



JOIN THESE RETAILERS



NEW RETAIL FOR LEASE IN TENLEYTOWN

- 1,435 SF street level retail space plus 1,160 SF basement storage
- Dense demographics with 33,211 residents and 43,017 employees within a 1 mile radius
- Affluent market with \$232,133 average household income within 1 mile radius
- Newly renovated building with 8 new residential units
- Excellent visibility from Wisconsin Avenue (23,340 VPD) and 2 blocks to Tenleytown-AU metro station (6,062 ADR)

STEVE COMBS

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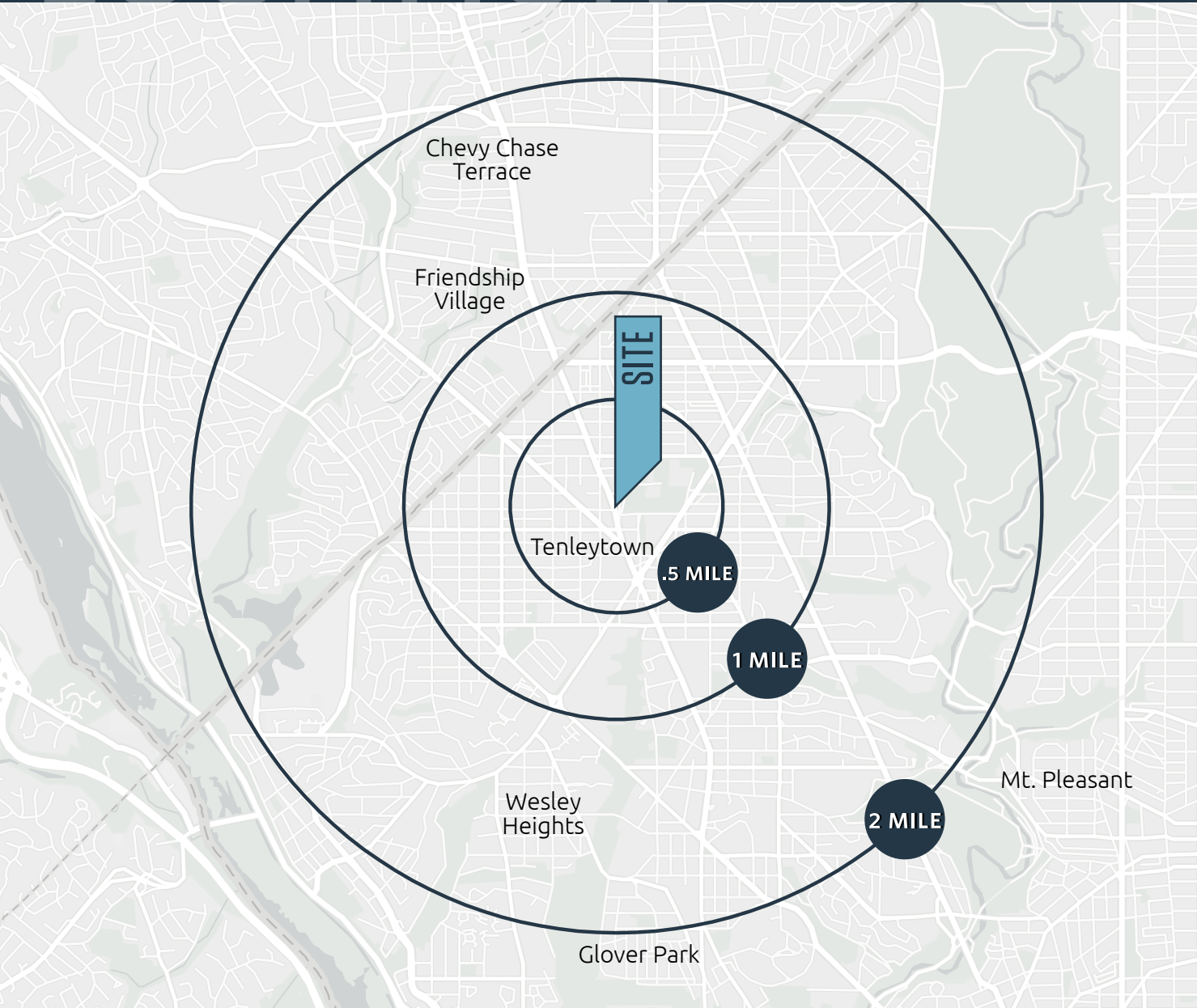
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LOCATION

