



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)

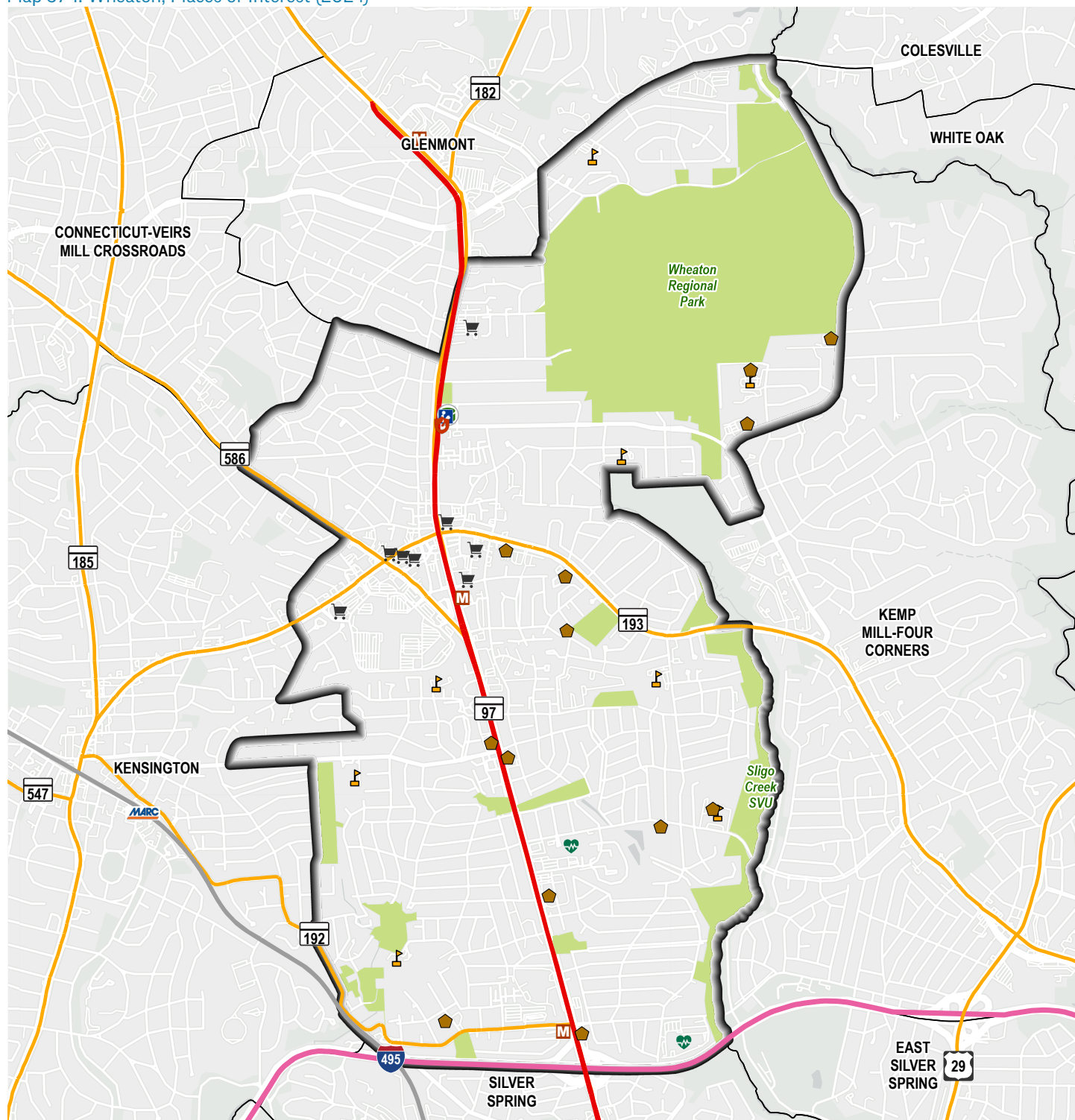
Place of Interest	Number
Fire Station	1
Grocery Store	8
Healthcare Facility	2
Library	1
Place of Worship	13
Police Facility	0
Public School	8
Recreation Center	1

