



FLATS

AT BETHESDA

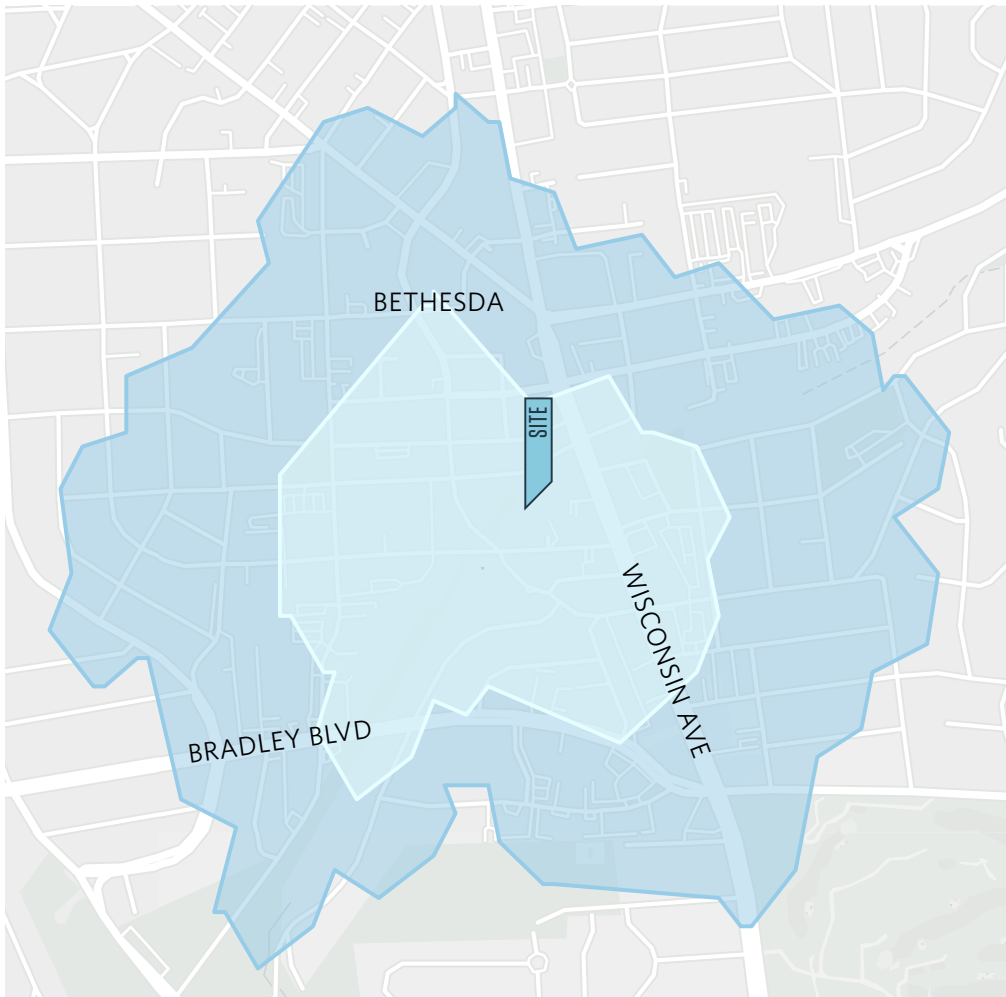
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PROPERTY HIGHLIGHTS

- 1,527 SF street level retail space with 3,333 SF lower level with significant kitchen infrastructure
- 2,000 SF space current operating as Paul Bakery in the center of Flats at Bethesda
- 3,070 former Long & Foster, directly across the street from high-grossing SILVER restaurant
- Located in the heart of downtown Bethesda, the high end retail nerve center of Montgomery County. Immediately adjacent to Bethesda Row, Pottery Barn, Chopt, PAUL Bakery, SILVER and One Medical
- Surrounded by high-end residential and office density.

