

Kemp Mill-Four Corners



23

Table 23-1: Kemp Mill-Four Corners, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	2,553
Total development (square feet)	12,157,316
<i>Key environmental indicators</i>	
Parkland (acres)	478
Tree canopy cover (percent)	51.74
<i>Key development types</i>	
Office use (square feet)	74,253
Retail use (square feet)	230,202
Industrial use (square feet)	0
Other use (square feet)	1,296,091
Residential use (dwelling units)	7,361

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

The Kemp Mill-Four Corners CTA is located in the southeastern part of the county, with I-495 marking its southern border, the Northwest Branch Stream Valley Park along its eastern and northern edges, and Sligo Creek Stream Valley Park along much of its western edge (see Map 23-1). Two major roads, U.S. Route 29 (Colesville Road) and state Route 193 (University Boulevard), intersect in the southern part of the community and form one of two major commercial nodes; the other major commercial area is approximately 1.5 miles to the northwest next to multi-family developments off University Boulevard (see Map 23-2). The community also has a noteworthy concentration of synagogues, as well as public facilities that include five public schools, the Silver Spring Volunteer Fire Department Station 16, and the Margaret Schweinhaut Senior Center. Residential neighborhoods dominate most of the remaining developed areas, with single-family detached homes accounting for 50% of the CTA's land use (see Table 23-3).

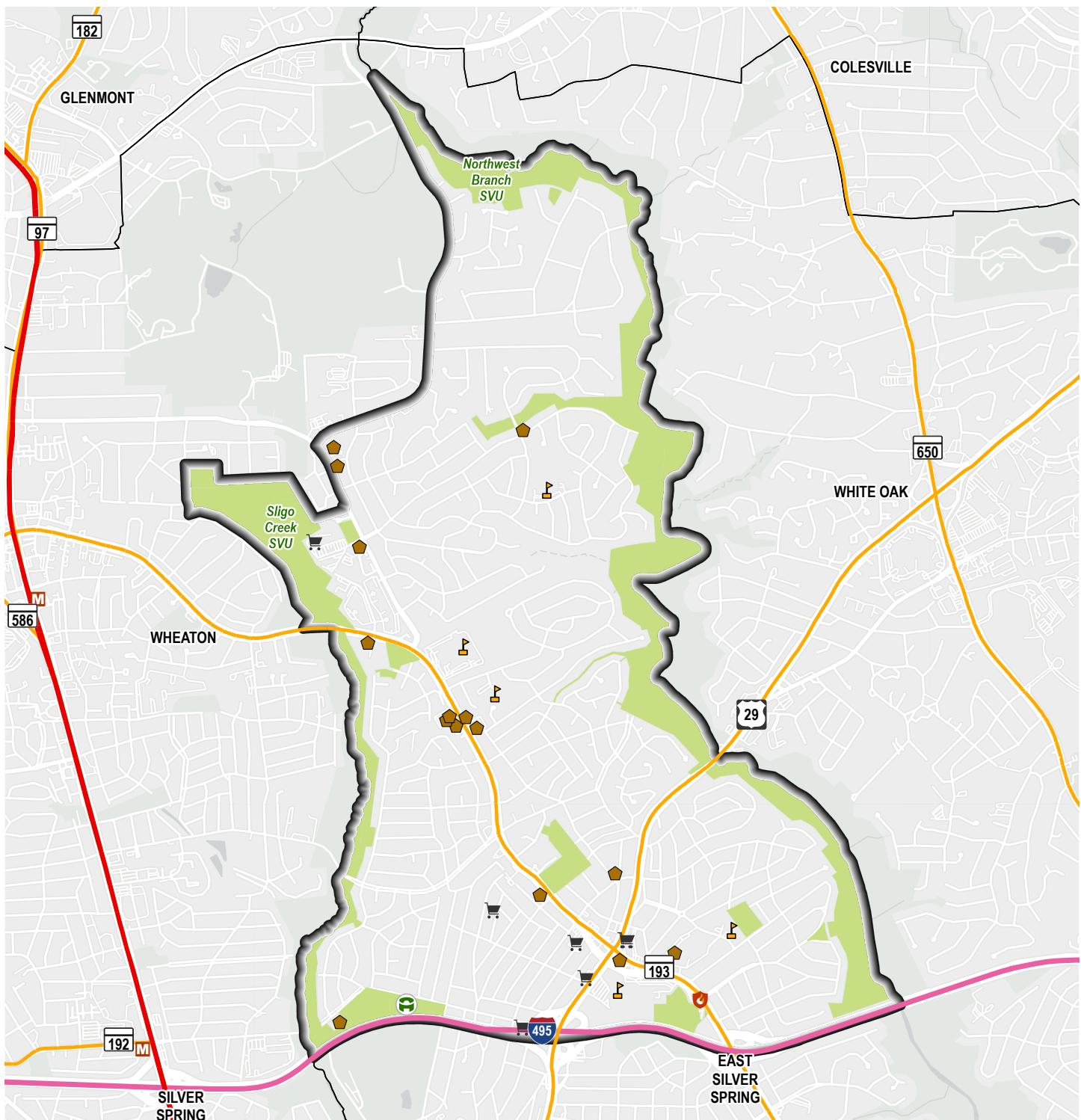
Table 23-2: Kemp Mill-Four Corners, Places of Interest (2024)