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)

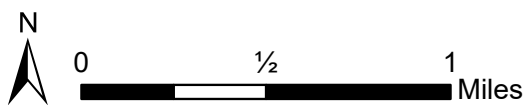
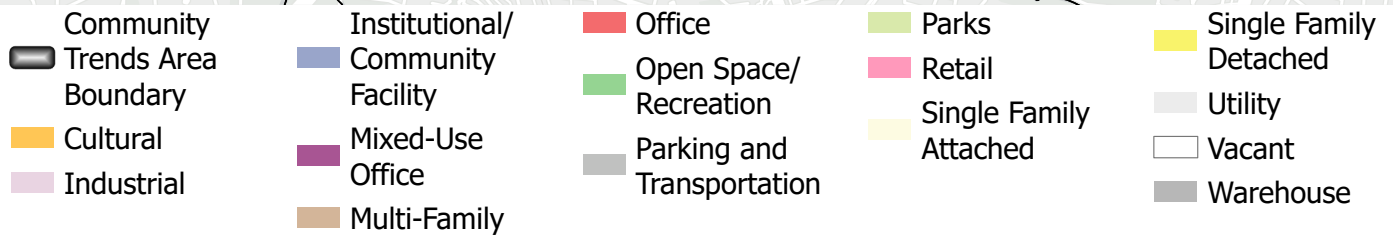
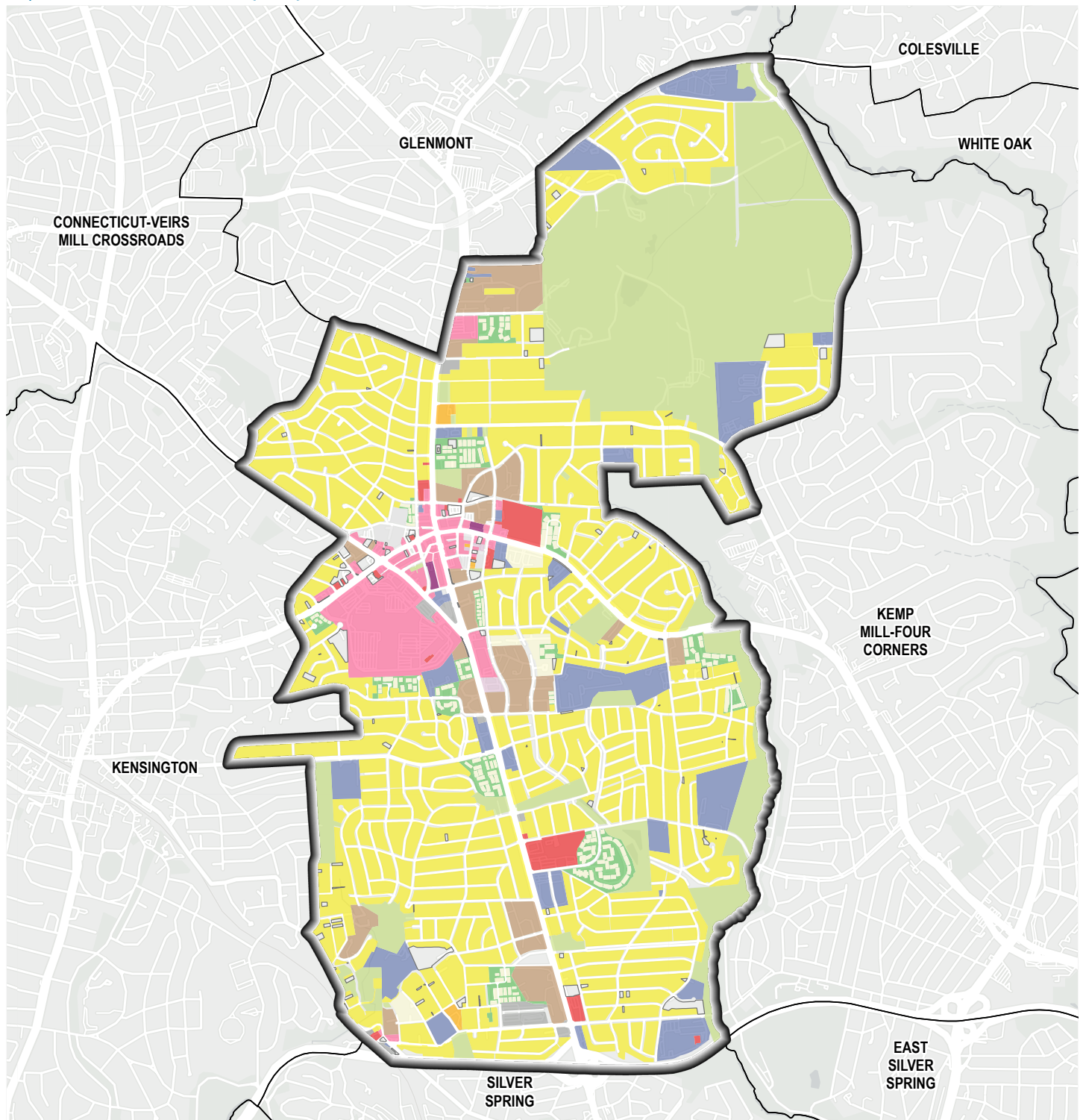


