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NEARBY RETAILERS



RETAIL FOR LEASE

- 3,238 SF available (currently occupied by Core Power) with street level access along Brandywine St NW
- Ground level retail of Tenley View: mixed-use development along Wisconsin Ave (23,340 ADT) with 60 apartments.
- In close vicinity to Tenley Town Metro Station (5,785 ADR), Target, Whole Foods, and American University (14,852 total student enrollment)
- Average household income of over \$268,000 within a 10-minute walk.

VICTOR SALCIDO

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SITE PLAN

TENLEY VIEW

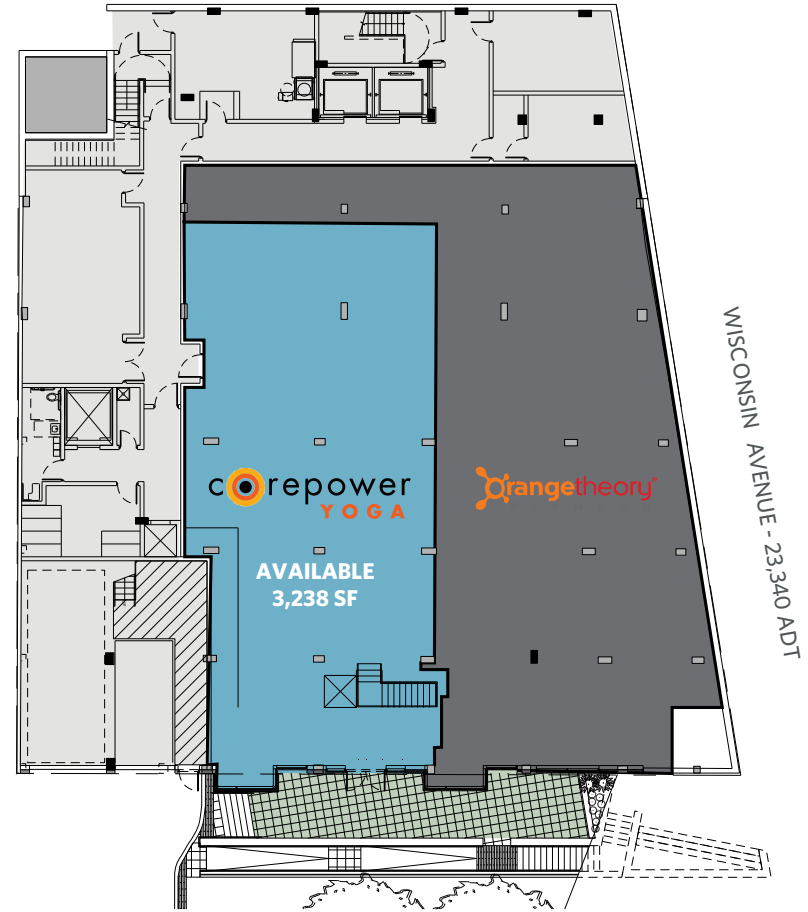
4600 WISCONSIN AVE NW, WASHINGTON, DC 20016

