

Wheaton



37

Table 37-1: Wheaton, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	3,304
Total development (square feet)	20,536,623
<i>Key environmental indicators</i>	
Parkland (acres)	716
Tree canopy cover (percent)	44.63
<i>Key development types</i>	
Office use (square feet)	1,055,990
Retail use (square feet)	2,437,601
Industrial use (square feet)	141,937
Other use (square feet)	2,454,229
Residential use (dwelling units)	12,643

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

Table 37-2: Wheaton, Places of Interest (2024)

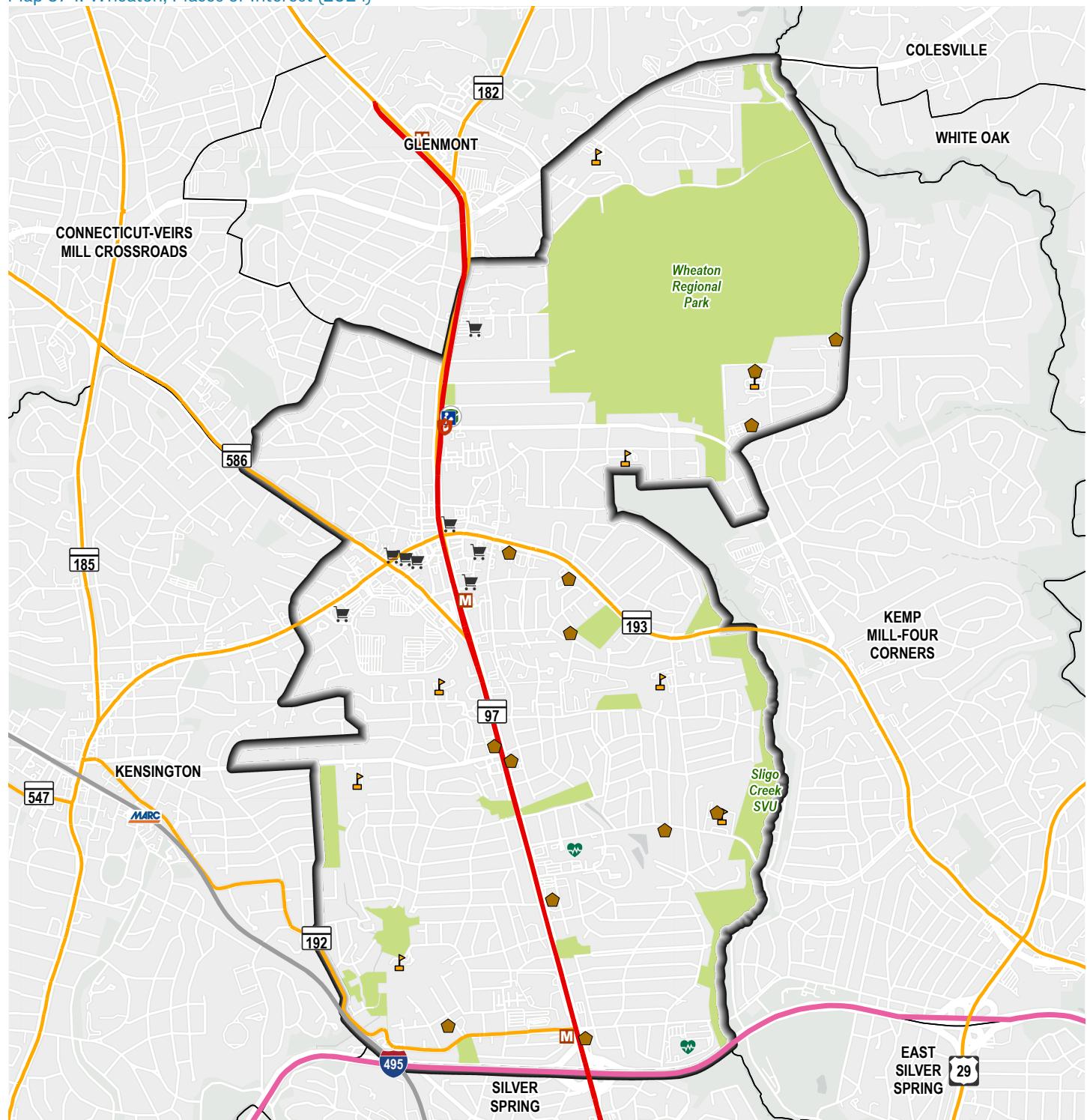
Place of Interest	Number
Fire Station	1
Grocery Store	8
Healthcare Facility	2
Library	1
Place of Worship	13
Police Facility	0
Public School	8
Recreation Center	1