Place of Interest	Number
Fire Station	1
Grocery Store	7
Healthcare Facility	0
Library	0
Place of Worship	15
Police Facility	0
Public School	5
Recreation Center	1

Source: Montgomery Planning (August 2024).



Map 23-1: Kemp Mill-Four Corners, Places of Interest (2024)



Community Trends Area Boundary
Freeway

Major Road
Metrorail Line
Metro Station
Park

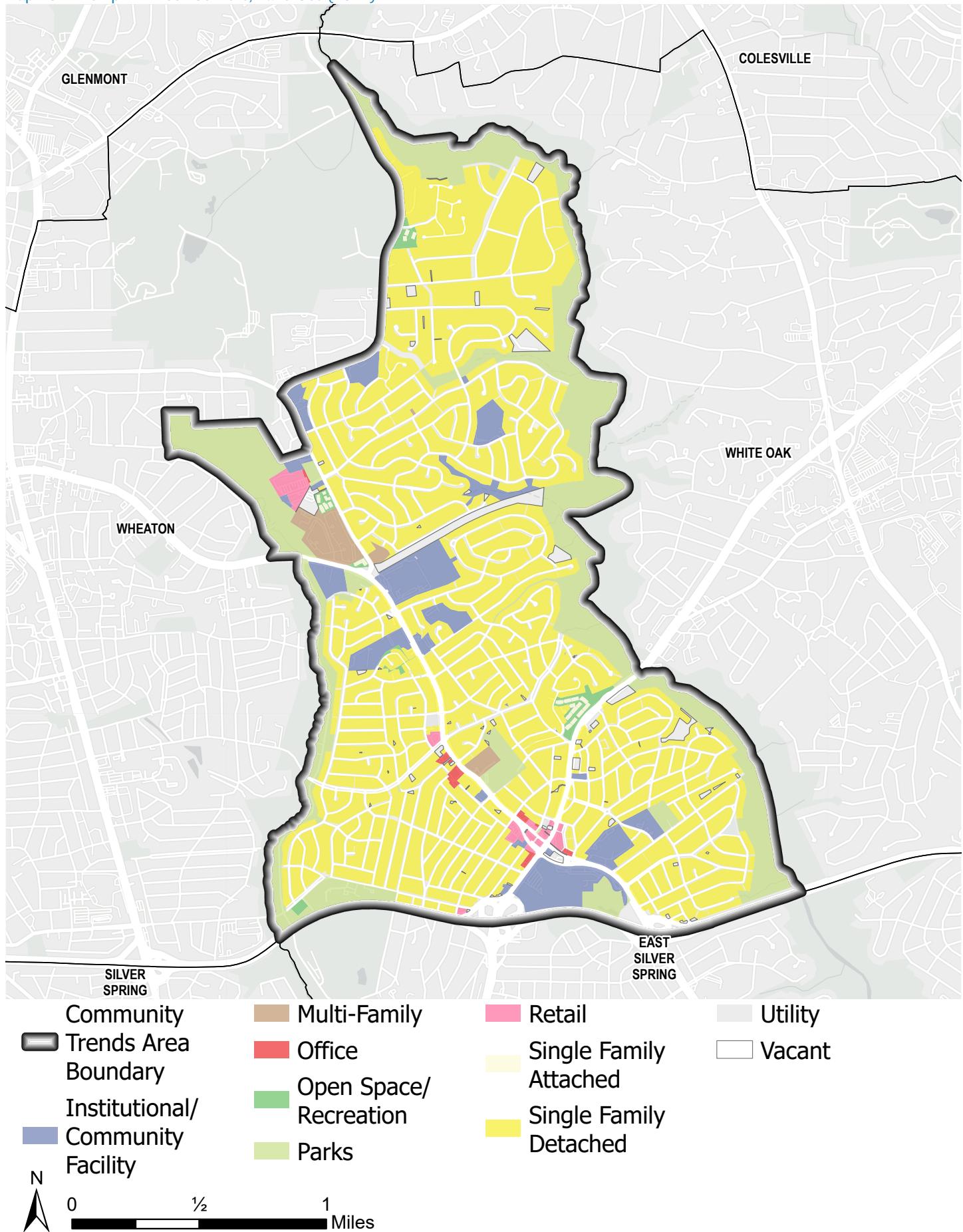
Fire Station
Grocery Store
Place of Worship

