



JOIN THESE RETAILERS



pâtisserie poupon

Fresh Baguette

RETAIL FOR LEASE

- Rare Large Block of Space (5,200 SF) in Book Hill Neighborhood of Georgetown along Wisconsin Avenue (17,863 ADT)
- Approximately 40 feet of frontage along Wisconsin Ave
- 2,600 SF per floor (Wisconsin Avenue has 11'-9" ceiling heights and 33rd Street has 7'-6" ceiling heights)
- Second Generation Retail Store in Excellent Condition
- Rare Loading and Dedicated Parking off 33rd Street

MATT SKALET

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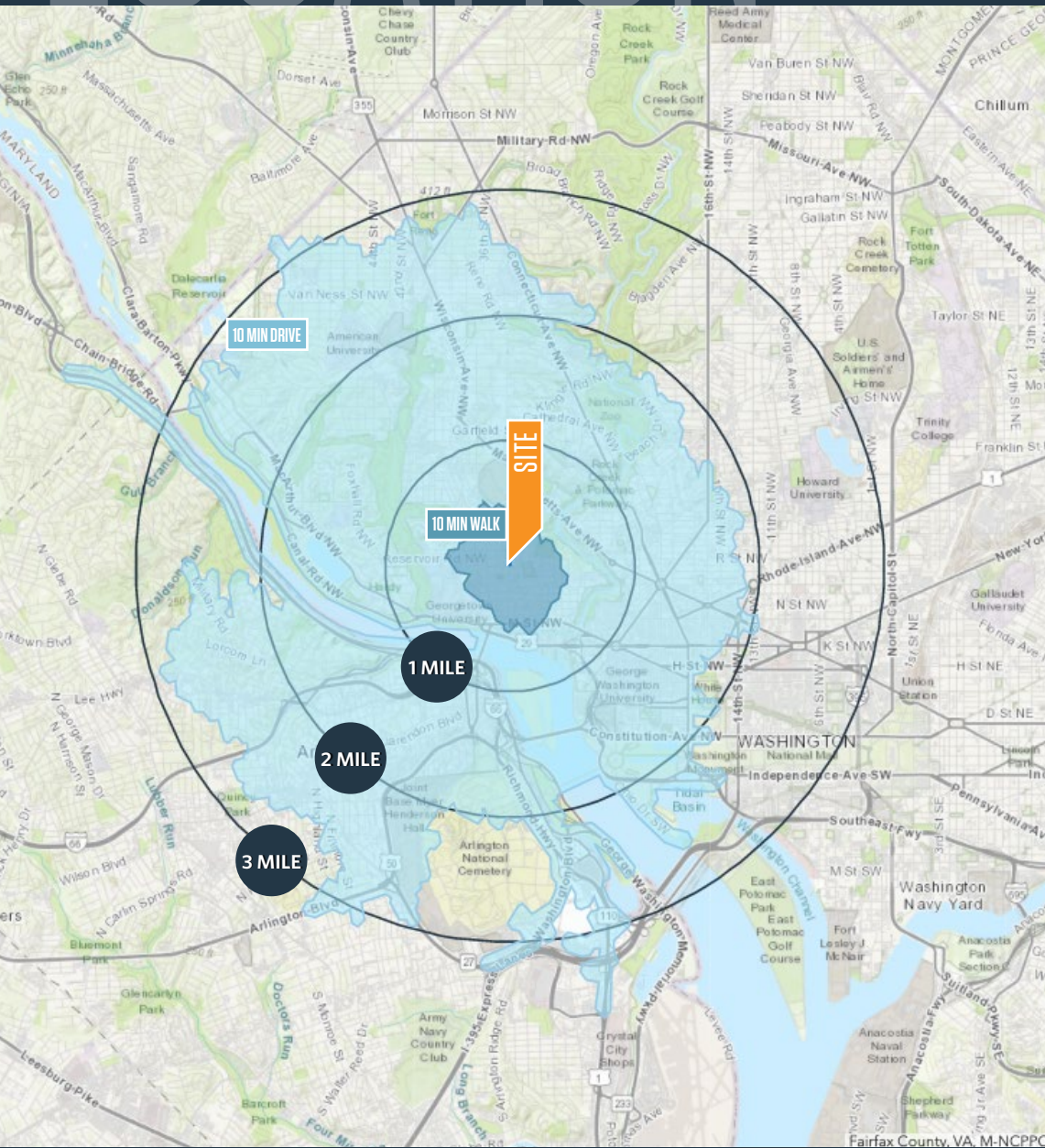
KELLY ATKINSON