DEMOGRAPHICS

	5-MIN WALK	10 MIN WALK	1 MILE	3 MILE	5 MILE
POPULATION	2,789	8,256	25,092	150,188	490,662
DAYTIME POPULATION	14,403	26,787	42,511	119,230	721,996
HOUSEHOLDS	1,655	4,689	12,387	60,628	202,859
AVG HH INCOME	\$133,227	\$154,891	\$193,610	\$233,358	\$183,685



BETHESDA
3,200 ADR
0.4 MILES AWAY



39,835 ADT
WISCONSIN AVE

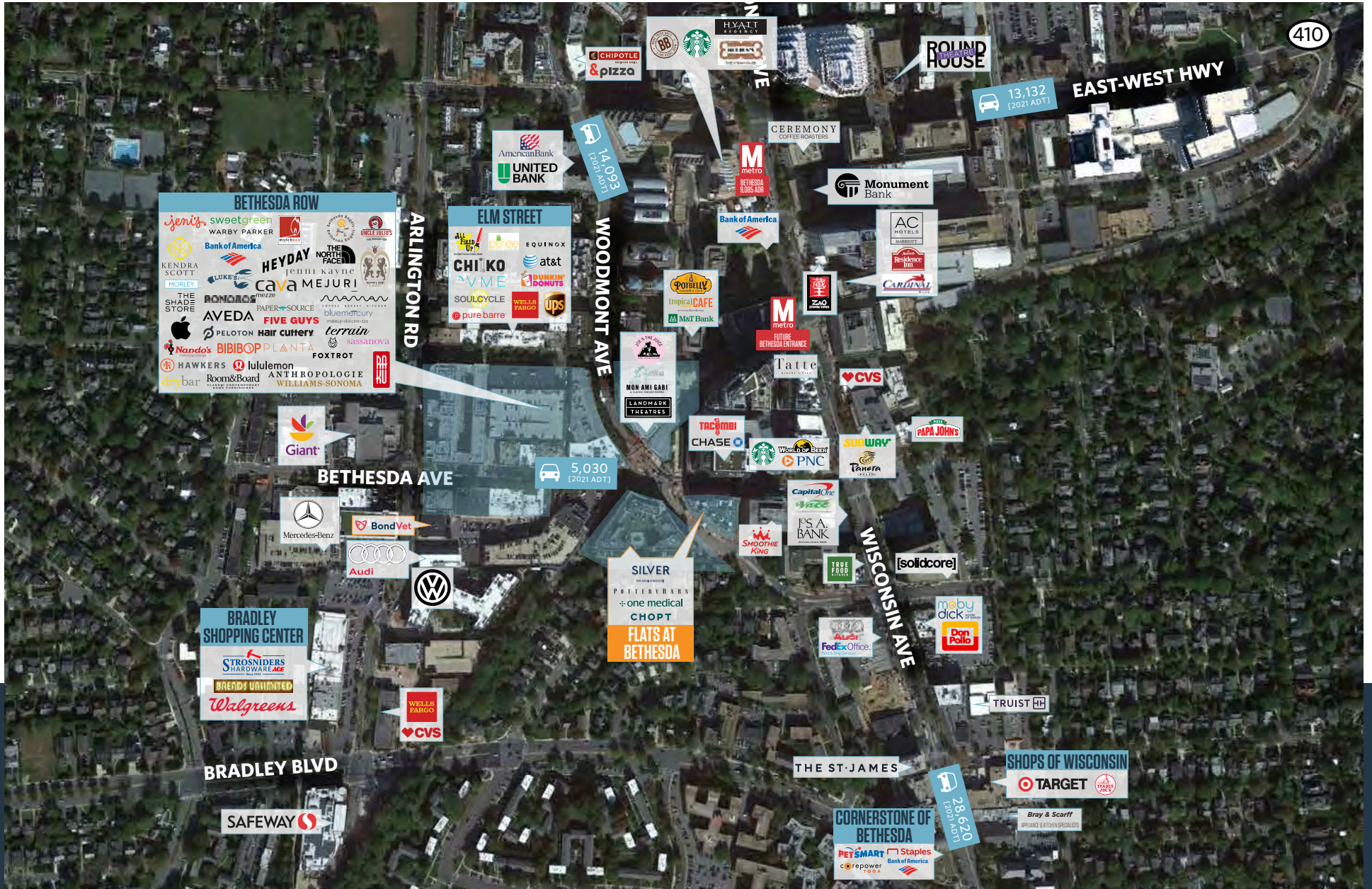


WALKSCORE: 98

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MARKET OVERVIEW



SITE PLAN



one medical

AVAILABLE 4,860 SF

AVAILABLE 3,020 SF

• 3,020 SF available (Street Level)