Public School
Recreation Center

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0 $\frac{1}{2}$ 1 Miles

Source: Montgomery Planning (August 2024).

Map 23-2: Kemp Mill-Four Corners, Land Use (2024)



Source: Montgomery Planning (August 2024).

Table 23-3: Kemp Mill-Four Corners, Land Use (2024)

Land Use Category	Percent of Land Area*	Land Use Category	Percent of Land Area*
Agriculture	< 1.0%	Parks	18.7%
Cultural	< 1.0%	Research and Development	< 1.0%
Industrial	< 1.0%	Retail	< 1.0%
Institutional/Community Facility	6.0%	Single-Family Attached	< 1.0%
Mixed-Use Office	< 1.0%	Single-Family Detached	50.2%
Multi-Family	1.3%	Utility	< 1.0%
Office	< 1.0%	Vacant	1.8%
Open Space/Recreation	< 1.0%	Warehouse	< 1.0%
Parking and Transportation	< 1.0%		

* Percents do not add up to 100% as rights-of-way are excluded.

Source: Montgomery Planning (August 2024).



PEOPLE

The Kemp Mill-Four Corners community had 21,251 residents in 2022, with little growth from 2010, and many of its demographic characteristics remained relatively stable. Children comprised 25% of residents in 2022, forming a larger segment of the population than the 16% who were ages 65 and over. Unlike most other areas of the county, where the population aged noticeably, the number of older adult residents did not increase significantly between 2010 and 2022. The racial and ethnic distribution also changed little. More than half of residents identified as White, and the Black and Hispanic populations were the next largest racial or ethnic groups, each making up about one-sixth of all residents. About three-quarters of all households were families, and slightly less than half of families had children, while more than 20% of households were people living alone.

However, educational attainment and income levels increased between 2010 and 2022. The share of adults ages 25 and over with a graduate or professional degree grew from 29% to 37% (see Table 23-7 and Figure 23-1). The CTA's average household income also increased in this period, by 57%, and was no longer lower than the county average by 2022, when the majority of the community's households earned \$150,000 or more. Additionally, working from home became more prevalent by 2022 during the COVID-19 pandemic and resulted in fewer commuters.