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LOCATION

1634 WISCONSIN AVENUE NW

WASHINGTON, DC 20007



AVAILABLE SPACE

SIZE	RATE	NNN	CONDITION	AVAILABLE
5,200 SF	\$42.00 PSF	\$17.07 PSF	As-Is	12/1/2021

DEMOGRAPHICS | 2020:

10 MINUTE WALKTIME	1-MILE	2-MILE	3-MILE	10 MINUTE DRIVE	
Population	7,275	33,600	183,461	350,359	206,298
Daytime Population	9,076	41,828	308,907	489,513	313,469
Households	3,218	14,404	97,093	171,626	105,824
Average HH Income	\$258,012	\$205,210	\$166,478	\$164,025	\$175,489

TRAFFIC COUNTS | 2020

Wisconsin Avenue	17,863 ADT
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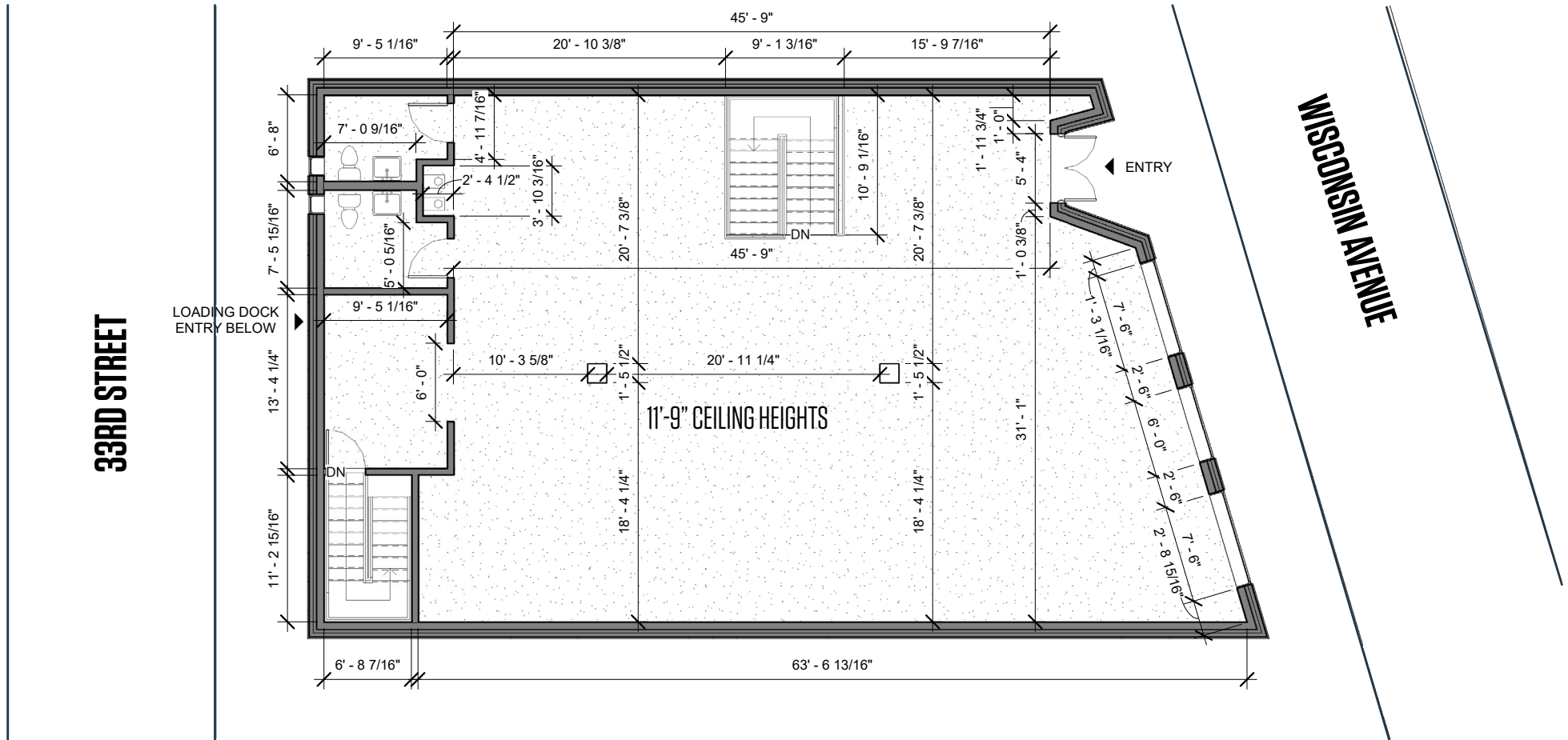


