



JOIN THESE RETAILERS



RETAIL FOR LEASE

- Second generation retail space in the heart of Glover Park fronting Wisconsin Avenue
- Garage parking available in building
- Wraparound storefront window
- 85,000 square feet of office and 50 residential units above.
- Walk score: 93 (Walker's Paradise)

JENNIFER PRICE

jprice@klnb.com | 202-420-7768

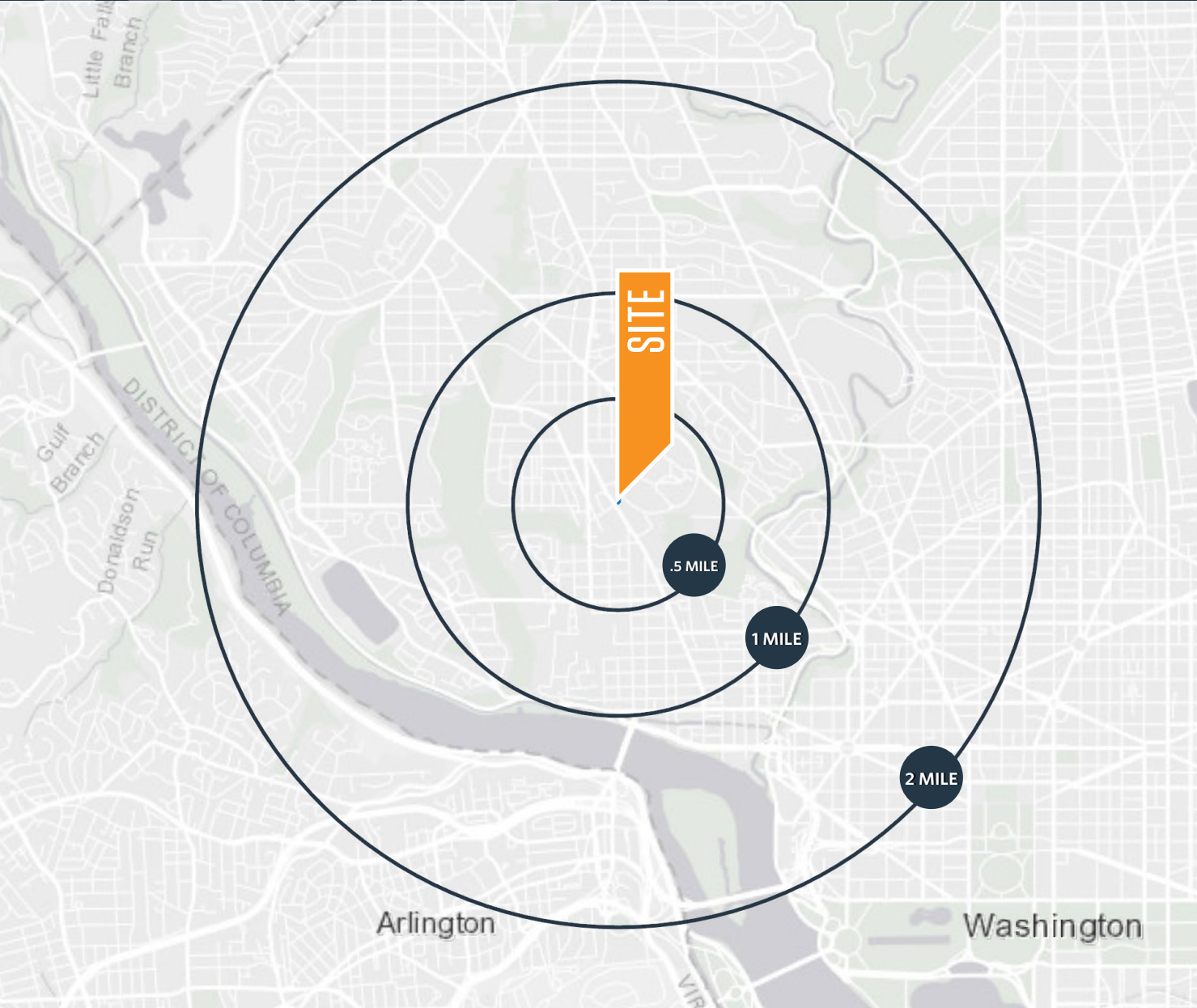
KELLEY MILLOY

kmilloy@klnb.com | 202-420-7764

# LOCATION

# 2201 WISCONSIN AVE NW

WASHINGTON, DC 20007



## AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
1,713 SF	\$55 PSF	As-ls	Immediate

## DEMOGRAPHICS | 2020:

.5-MILE	1-MILE	2-MILE
Population 8,261	35,679	166,085
Daytime Population 4,243	20,422	234,132
Households 3,811	15,435	83,983
Average HH Income \$201,658	\$201,675	\$176,484

## TRAFFIC COUNTS | 2021:

Wisconsin Ave NW	17,400 ADT
Walkscore	93 (Walker's Paradise)