Source: Montgomery Planning (August 2024).

Wheaton is located in the south-eastern part of Montgomery County directly north of I-495, which forms the community's southern border. Three major roads come together in the middle of the CTA near Metrorail's Wheaton station to form "Downtown Wheaton" (see Map 37-1), a commercial activity center anchored by Westfield Wheaton Shopping Mall. The mall takes up most of this area's retail land use (see Map 37-2), and its more than 1.5 million square feet of space accounts for more than 60% of the community's 2.4 million square feet of retail development (see Table 37-1). Downtown Wheaton is also home to the M-NCPPC Wheaton Headquarters with the offices of Montgomery Planning, Montgomery Parks, and several Montgomery County government agencies. Much of the CTA's multi-family residential land use is situated near Route 97 (Georgia Avenue), the main north-south corridor, as are several other public facilities (as shown on Map 37-1), such as the Wheaton Volunteer Rescue Squad, Wheaton Library, and Wheaton Recreation Center. Most of the parkland is part of the 536-acre Wheaton Regional Park and the Sligo Creek Stream Valley Park along the community's eastern edge. Holy Cross Hospital, near I-495 and east of Metrorail's Forest Glen station, is a significant healthcare facility for the broader Washington, DC, region. Its more than 800,000 square feet constitutes approximately one-third of the "Other use" development in Table 37-1.



Map 37-1: Wheaton, Places of Interest (2024)



