



## JOIN THESE RETAILERS



## 3,029 SF SECOND FLOOR SPACE WITH 12'-18' CEILINGS

- 2nd generation fitness space in downtown Bethesda with high ceilings, locker rooms, and showers
- Located at the corner of Old Georgetown Rd (27,592 VPD) and Woodmont Ave (16,202 VDP)
- Adjacent to the Bethesda Metro (9,085 ADT)
- Prominent signage on Old Georgetown Rd
- Walking distance to Marriott HQ (3,500+ employees) and BCC High School (2,270 enrollment)

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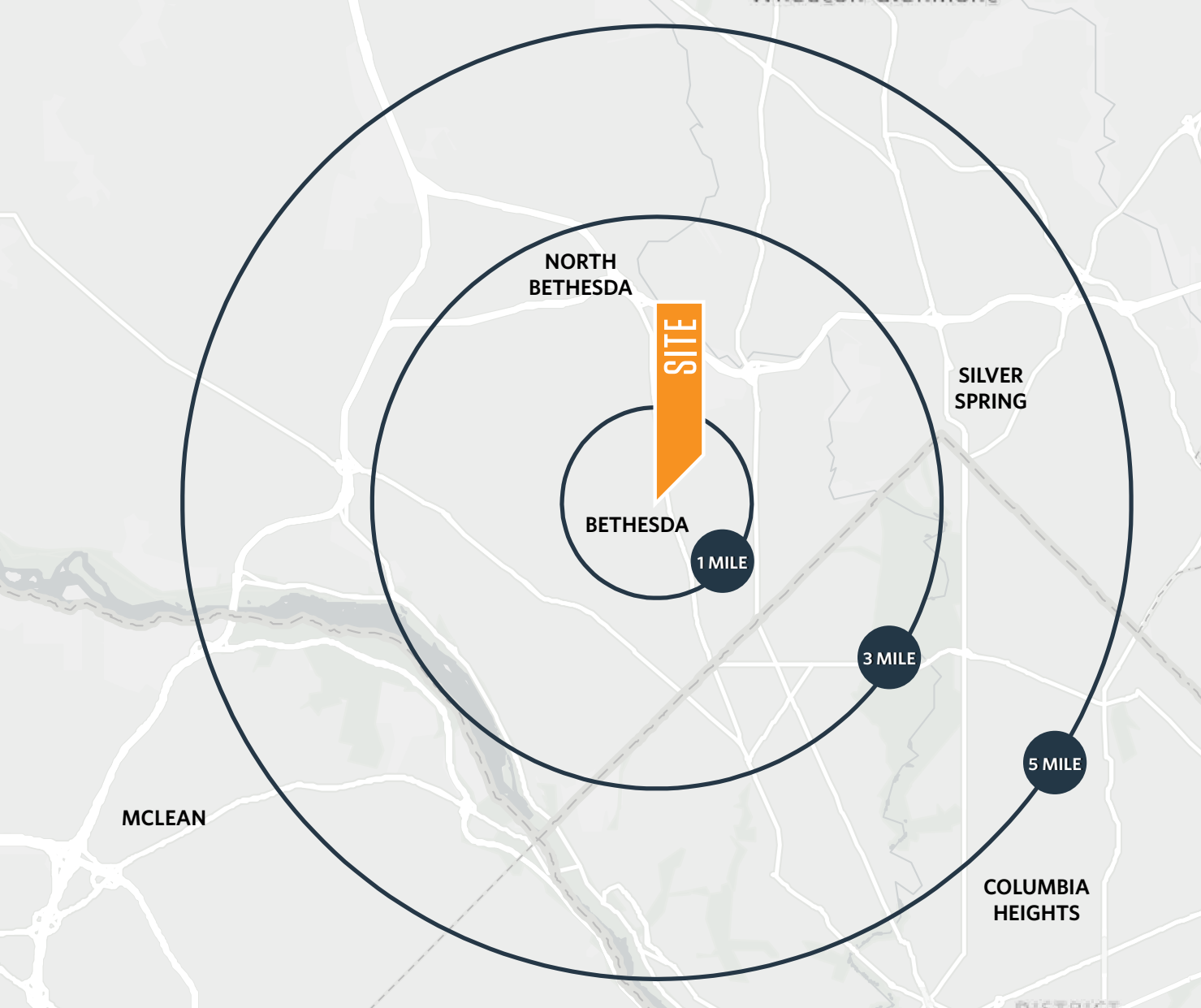
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# LOCATION