Table 23-4: Kemp Mill-Four Corners, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Total population</i>	19,575	100%	20,536	100%	21,251	100%
0 to 4 years	1,218	6%	1,593	8%	1,397	7%
5 to 17 years	3,212	16%	3,788	18%	3,871	18%
18 to 34 years	3,740	19%	3,462	17%	3,778	18%
35 to 44 years	2,807	14%	3,300	16%	3,086	15%
45 to 64 years	5,365	27%	5,334	26%	5,713	27%
65 years and older	3,233	17%	3,059	15%	3,406	16%

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 23-5: Kemp Mill-Four Corners, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Total population</i>	19,575	100%	20,536	100%	21,251	100%
White, non-Hispanic	11,268	58%	11,553	56%	11,978	56%
Black or African American, non-Hispanic	3,042	16%	3,106	15%	3,402	16%
Asian, non-Hispanic	1,400	7%	1,441	7%	1,628	8%
Other races, non-Hispanic	*	*	816	4%	1,029	5%
Hispanic or Latino	3,379	17%	3,620	18%	3,214	15%

*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 23-6: Kemp Mill-Four Corners, 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	18,357	100%	18,943	100%	19,854	100%
Speak non-English language at home	5,369	29%	5,938	31%	6,480	33%
Speak English less than “very well”	*	*	1,859	10%	1,927	10%

* 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 23-7: Kemp Mill-Four Corners, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	13,791	100%	13,845	100%	14,706	100%
No high school degree	*	*	1,437	10%	964	7%
High school degree or some college education	4,979	36%	4,323	31%	4,418	30%
Bachelor’s degree only	3,832	28%	3,532	26%	3,845	26%
Graduate or professional degree	3,959	29%	4,553	33%	5,479	37%

* 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 23-8: Kemp Mill-Four Corners, 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	10,241	100%	10,622	100%	11,131	100%
Commuting by driving	7,545	74%	7,905	74%	7,063	63%
Car-free commute	2,031	20%	1,871	18%	1,362	12%
Worked from home	554	5%	776	7%	2,503	22%
Percent of households with no vehicles	*	*	337	5%	264	4%

* 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 23-9: Kemp Mill-Four Corners, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	7,058	100%	6,959	100%	7,318	100%
Family households	5,112	72%	5,230	75%	5,595	76%
Families with children	2,195	31%	2,688	39%	2,484	34%
Single-parent families with children	*	*	312	4%	317	4%
Nonfamily multi-person households	349	5%	204	3%	198	3%
Nonfamily single-person households	1,597	23%	1,525	22%	1,525	21%
Average household size	2.74	NA	2.92	NA	2.87	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.