SITE PLAN

1634 WISCONSIN AVENUE NW

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2,600 SF- STREET LEVEL



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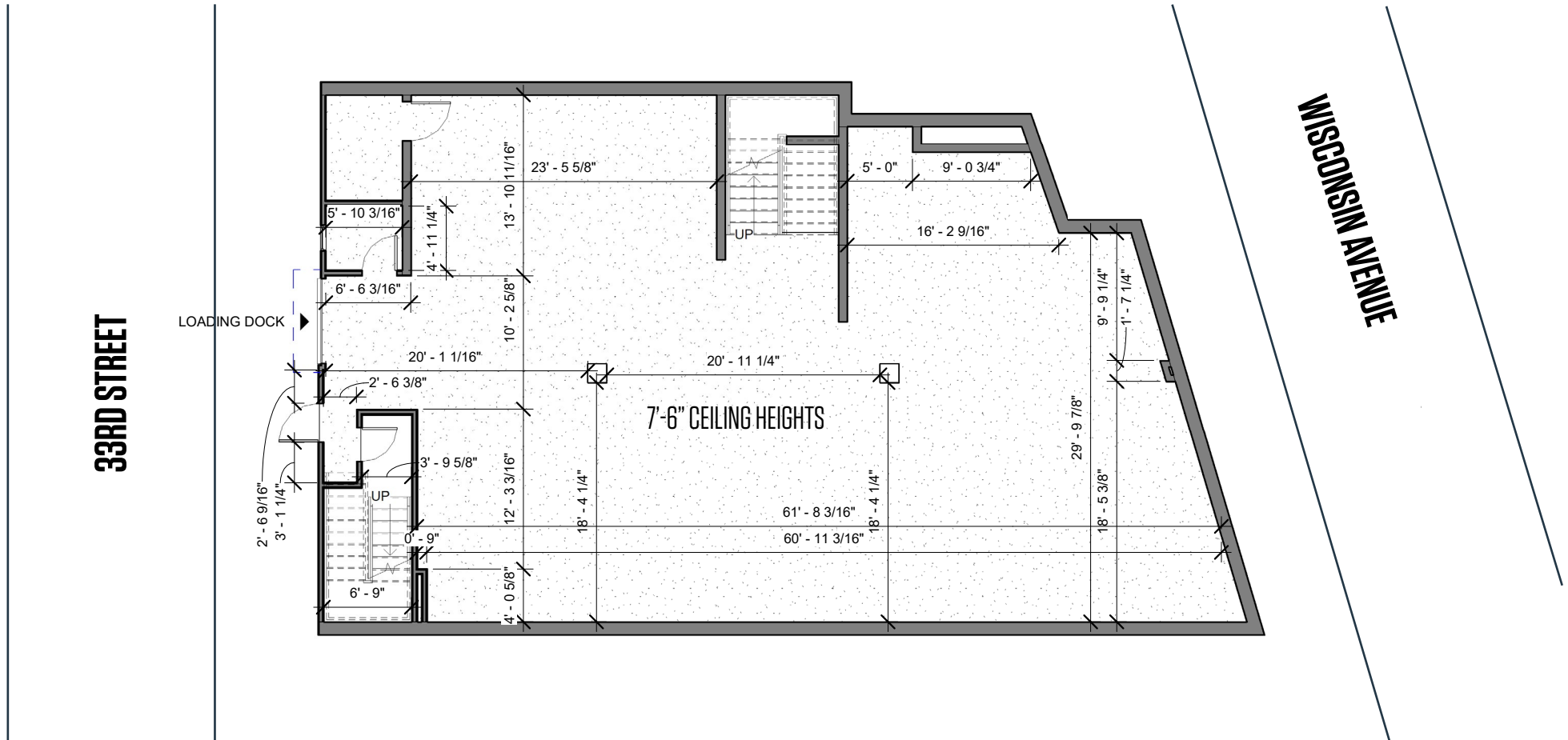
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2,600 SF- 33RD STREET LEVEL



