



Wheaton M-NCPPC Headquarters Retail

(P362501)

Category	General Government	Date Last Modified	12/13/25
SubCategory	Economic Development	Administering Agency	General Services
Planning Area	Kensington-Wheaton	Status	Planning Stage

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY25	Est FY26	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	Beyond 6 Years
Planning, Design and Supervision	500	6	494	-	-	-	-	-	-	-	-
Construction	3,500	-	3,500	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	4,000	6	3,994	-	-	-	-	-	-	-	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY25	Est FY26	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	Beyond 6 Years
Current Revenue: General	4,000	6	3,994	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	4,000	6	3,994	-	-	-	-	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 27 Request	-	Year First Appropriation	FY25
Appropriation FY 28 Request	-	Last FY's Cost Estimate	4,000
Cumulative Appropriation	4,000		
Expenditure / Encumbrances	6		
Unencumbered Balance	3,994		

PROJECT DESCRIPTION

This project funds the design and construction of retail space at the Wheaton M-NCPPC Headquarters Building to either attract a retail tenant or build out the space for community use.

LOCATION

2425 Reddie Drive, Wheaton, MD 20902

ESTIMATED SCHEDULE

Design and construction is subject to a retail tenant but is anticipated in FY26 and FY27.

PROJECT JUSTIFICATION

The retail space at the Wheaton Headquarters Building was delivered to the County as a cold, dark shell. The County has been unsuccessful in leasing the space due to its unfinished state since potential tenants do not have funding to build out the space. In order to build out the space for community use or to attract a retail tenant, funding is needed for either basic buildout or tenant improvements funds.

DISCLOSURES

A pedestrian impact analysis has been completed for this project.

COORDINATION

Department of General Services, Regional Services Center, Office of the County Executive