

# 1805 WISCONSIN AVENUE

WASHINGTON, DC 20016

RARE UPPER GEORGETOWN AVAILABILITY WITH SURFACE PARKING

Up to 6,000 SF (Divisible) for Lease or Sale



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# THE MARKET



Armani Whole Foods KinderCare Learning Centers Wegmans AL LUPO breadsoda

balance 24/7 1-202-814-1011

FAS TRADER JOE'S

SKIN & SPIRIT STRETCH LAB SAFEWAY

drybar DANABEN'S D'Angetheory FITNESS

JELLEFF RECREATION CENTER

**1805 WISCONSIN AVENUE**  
Up to 6,000 (Divisible) for Sale or Lease

Starbucks

Fresh Baguette

RESERVOIR ROAD NW

DUKE ELLINGTON SCHOOL OF ARTS

MEDSTAR GEORGETOWN UNIVERSITY HOSPITAL

GEORGETOWN UNIVERSITY UNDERGRADUATE AND GRADUATE STUDENTS: 20,935

Lovely

YELLOW LUTÈCE

SHUK C

THE FOUNTAIN M BACCHUS PASTISSERIE POUPOIN TD Bank CHASE

SEPHORA EVERLANE lululemon WARBY PARKER

COS

nana COMPASS COFFEE BAKERY KITCHEN COFFEE

FOXTROT