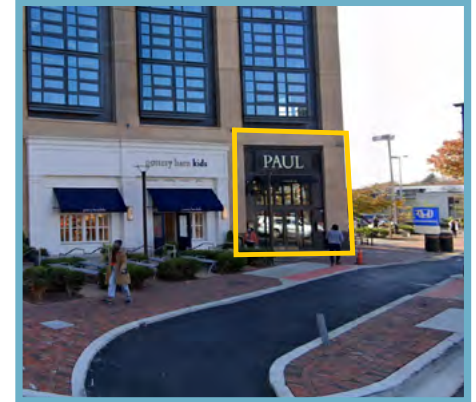
• 4,860 SF available (1,527 SF Street Level & 3,333 SF Lower Level)

SITE PLAN: STREET LEVEL

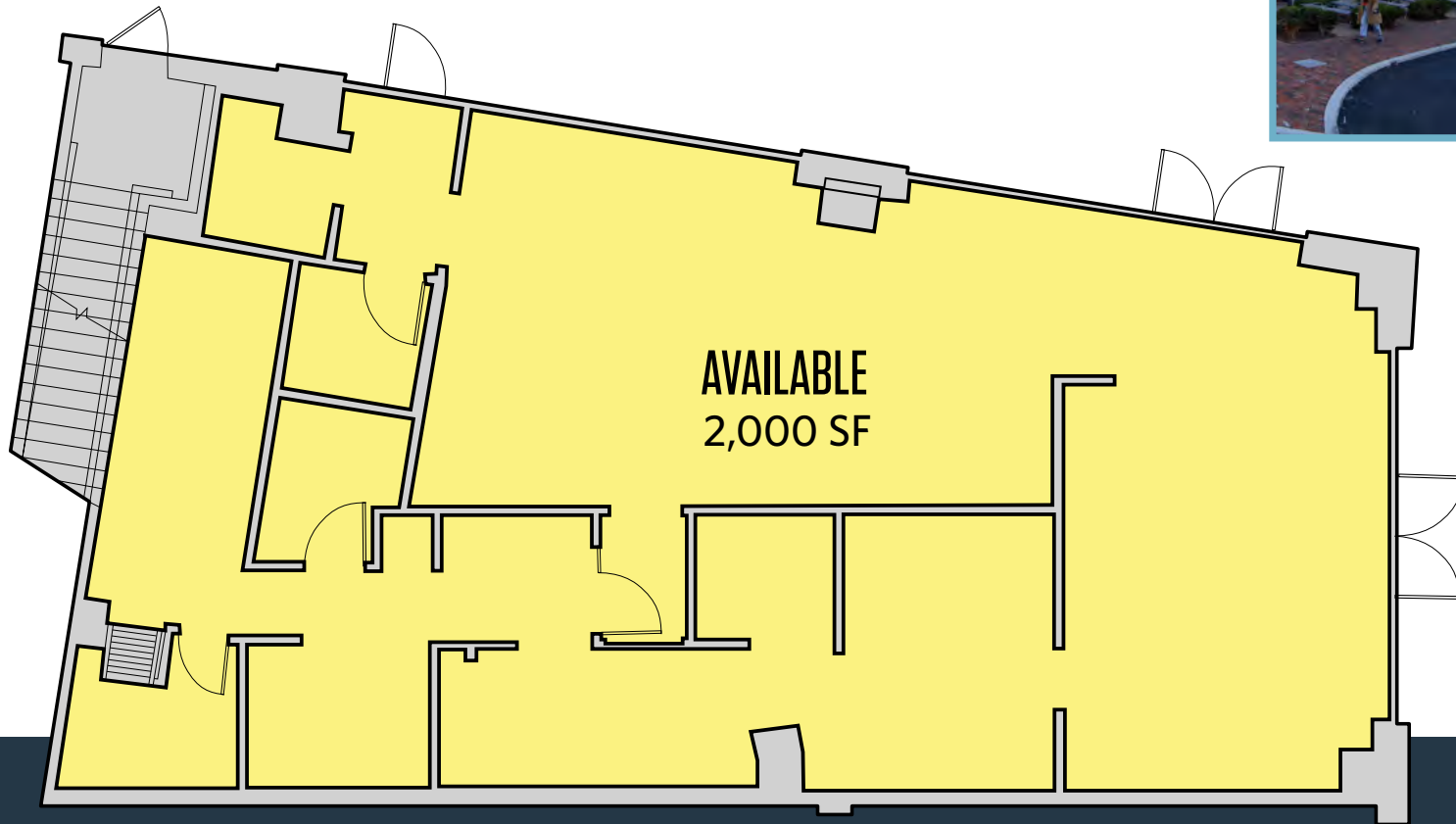