4709 WISCONSIN AVENUE NW

WASHINGTON, DC 20016



AVAILABLE SPACE

SIZE	RATE	NNN	CONDITION	DELIVERY
1,435 SF + 1,160 SF basement	\$55 NNN	\$12 PSF	Built Out	Spring 2023

DEMOGRAPHICS | 2022:

.5-MILE	1-MILE	2-MILE
Population 5,979	33,211	99,663
Daytime Population 9,333	43,617	111,082
Households 2,285	15,831	46,574
Average HH Income \$267,528	\$232,133	\$240,703

TRAFFIC COUNTS | 2022:

Wisconsin Ave NW 23,340 VPD



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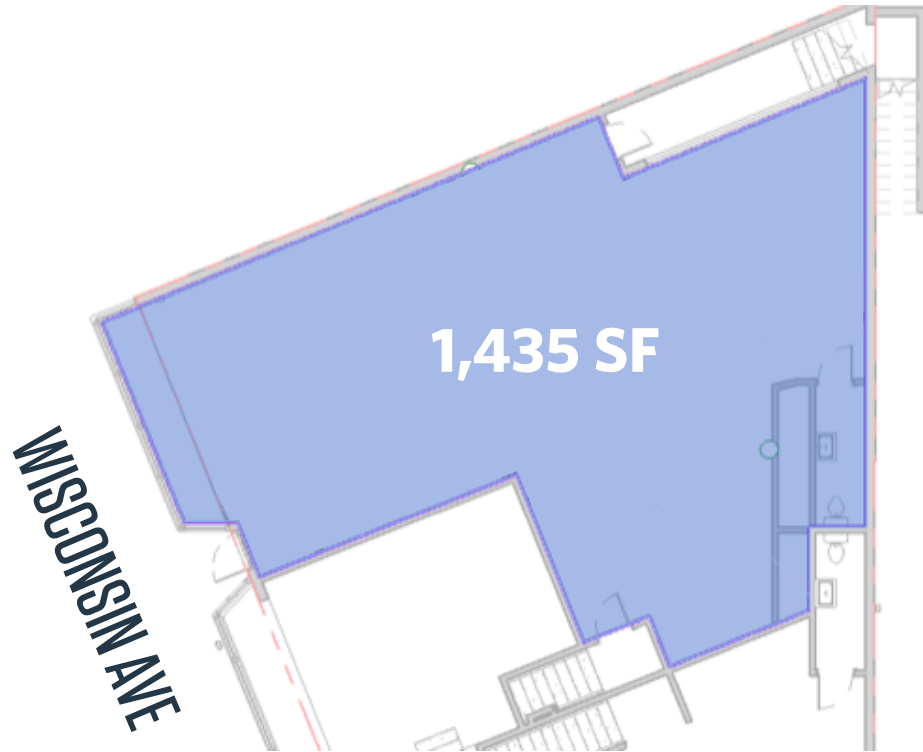
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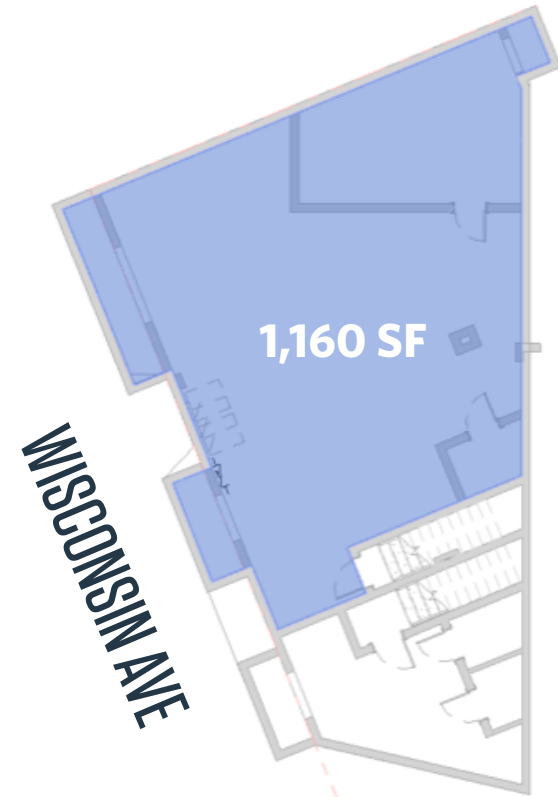
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FIRST FLOOR



BASEMENT



AERIAL

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