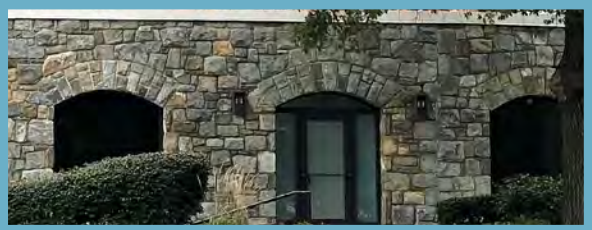




SIGNED LEASE:
**DreamMaker
Bath & Kitchen**

806 SF



JOIN THESE RETAILERS

bluemercury
makeup • skincare • spa

CVS
pharmacy



Giant
SILVER



ALLCARE



[solidcore]

RETAIL FOR LEASE

- 806 SF and 525 SF available with dedicated retail parking and steps from Cathedral Commons, anchored by Giant.
- Street level retail space located in the 389 unit Vaughan Place apartment and condo building at the intersection of Wisconsin and Idaho Avenue NW.
- Down the street from the National Cathedral (450,000 Annual Visitors) and newly delivered City Ridge (687 residential, 170,000 SF office, 155,000 SF retail). City Ridge is anchored by Wegmans and also includes Equinox, Tatte Bakery, KinderCare, and King Street Oyster Bar.

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LINDSEY ST.MAXENS

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AERIAL

VAUGHAN PLACE

3500 WISCONSIN AVENUE, NW WASHINGTON, DC 20016



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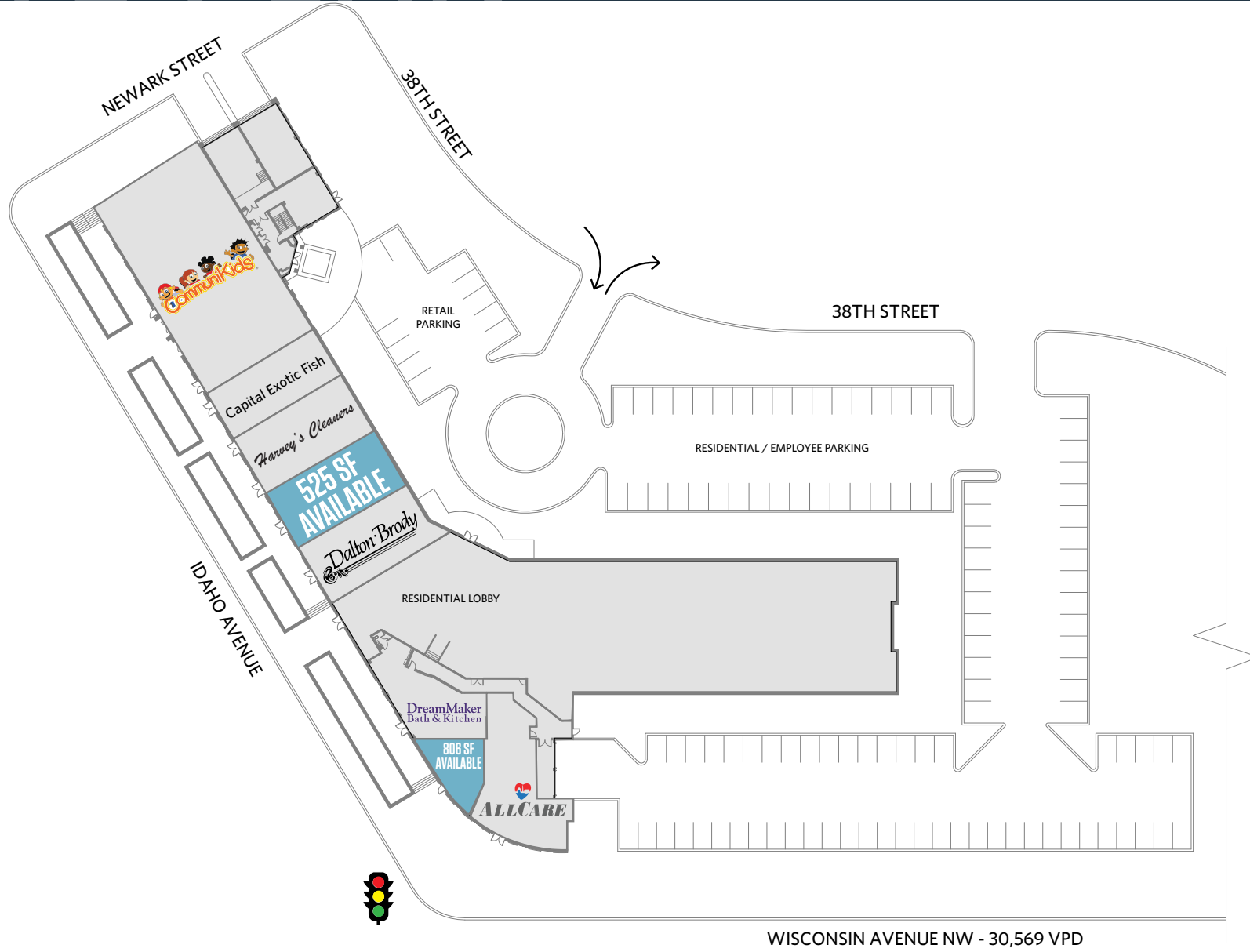
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SITE PLAN