2,000 SF SPACE



VIEW FROM
BETHESDA AVE



BETHESDA AVE



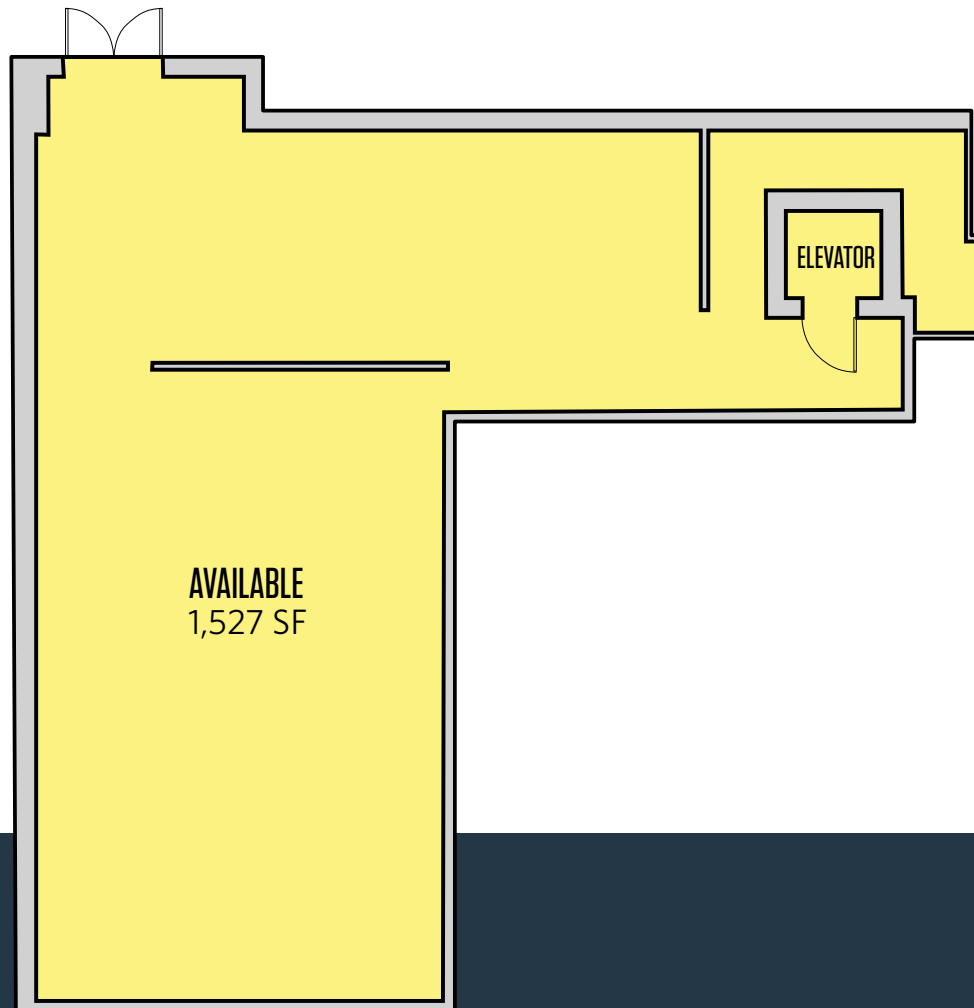
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SITE PLAN: STREET LEVEL