Apple

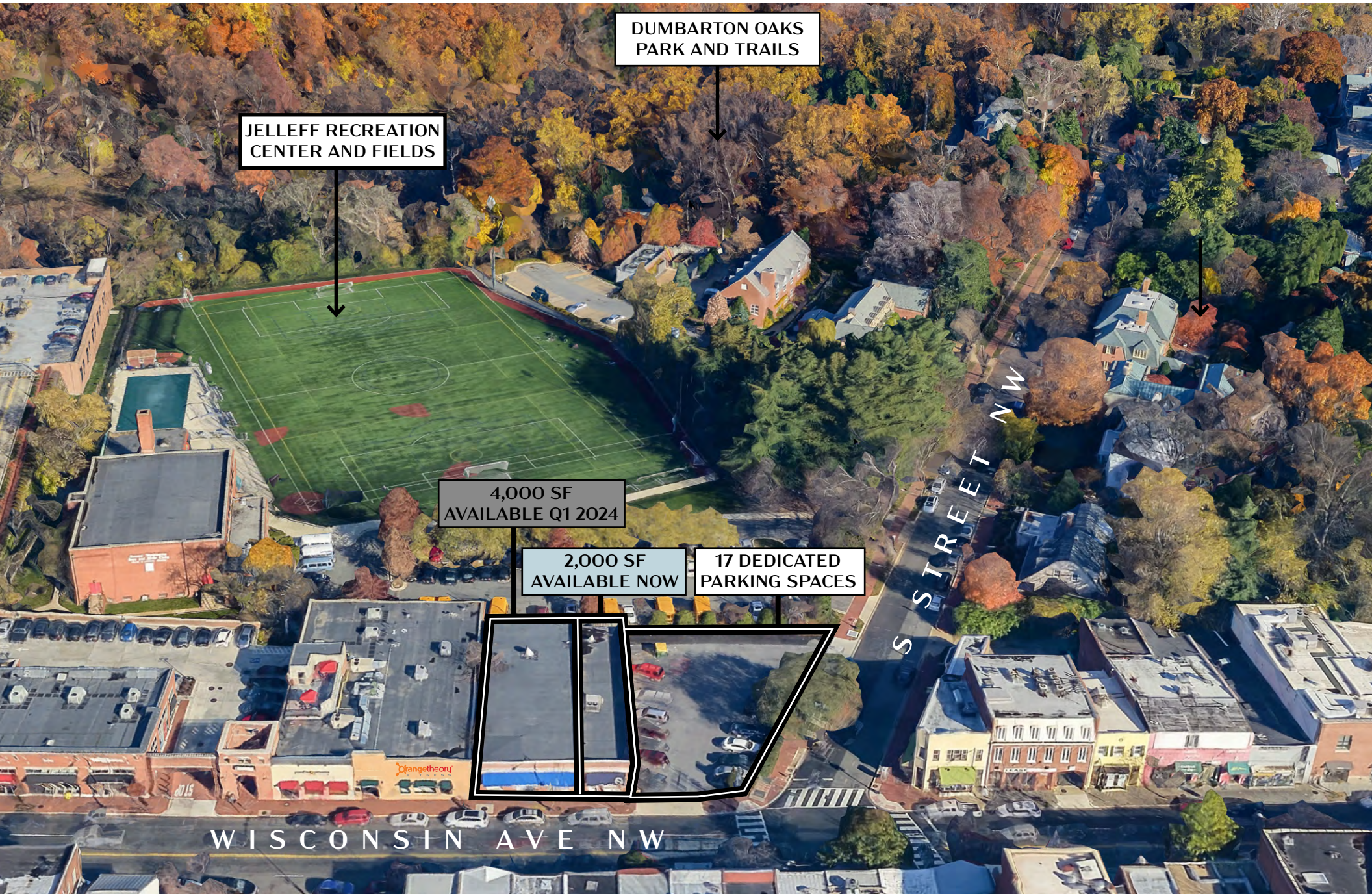
PNC

Glossier

alo



# BIRD'S EYE



JELLEFF RECREATION  
CENTER AND FIELDS

DUMBARTON OAKS  
PARK AND TRAILS

4,000 SF  
AVAILABLE Q1 2024

2,000 SF  
AVAILABLE NOW

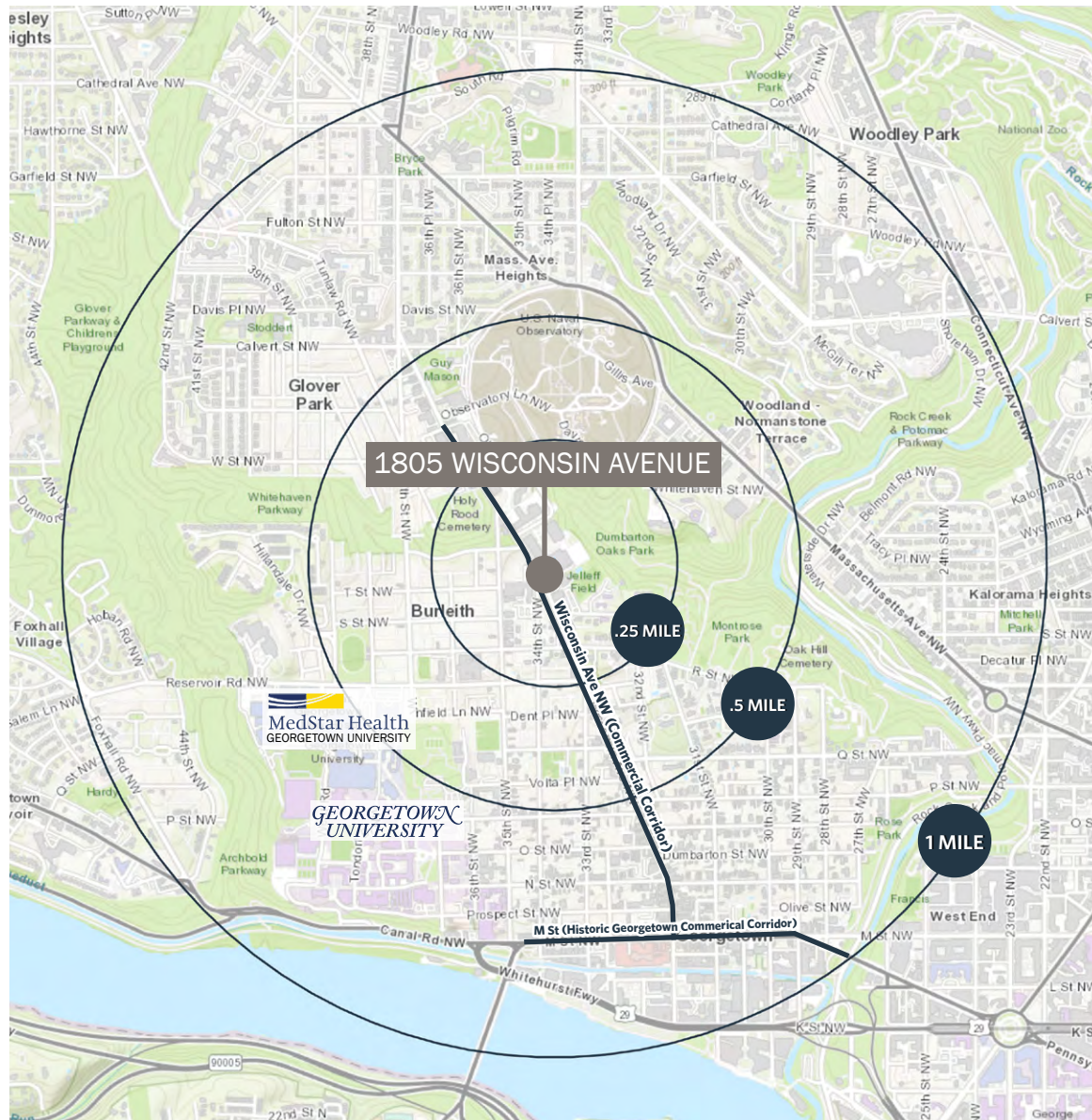
17 DEDICATED  
PARKING SPACES

WISCONSIN AVE NW


1805 WISCONSIN AVENUE




# TRADE AREA / DEMOGRAPHICS



	.25 MILE	.5 MILE	1 MILE
<b>POPULATION</b>	<b>1,329</b>	<b>6,543</b>	<b>31,485</b>
<b>DAYTIME POPULATION</b>	<b>2,383</b>	<b>9,446</b>	<b>51,920</b>
<b>AVERAGE HOUSEHOLD INCOME</b>	<b>\$319,688</b>	<b>\$287,974</b>	<b>\$229,616</b>
<b>HIGHER EDUCATION</b>	<b>33%</b>	<b>28%</b>	<b>31%</b>
<b>HOUSEHOLDS</b>	<b>516</b>	<b>2,943</b>	<b>13,459</b>
<b>SPENDING ON FITNESS</b>	<b>\$458,027</b>	<b>\$2,358,286</b>	<b>\$8,347,099</b>
<b>SPENDING ON FOOD</b>	<b>\$16,041,166</b>	<b>\$82,608,152</b>	<b>\$305,673,149</b>