Community Trends Area Boundary
Freeway
Major Road

Metrorail Line
Metro Station
MARC Line
MARC Station

Park
Fire Station
Grocery Store

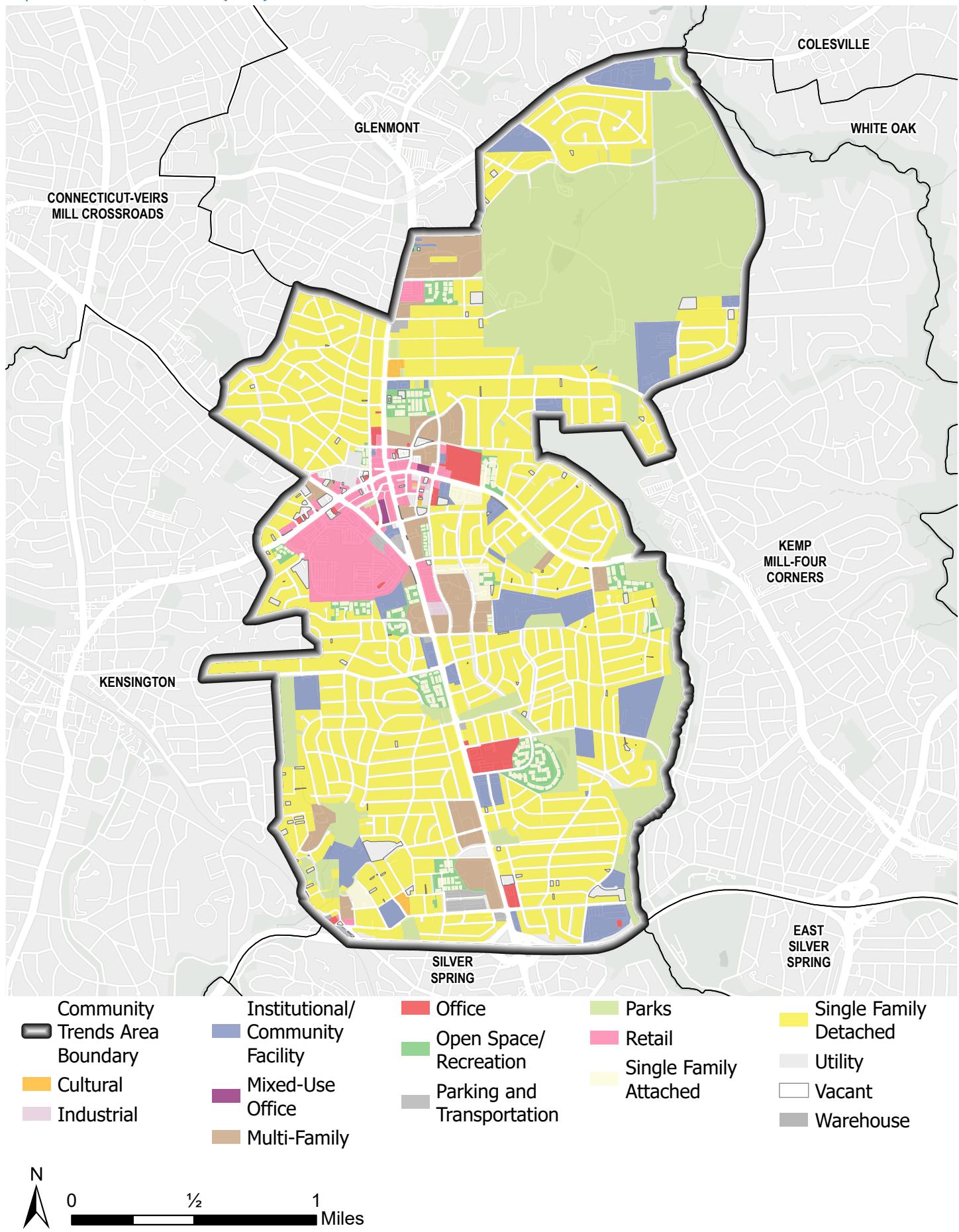
Healthcare Facility
Library
Place of Worship

Public School
Recreation Center

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

Source: Montgomery Planning (August 2024).

Map 37-2: Wheaton, Land Use (2024)



Source: Montgomery Planning (August 2024).

Table 37-3: Wheaton, Land Use (2024)

Land Use Category	Percent of Land Area*	Land Use Category	Percent of Land Area*
Agriculture	< 1.0%	Parks	22.3%
Cultural	< 1.0%	Research and Development	< 1.0%
Industrial	< 1.0%	Retail	3.6%
Institutional/Community Facility	6.0%	Single-Family Attached	1.9%
Mixed-Use Office	< 1.0%	Single-Family Detached	38.1%
Multi-Family	4.2%	Utility	< 1.0%
Office	1.1%	Vacant	1.2%
Open Space/Recreation	1.8%	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).



Home to 35,544 residents in 2022, Wheaton is a diverse, growing community. Unlike many other communities in Montgomery County, Wheaton has had a school-age population (ages 5 to 17) as its most rapidly growing age group. Compared to the 19% increase in total population since 2010, this age group grew by 57% (see Table 37-4 and Figure 37-1). The Hispanic population also had a higher growth rate than the overall population, with a 31% increase in this group. Likely related to the community's racial diversity, nearly half of residents spoke a non-English language at home. With the rising school-age population, families with children were the fastest-growing household type; their numbers increased by 35% and comprised 36% of all households in 2022.

