheless burdened by housing costs.

Table 13-11: Connecticut-Veirs Mill Crossroads, Housing Units by Year Built, Age, and Type (2024)

Year Built	Total Units Number	Total Units %	Single-Family Detached Number	Single-Family Detached %	Single-Family Attached Number	Single-Family Attached %	Multi-Family Number	Multi-Family %
Total housing units	*6,383*	*100%*	*4,570*	*100%*	*994*	*100%*	*819*	*100%*
Before 1960	4,935	77%	4,115	90%	820	82%	0	0%
1960 to 1969	684	11%	423	9%	78	8%	183	22%
1970 to 1979	639	10%	3	0%	0	0%	636	78%
1980 to 1989	102	2%	6	0%	96	10%	0	0%
1990 to 1999	7	0%	7	0%	0	0%	0	0%
2000 to 2009	10	0%	10	0%	0	0%	0	0%
2010 or later	6	0%	6	0%	0	0%	0	0%
Unknown year	0	0%	0	0%	0	0%	0	0%
*Average year built**	*1956*	*NA*	*1953*	*NA*	*1955*	*NA*	*1970*	*NA*
*Average age**	*68*	*NA*	*71*	*NA*	*69*	*NA*	*54*	*NA*

NA Not Applicable.
** Excludes housing units for which the year built is unknown.*
Percentages may not sum to totals due to rounding.
Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 13-12: Connecticut-Veirs Mill Crossroads, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	4,744	75%	4,538	71%	4,633	73%
Average homeowner costs (with mortgage)	*$2,160*	*NA*	*$1,964*	*NA*	*$2,284*	*NA*
Average housing value (for homeowners)	*$371,445*	*NA*	*$301,526*	*NA*	*$409,783*	*NA*
Rent-burdened households	818	56%	820	46%	863	52%
Average gross rent	*$1,175*	*NA*	*$1,499*	*NA*	*$1,608*	*NA*

NA Not Applicable.
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.