# THE METROPOLITAN

7620 OLD GEORGETOWN RD, BETHESDA, MARYLAND, 20814



## AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
3,029 SF	\$50 PSF Gross	2nd Gen	Immediate

## DEMOGRAPHICS | 2022:

### DRIVE TIME

10-MIN	1-MILE	3-MILE	5-MILE
Population			
147,668	27,859	154,668	470,010
Daytime Population			
193,244	49,159	197,358	514,326
Households			
61,100	13,409	63,817	196,534
Average HH Income			
\$248,904	\$221,494	\$260,151	\$207,035

## TRAFFIC COUNTS | 2021:

Old Georgetown Rd	22,913 ADT
Wisconsin Ave	33,045 ADT
East West Hwy	11,481 ADT

## METRO COUNTS | 2019:

Bethesda Station	9,085 ADR
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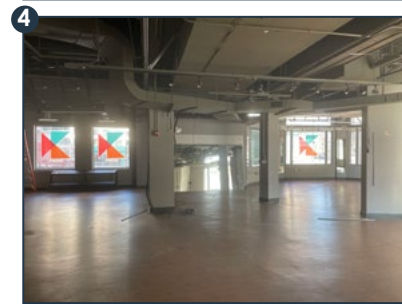
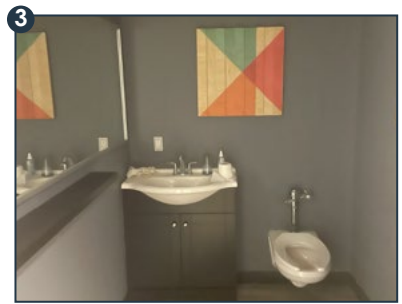
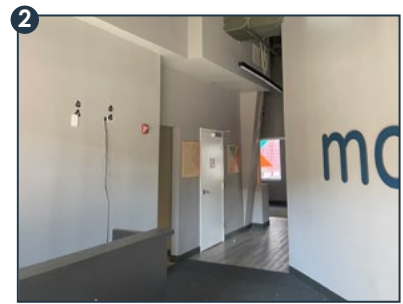
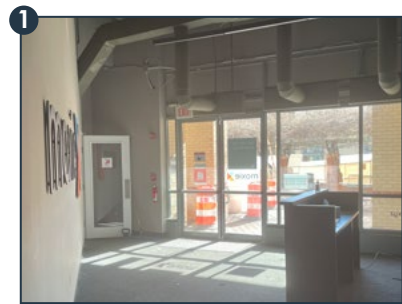
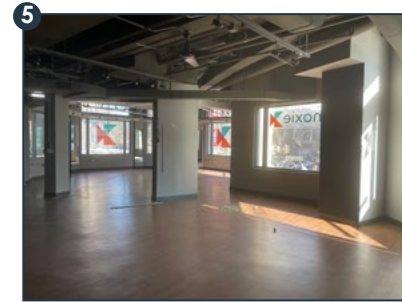
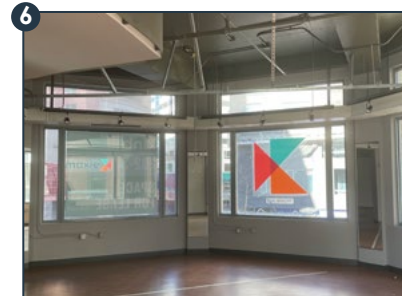
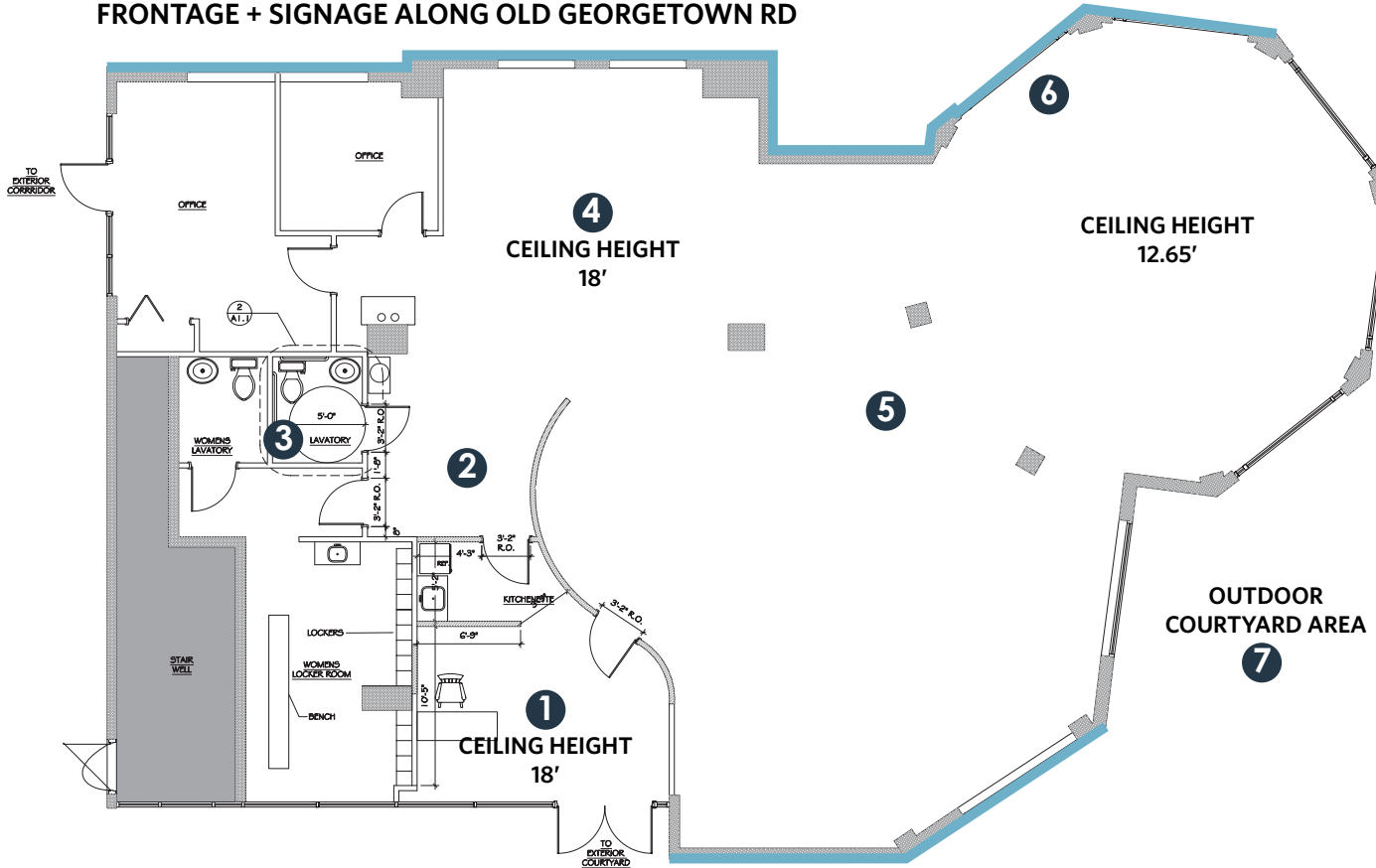


