

TRADER JOE'S
RECENTLY RENEWED
FOR 10 YEARS

136 PARKING SPACES



YOUR SIGN HERE



2,462 SF
AVAILABLE



JOIN THESE RETAILERS



2,462 SF AND 3,874 SF AVAILABLE

- Recently renovated 4 level shopping center with 136 parking spaces
- Billboard signage opportunity fronting Wisconsin Avenue's 39,000 + average cars per day and located at a lighted intersection
- Walking distance to ,  and Bethesda Row
- 7 day trade area with extremely dense daytime and affluent residential demographics

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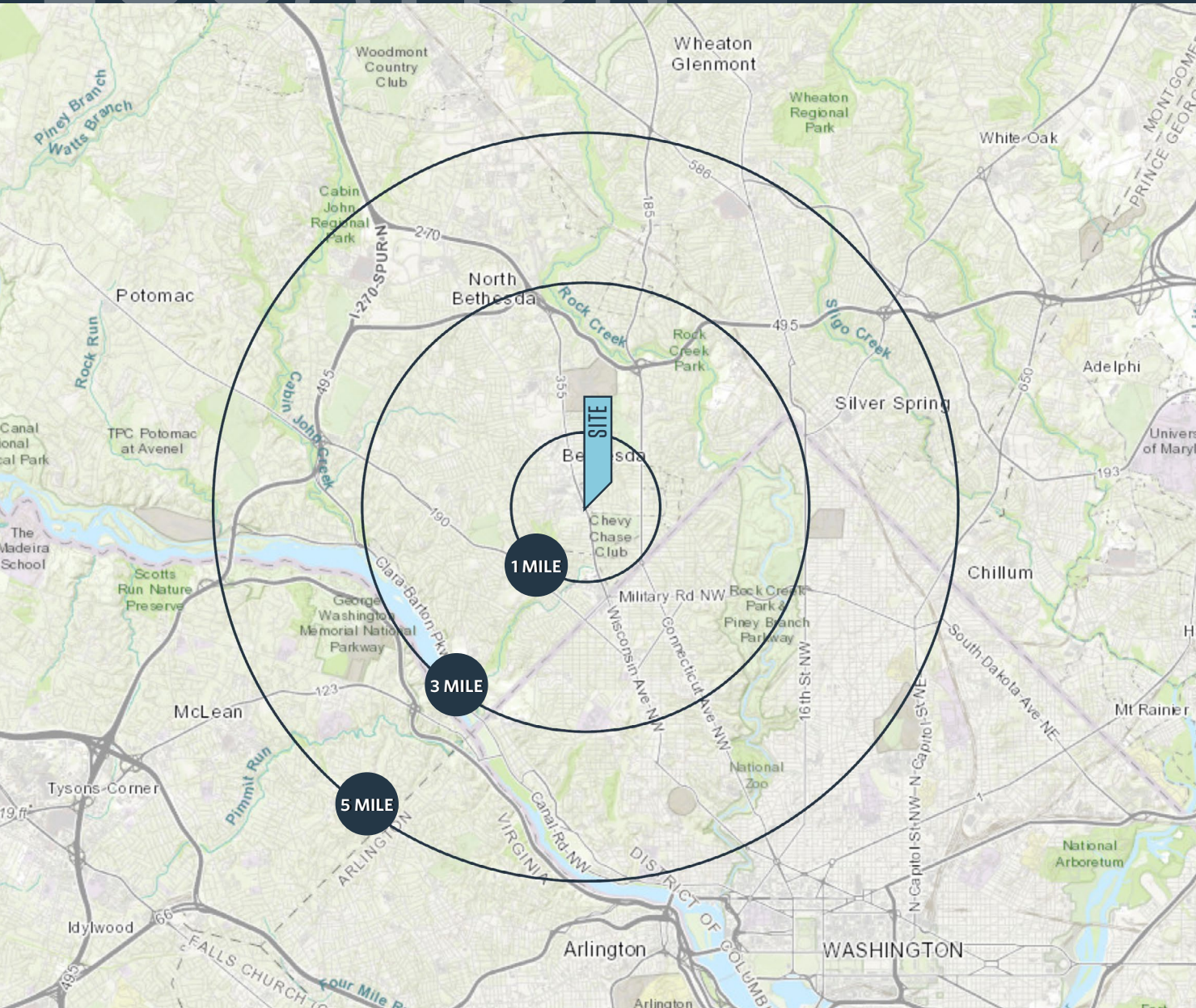
LINDSEY ST. MAXENS

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LOCATION

SHOPS OF WISCONSIN

6831 WISCONSIN AVENUE, BETHESDA, MD 20815



PROPERTY HIGHLIGHTS:

2,462 SF and 3,874 SF anchored by:



&



AVAILABLE SPACE

SIZE | RATE | CONDITION | DELIVERY | EST. NNN

2,462 SF | Negotiable | As-Is | Immediate | \$10.74 PSF

3,874 SF | Negotiable | As-Is | Immediate | \$10.74 PSF

DEMOGRAPHICS | 2022:

1-MILE	3-MILE	5-MILE
Population		
25,647	157,176	526,817
Daytime Population		
49,175	209,234	562,643
Average HH Income		
\$230,911	\$257,187	\$204,700

TRAFFIC COUNTS | 2022:

Wisconsin Avenue	39,835 ADT
Bradley Boulevard	23,854 ADT

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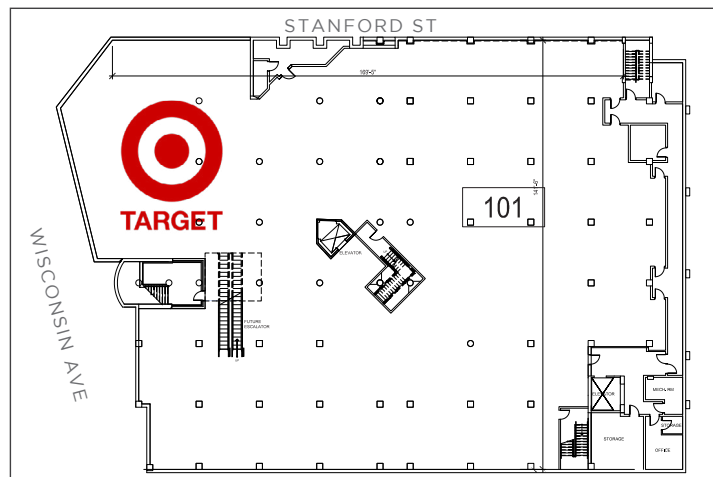
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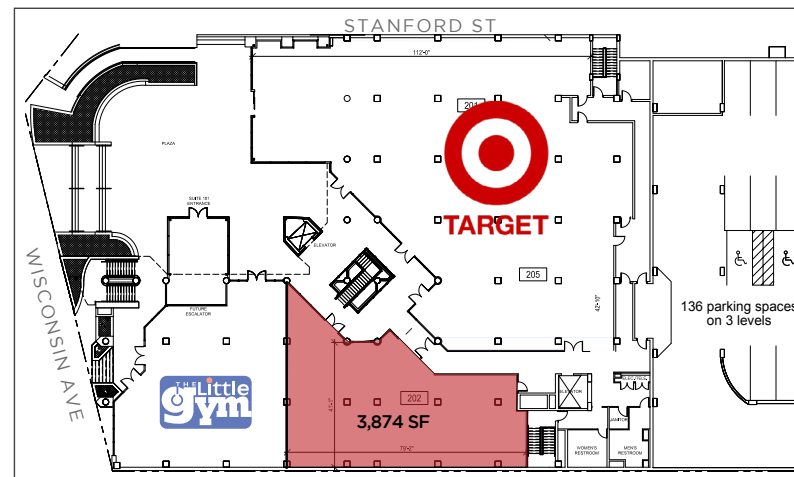
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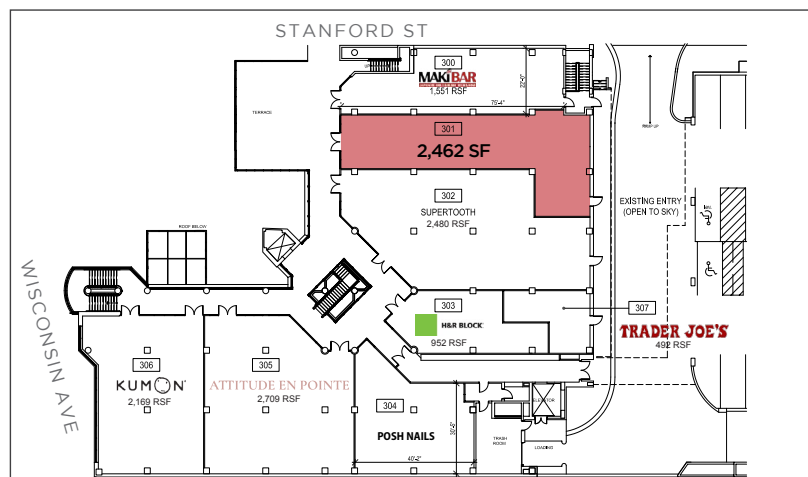
LOWER LEVEL FLOOR PLAN



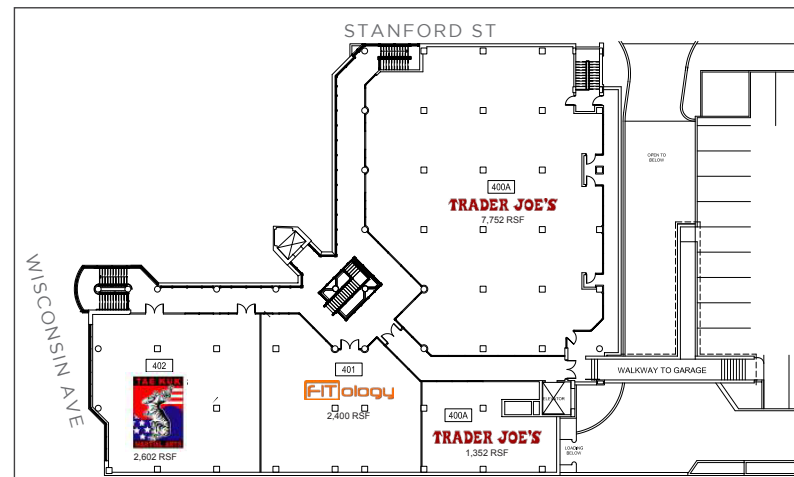
[WISCONSIN AVENUE] STREET FLOOR PLAN



SECOND LEVEL FLOOR PLAN



THIRD LEVEL FLOOR PLAN



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FOR MORE INFORMATION, PLEASE CONTACT:

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