WISCONSIN AVENUE LEVEL



BRANDYWINE ST NW

BRANDYWINE STREET LEVEL



BRANDYWINE ST NW

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klnb

ELEVATION

TENLEY VIEW

4600 WISCONSIN AVE NW, WASHINGTON, DC 20016

ALONG WISCONSIN AVE NW

ALONG BRANDYWINE ST NW



EAST ELEVATION

SOUTH ELEVATION

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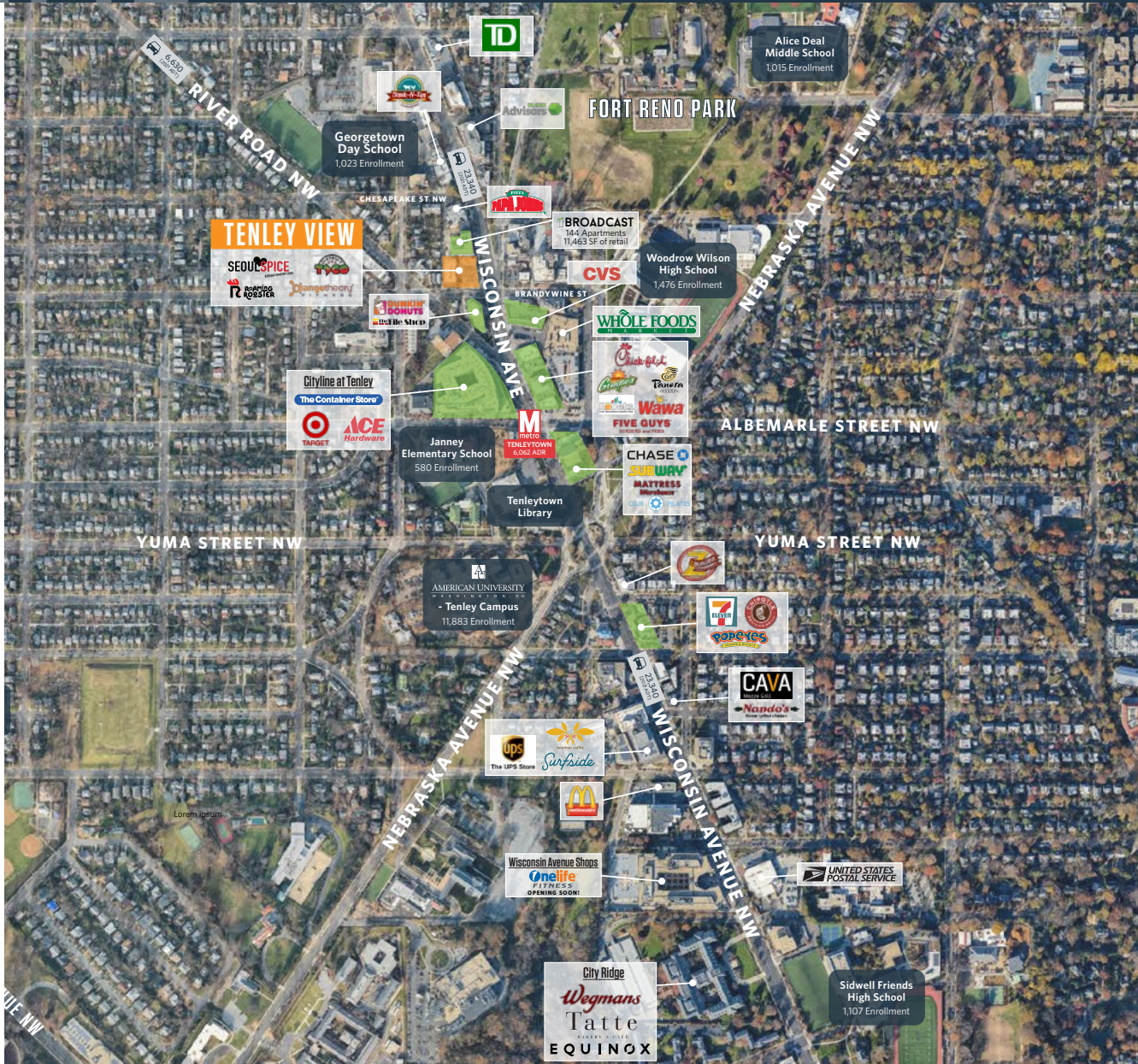
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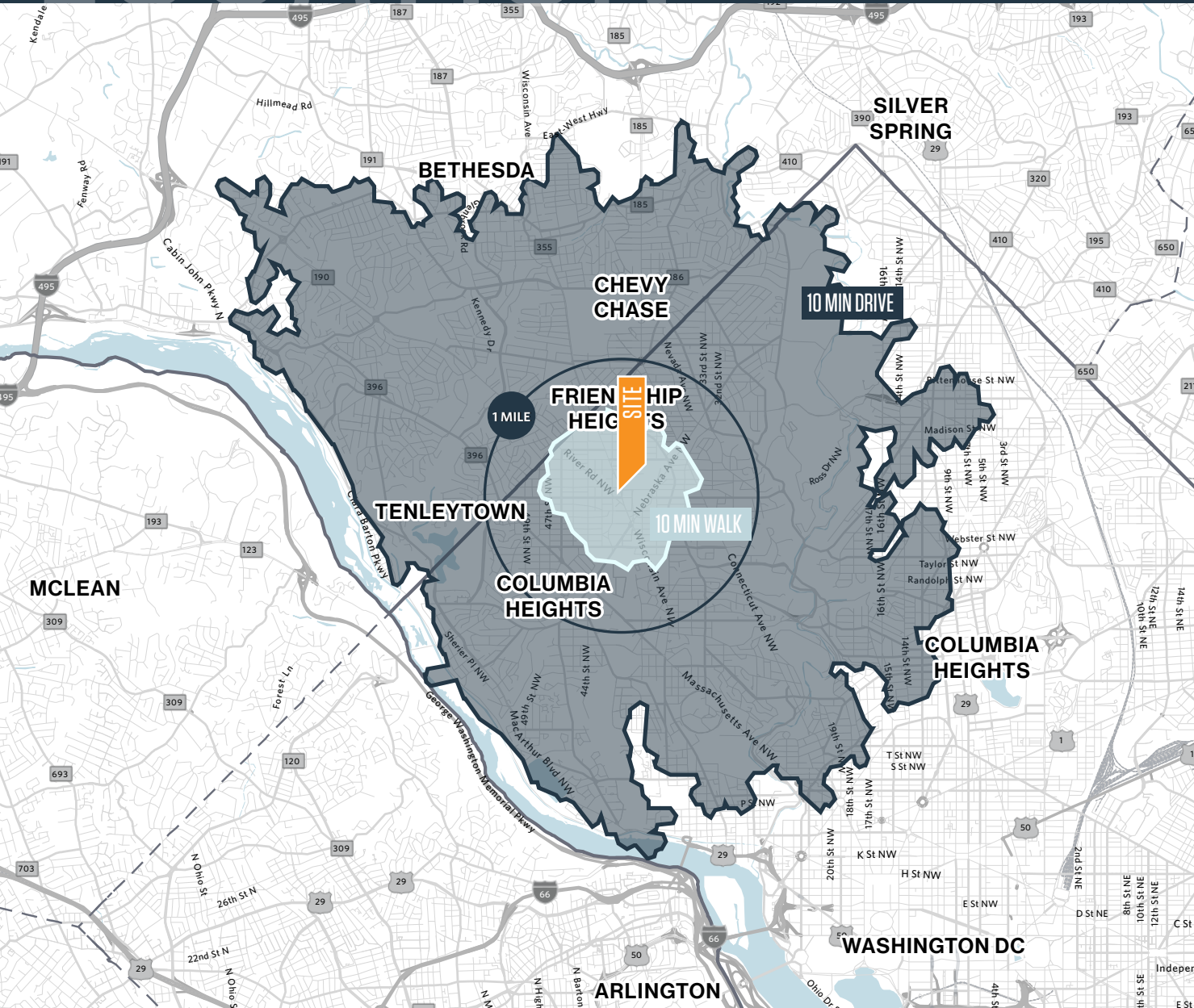
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LOCATION

TENLEY VIEW

4600 WISCONSIN AVE NW, WASHINGTON, DC 20016



DEMOGRAPHICS | 2022:

1-MILE	10-MIN WALK	10-MIN DRIVE
Population		
31,499	5,725	170,214
Daytime Population		
41,176	9,363	194,888
Households		
14,632	2,178	76,719
Average HH Income		
\$235,092	\$268,696	\$241,362

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2021:

Wisconsin Avenue NW 23,340 ADT

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FOR MORE INFORMATION, PLEASE CONTACT:

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