Educational attainment and income levels also increased from 2010 to 2022. Among residents ages 25 and over, the group with at least a bachelor's degree grew by 30% and became the majority by 2022 (52%). The average household income was below countywide averages for all years but grew by 55%, exceeding the county's 38% growth rate partly due to a 223% growth in the number of households earning \$200,000 or more. Finally, related to the presence of transit options such as Metrorail, more than 10% of households did not have a vehicle, and 29% of workers had a car-free commute in 2010 and 2016. Working from home became more prevalent by 2022 after the COVID-19 pandemic began, with 21% of workers in this category.

Table 37-4: Wheaton, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Total population</i>	29,753	100%	34,374	100%	35,544	100%
0 to 4 years	2,754	9%	2,922	9%	2,473	7%
5 to 17 years	4,375	15%	5,550	16%	6,853	19%
18 to 34 years	7,828	26%	8,618	25%	8,114	23%
35 to 44 years	4,827	16%	5,385	16%	5,362	15%
45 to 64 years	6,767	23%	8,158	24%	8,361	24%
65 years and older	3,202	11%	3,740	11%	4,381	12%

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 37-5: Wheaton, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Total population</i>	29,753	100%	34,374	100%	35,544	100%
White, non-Hispanic	10,613	36%	12,175	35%	11,735	33%
Black or African American, non-Hispanic	5,998	20%	6,492	19%	7,439	21%
Asian, non-Hispanic	3,026	10%	4,093	12%	2,858	8%
Other races, non-Hispanic	1,041	3%	1,243	4%	1,617	5%
Hispanic or Latino	9,075	31%	10,371	30%	11,895	33%

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 37-6: Wheaton, 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	27,000	100%	31,452	100%	33,071	100%
Speak non-English language at home	12,555	47%	15,399	49%	15,683	47%
Speak English less than “very well”	6,516	24%	5,976	19%	5,290	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 37-7: Wheaton, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	20,278	100%	23,397	100%	23,771	100%
No high school degree	3,792	19%	3,830	16%	3,252	14%
High school degree or some college education	7,110	35%	8,075	35%	8,317	35%
Bachelor’s degree only	4,374	22%	5,554	24%	5,630	24%
Graduate or professional degree	5,003	25%	5,938	25%	6,572	28%

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 37-8: Wheaton, 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	15,535	100%	18,590	100%	17,852	100%
Commuting by driving	10,309	66%	12,351	66%	10,972	61%
Car-free commute	4,440	29%	5,303	29%	3,008	17%
Worked from home	639	4%	851	5%	3,700	21%
Percent of households with no vehicles	1,359	13%	1,181	10%	1,637	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 37-9: Wheaton, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	10,771	100%	11,426	100%	12,542	100%
Family households	7,238	67%	7,599	66%	8,393	67%
Families with children	3,358	31%	4,067	36%	4,538	36%
Single-parent families with children	1,082	10%	1,256	11%	1,351	11%
Nonfamily multi-person households	634	6%	846	7%	704	6%
Nonfamily single-person households	2,899	27%	2,982	26%	3,445	27%
Average household size	2.75	NA	2.99	NA	2.81	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 37-10: Wheaton, Household Income