- | | | | | |
|--------------------------------|----------------|---------------|---------------------|-------------------|
| Community Trends Area Boundary | Metrorail Line | Park | Healthcare Facility | Public School |
| Freeway | Metro Station | Fire Station | Library | Recreation Center |
| Major Road | MARC Line | Grocery Store | Place of Worship | |
| | MARC Station | | | |



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 %
<i>Population ages 5 years and over</i>	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 %
<i>Population ages 25 years and over</i>	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 %
<i>Workers ages 16 years and over</i>	15,535	100%	18,590	100%	17,852	100%
Commuted 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 %
<i>Total number of households</i>	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%
<i>Average household size</i>	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

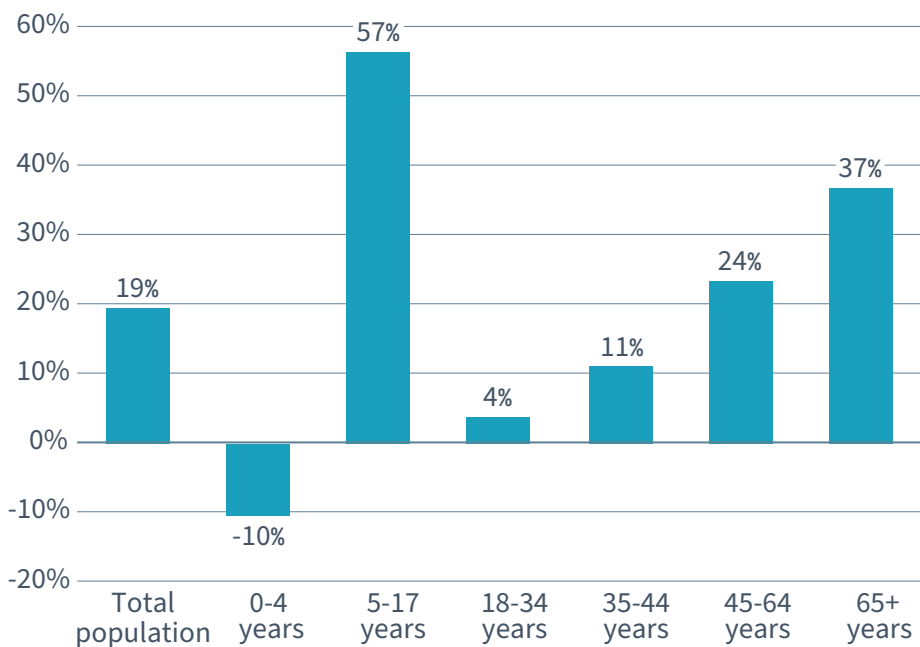
Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	10,771	100%	11,426	100%	12,542	100%
Less than \$50,000	3,576	33%	3,325	29%	2,444	19%
\$50,000 to \$99,999	3,177	29%	2,996	26%	3,238	26%
\$100,000 to \$149,999	2,152	20%	2,543	22%	2,518	20%
\$150,000 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.