Table 23-10: Kemp Mill-Four Corners, Household Income

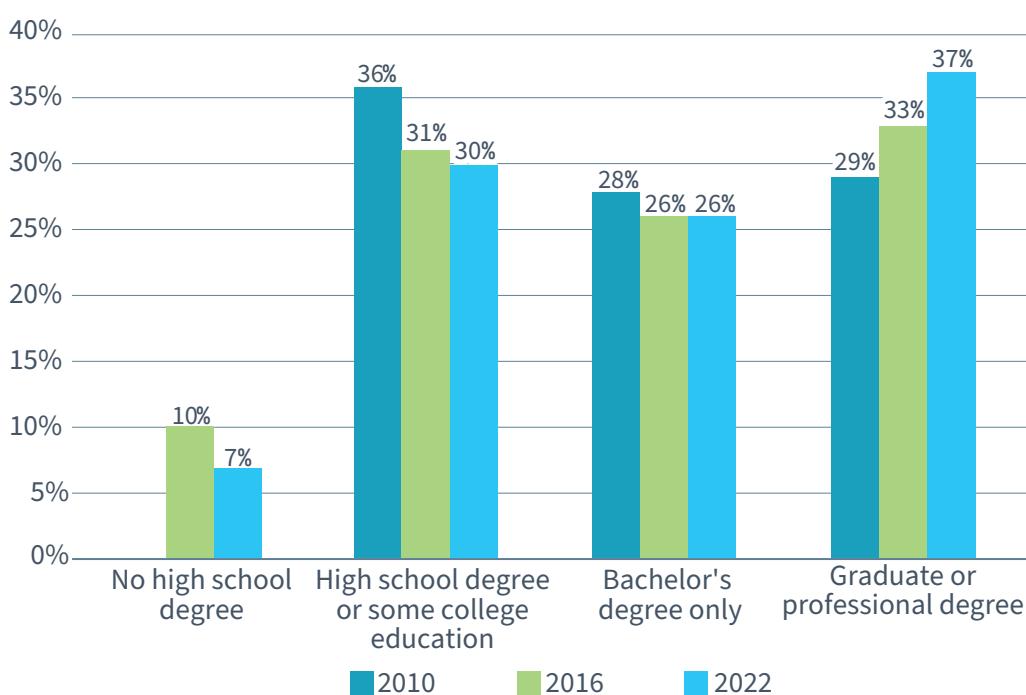
Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	7,058	100%	6,959	100%	7,318	100%
Less than \$50,000	1,557	22%	1,222	18%	1,193	16%
\$50,000 to \$99,999	2,122	30%	1,956	28%	1,007	14%
\$100,000 to \$149,999	1,843	26%	1,713	25%	1,106	15%
\$150,000 to \$199,999	835	12%	1,021	15%	1,218	17%
\$200,000 or more	701	10%	1,047	15%	2,794	38%
Average household income	\$114,458	NA	\$126,212	NA	\$180,030	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.

Figure 23-1: Kemp Mill-Four Corners, Percent by Educational Attainment (2010, 2016, 2022)



Note: This graph refers to the population ages 25 years and older. Estimate for the category "No high school degree" 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

Kemp Mill-Four Corners is a community of mostly single-family detached homes (82%), with smaller numbers of other housing types, including multi-family units (16%). Virtually all single-family detached units were built before 1970, and multi-family buildings were generally built between 1960 and 1989. The community had minimal housing growth since 1990, and only 33 single-family detached units were built since 2010. With single-family homes making up the majority of the housing stock, the community had a corresponding high homeownership

rate of 85% in 2022, similar to previous years. The CTA's average home value increased by 23% from 2010 to 2022, comparable with the county's growth rate of 27%, and remained less than the countywide average during this entire period. In addition, the CTA's average gross rent continued to be close to the countywide average during the same period and increased at a similar rate as well; by 2022, 39% of renters were cost-burdened and paid an average gross rent of \$1,941 per month.

Table 23-11: Kemp Mill-Four Corners, 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	7,361	100%	6,023	100%	147	100%	1,191	100%
Before 1960	4,259	58%	4,259	71%	0	0%	0	0%
1960 to 1969	2,301	31%	1,371	23%	1	1%	929	78%
1970 to 1979	192	3%	51	1%	0	0%	141	12%
1980 to 1989	490	7%	266	4%	103	70%	121	10%
1990 to 1999	44	1%	14	0%	30	20%	0	0%
2000 to 2009	42	1%	29	0%	13	9%	0	0%
2010 or later	33	0%	33	1%	0	0%	0	0%
Unknown year	0	0%	0	0%	0	0%	0	0%
Average year built*	1958	NA	1955	NA	1988	NA	1970	NA
Average age*	66	NA	69	NA	36	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 23-12: Kemp Mill-Four Corners, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	5,877	83%	5,684	82%	6,217	85%
Average homeowner costs (with mortgage)	\$2,454	NA	\$2,235	NA	\$2,763	NA
Average housing value (for homeowners)	\$457,612	NA	\$417,683	NA	\$562,947	NA
Rent-burdened households	*	*	622	50%	367	39%
Average gross rent	\$1,360	NA	\$1,666	NA	\$1,941	NA

NA Not Applicable.

* Estimates are not reliable.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.