4,860 SF SPACE



VIEW FROM
BETHESDA AVE

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BETHESDA AVE

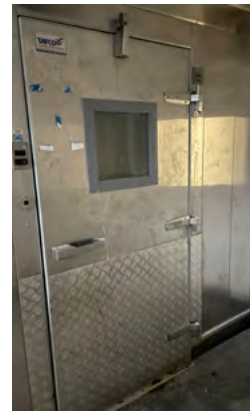
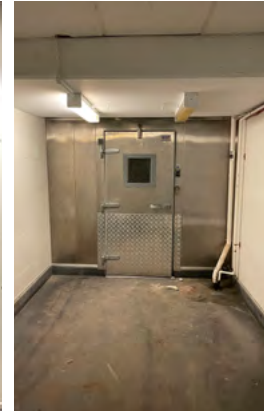
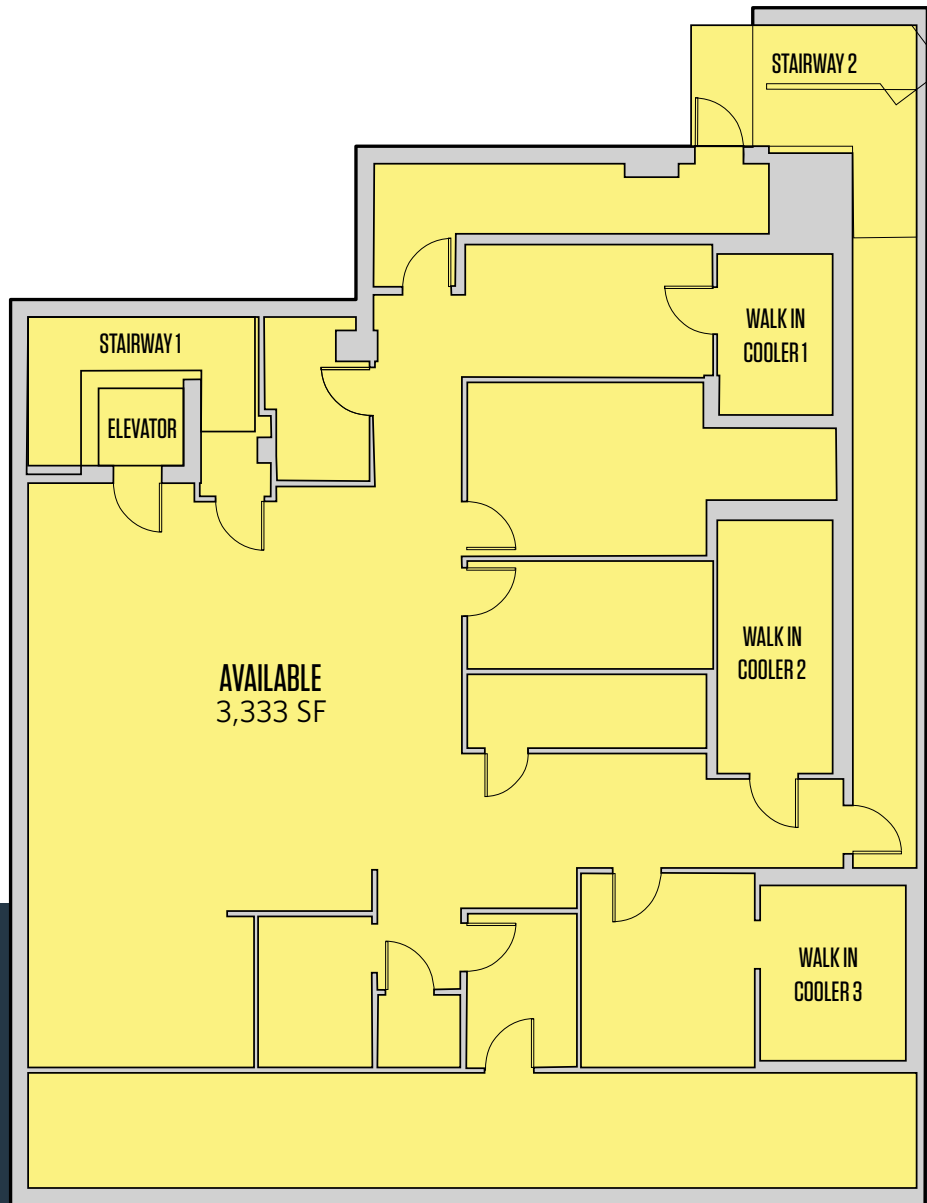