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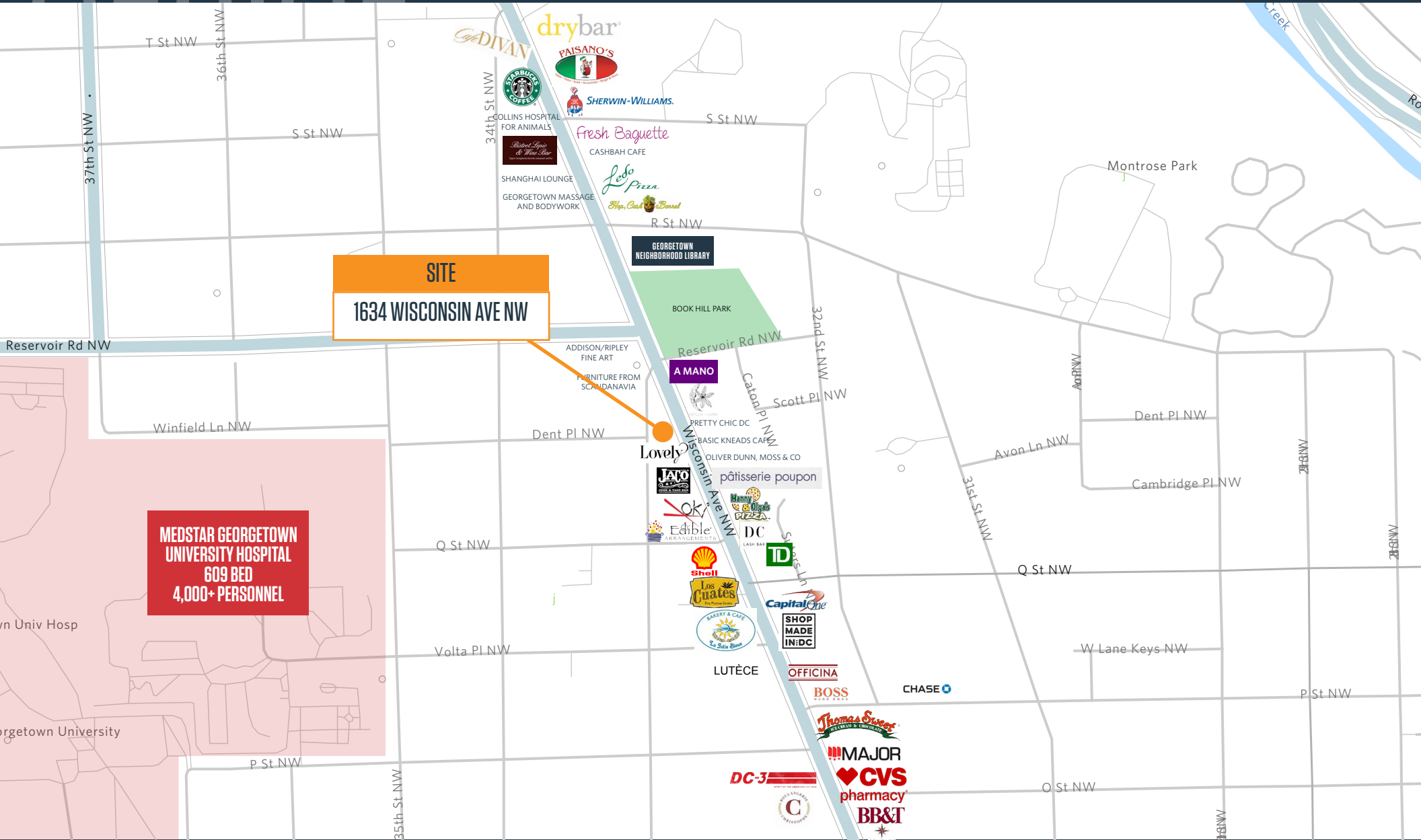
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