VAUGHAN PLACE

3500 WISCONSIN AVENUE, NW WASHINGTON, DC 20016



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VAUGHAN PLACE

3500 WISCONSIN AVENUE, NW WASHINGTON, DC 20016

525 SF

806 SF

NEARBY RETAILERS



DreamMaker
Bath & Kitchen
ALLCARE

Dalton Brody

WISCONSIN AVE NW
30,569 VPD

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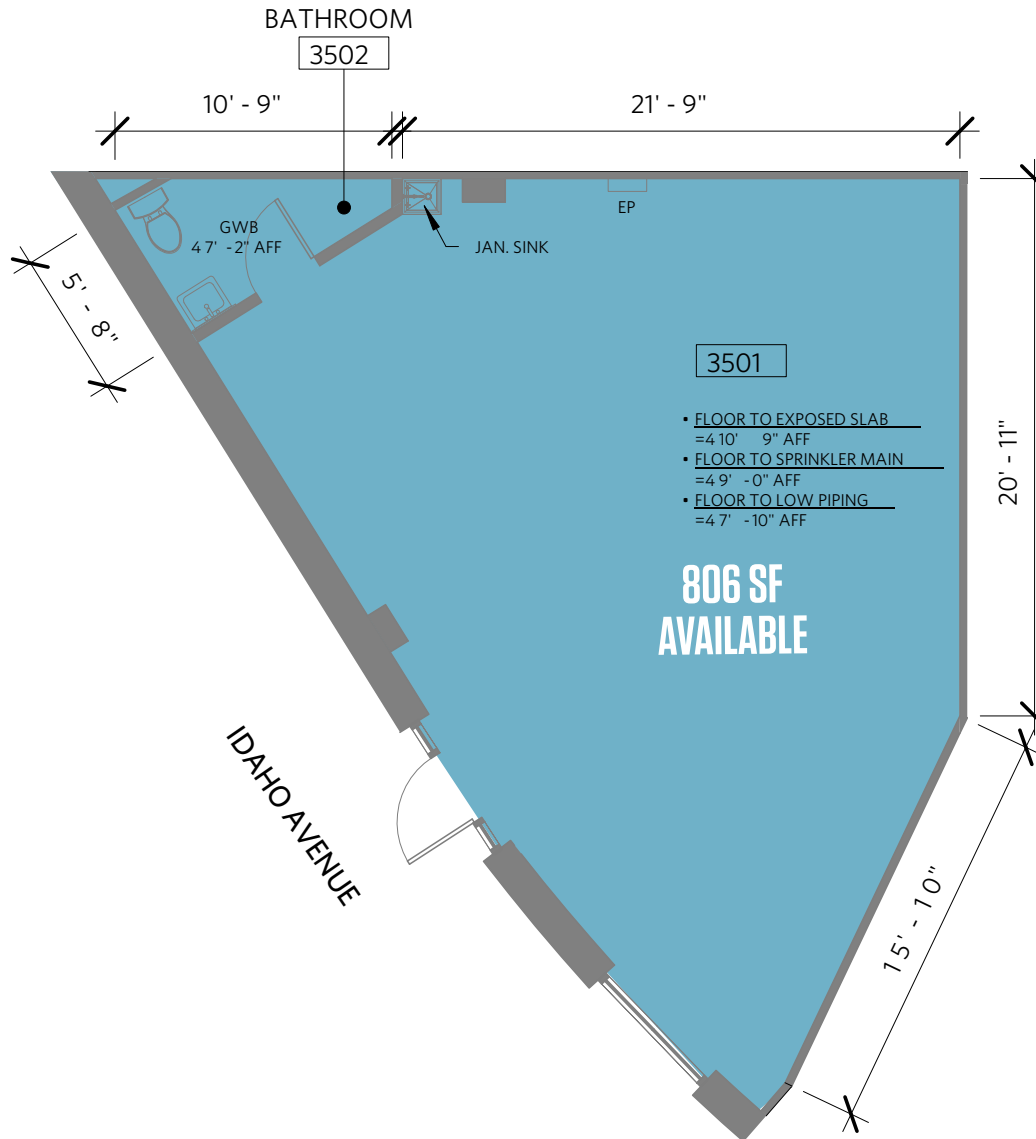
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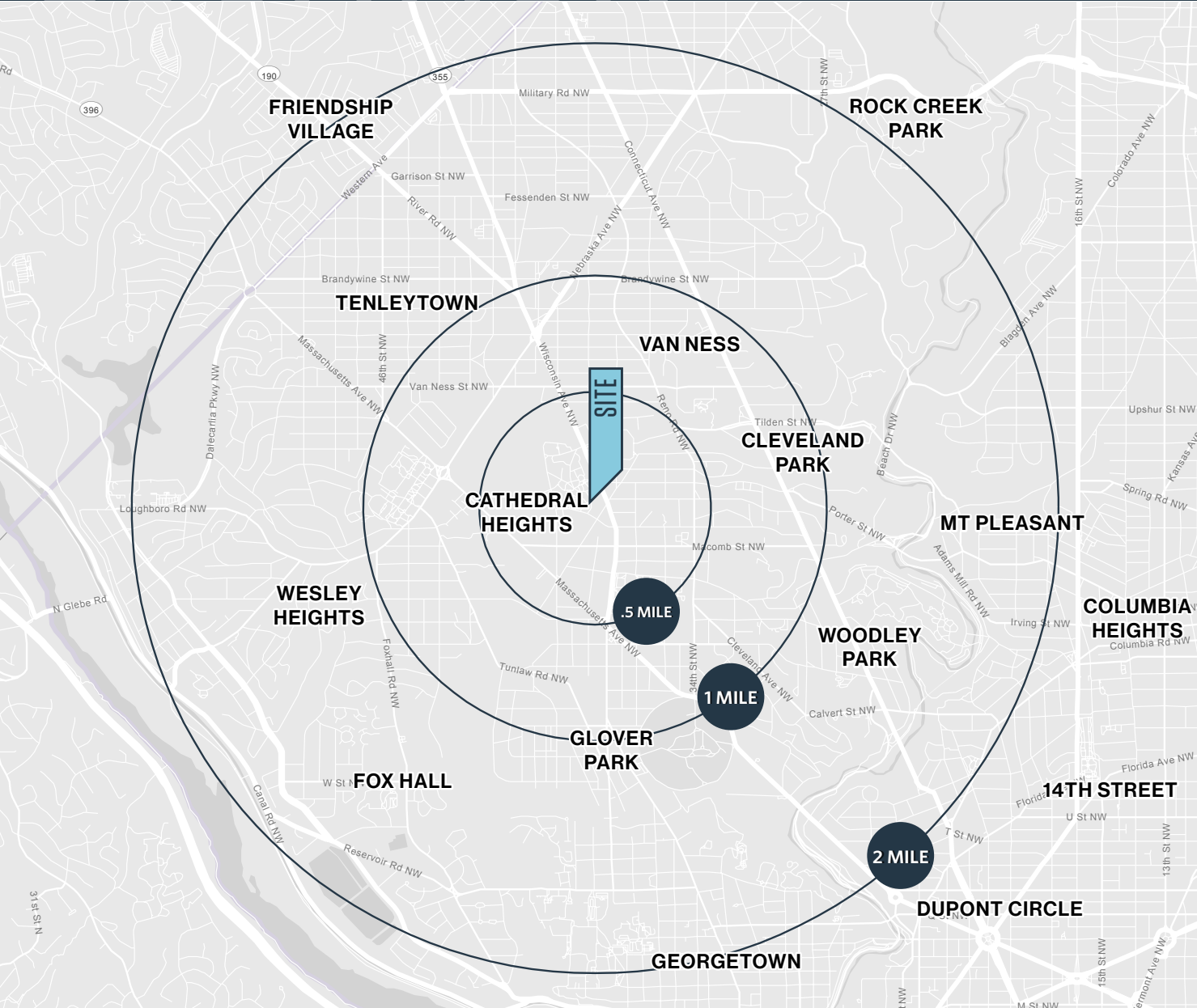
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LOCATION

VAUGHAN PLACE

3500 WISCONSIN AVENUE, NW WASHINGTON, DC 20016



AVAILABLE SPACE

806 SF and 525 SF Available Immediately

DEMOGRAPHICS | 2022:

.5-MILE	1-MILE	2-MILE
Population		
9,365	39,286	122,529
Daytime Population		
10,228	43,405	136,801
Households		
5,265	19,693	57,647
Average HH Income		
\$189,287	\$207,964	\$229,116

TRAFFIC COUNTS | 2021:

Wisconsin Avenue NW 30,569 ADT

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