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SITE PLAN: LOWER LEVEL

4,860 SF SPACE



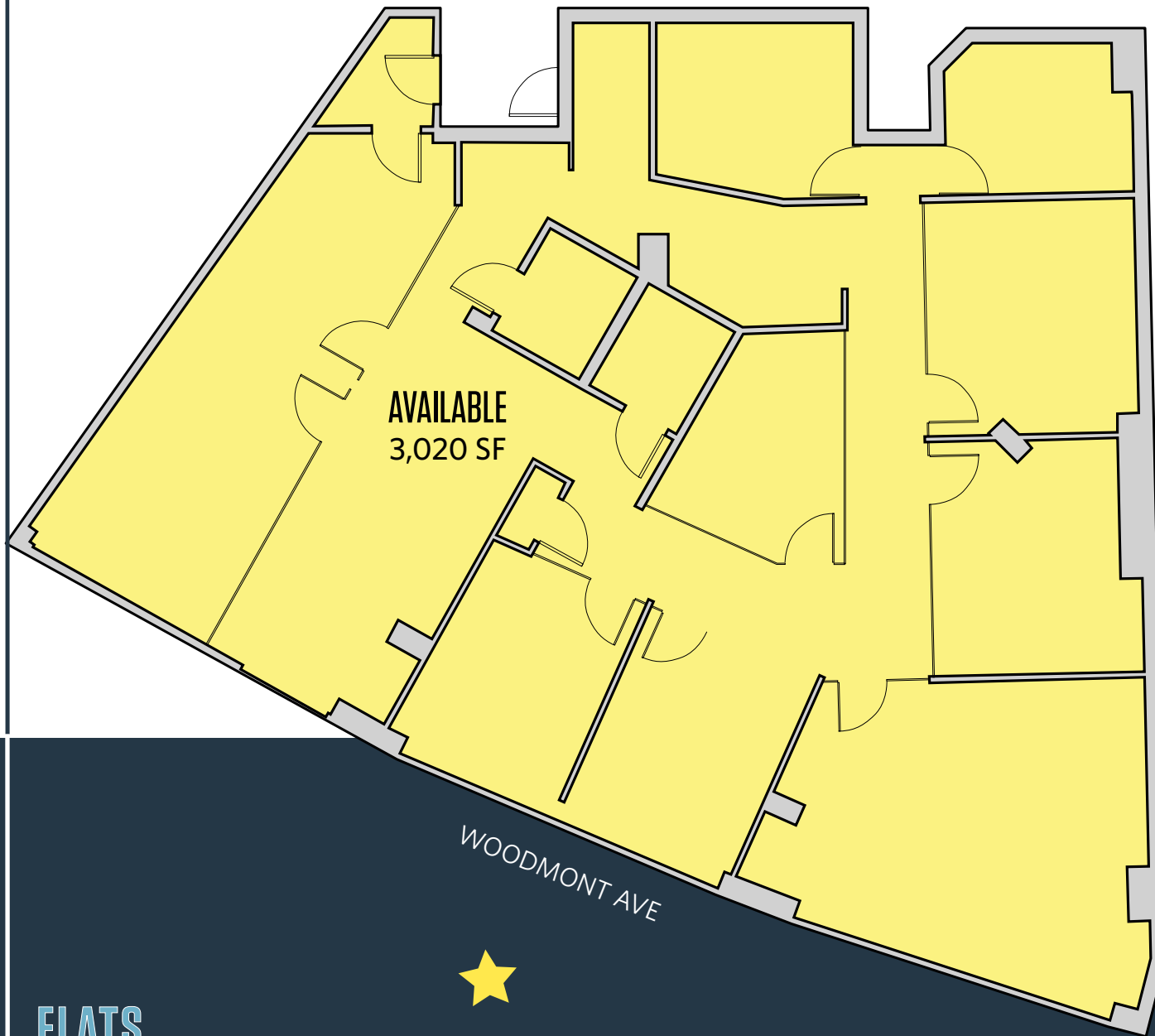
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SITE PLAN: STREET LEVEL

3,020 SF SPACE



★ VIEW FROM WOODMONT AVE

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