**GEORGETOWN UNIVERSITY**



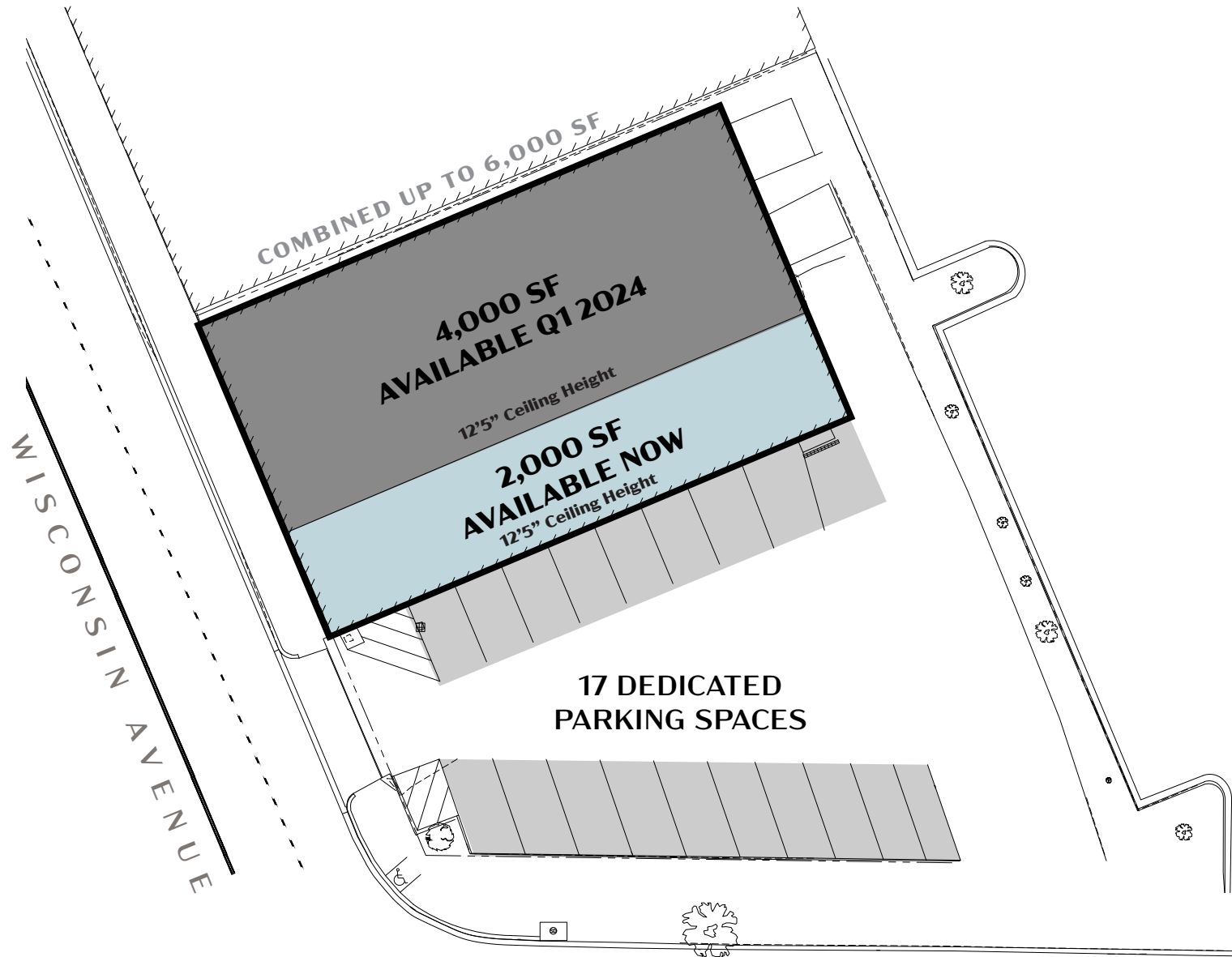
**MedStar Health**  
GEORGETOWN UNIVERSITY

GU Employees and MedStar Health Employees  
29,679

GU Graduate and Undergraduate Students  
20,935

TRAVEL STATS  
6 Min Drive  
15 Min Walk

# SITE PLAN



1805 WISCONSIN AVENUE

S STREET NW

# 1805 WISCONSIN AVENUE

WASHINGTON, DC 20016

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FOR INQUIRES CONTACT

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