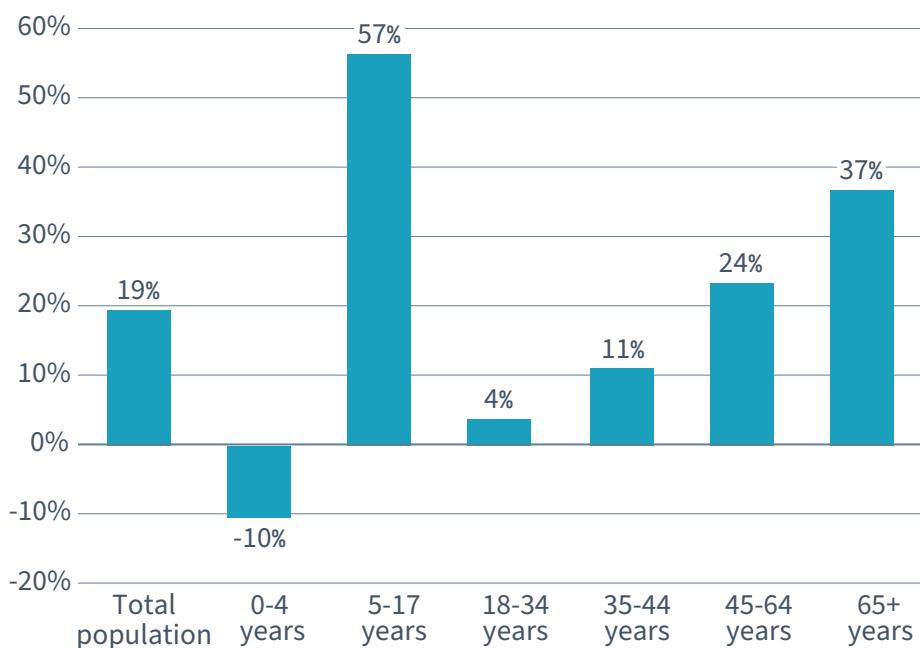
Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	10,771	100%	11,426	100%	12,542	100%
Less than \$50,000	3,576	33%	3,325	29%	2,444	19%
\$50,000 to \$99,999	3,177	29%	2,996	26%	3,238	26%
\$100,000 to \$149,999	2,152	20%	2,543	22%	2,518	20%
\$150,000 to \$199,999	1,066	10%	1,330	12%	1,757	14%
\$200,000 or more	801	7%	1,233	11%	2,585	21%
Average household income	\$91,677	NA	\$104,571	NA	\$141,937	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 37-1: Wheaton, Percent Change by Age (2010-2022)



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



/// HOUSING

The housing stock in Wheaton includes a variety of unit types and has expanded in recent years. Approximately half (51%) of all units were single-family detached homes, and 37% were multi-family units, in both large multi-story buildings and garden-style apartments. New construction since 2010 produced 13% of the existing housing stock, and multi-family units accounted for 88% of new housing, with most of these belonging to several large multi-family developments along the Georgia Avenue corridor. The homeownership rate may be on a downward trend since reaching 58% in 2022, partly reflecting the sizeable number of multi-family units built in recent years. Average home values decreased by 11% from 2010 to 2016 before rising by 38% to nearly \$523,000 in 2022, still below the county

average. The average gross rent increased by 41% to \$1,911 per month in 2022, close to the county average, and at least half of all renters experienced a housing cost burden.



Approximately half (51%) of Wheaton's housing units in 2024 were single-family detached homes and 37% were multi-family units, in both large multi-story buildings and garden-style apartments.

Table 37-11: Wheaton, 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	12,643	100%	6,462	100%	1,504	100%	4,677	100%
Before 1960	5,726	45%	5,212	81%	63	4%	451	10%
1960 to 1969	2,299	18%	645	10%	85	6%	1,569	34%
1970 to 1979	488	4%	157	2%	0	0%	331	7%
1980 to 1989	1,107	9%	181	3%	595	40%	331	7%
1990 to 1999	389	3%	118	2%	157	10%	114	2%
2000 to 2009	973	8%	92	1%	465	31%	416	9%
2010 or later	1,609	13%	57	1%	139	9%	1,413	30%
Unknown year	52	0%	0	0%	0	0%	52	1%
Average year built*	1971	NA	1955	NA	1991	NA	1985	NA
Average age*	53	NA	69	NA	33	NA	39	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 37-12: Wheaton, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	6,938	64%	6,870	60%	7,291	58%
Average homeowner costs (with mortgage)	\$2,359	NA	\$2,176	NA	\$2,703	NA
Average housing value (for homeowners)	\$423,231	NA	\$378,438	NA	\$522,974	NA
Rent-burdened households	2,114	59%	2,370	54%	2,495	50%
Average gross rent	\$1,354	NA	\$1,601	NA	\$1,911	NA

NA Not Applicable.

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