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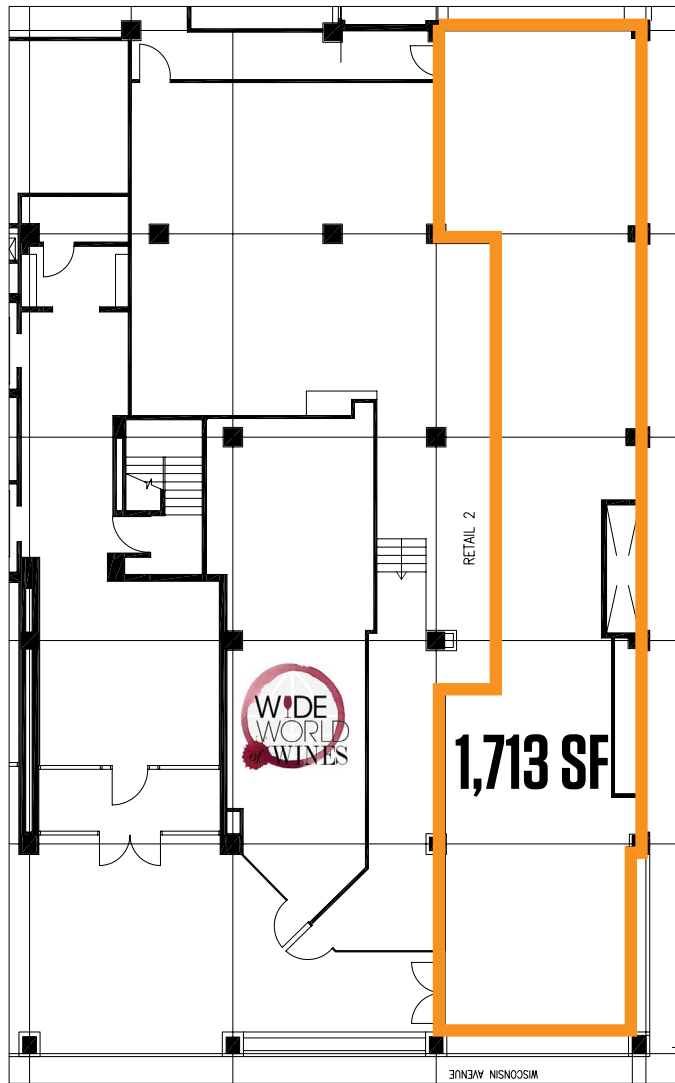
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# SITE PLAN

## 2201 WISCONSIN AVE NW

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WISCONSIN AVE



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jprice@klnb.com | 202-420-7768

KELLEY MILLOY

kmilloy@klnb.com | 202-420-7764

klnb

# AERIAL

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JENNIFER PRICE

jprice@klnb.com | 202-420-7768

KELLEY MILLOY

kmilloy@klnb.com | 202-420-7764





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## FOR MORE INFORMATION, PLEASE CONTACT:

### KELLEY MILLOY

kmilloy@klnb.com  
202-420-7764

### JENNIFER PRICE

jprice@klnb.com  
202-420-7768

1130 Connecticut Avenue, Suite 600, Washington, DC 20036

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