# SITE PLAN

# THE METROPOLITAN

7620 OLD GEORGETOWN RD, BETHESDA, MARYLAND, 20814

## FRONTAGE + SIGNAGE ALONG OLD GEORGETOWN RD



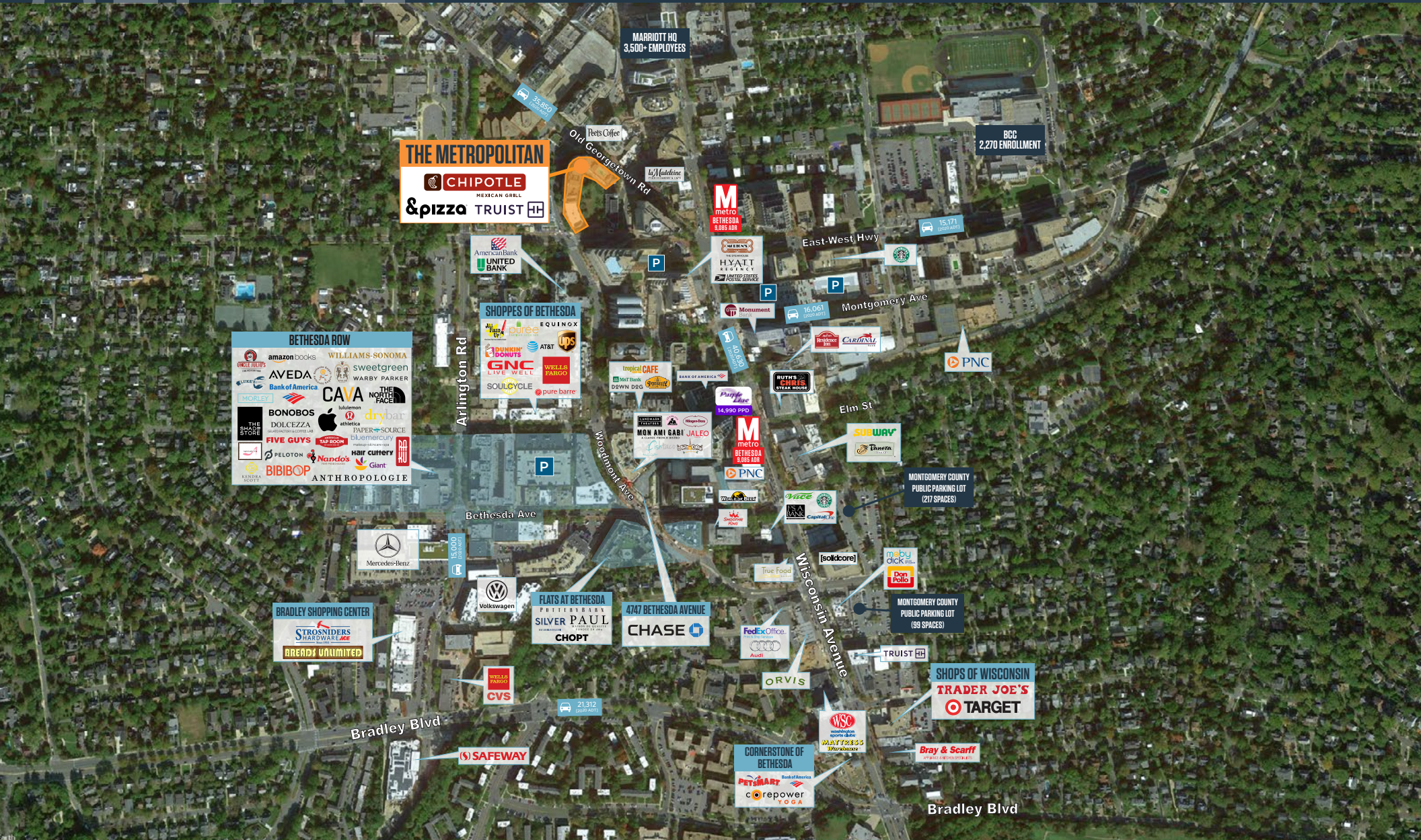
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