



JOIN THESE RETAILERS

SAFEGWAY  UNITED BANK 

SKIN  SPIRIT 

drybar  citibank 

RETAIL FOR LEASE

- 1,025 SF available
- 19' Ceiling heights
- Prime retail space located on Wisconsin Avenue in front of the redeveloped Safeway Grocery store that anchors the retail shopping district in the heart of Georgetown/Glover Park
- Strong residential, office, restaurant and tourist area serving Glover park, Georgetown and the surrounding neighborhoods
- On-site parking available

STEVE COMBS

scombs@klnb.com | 202-420-7776

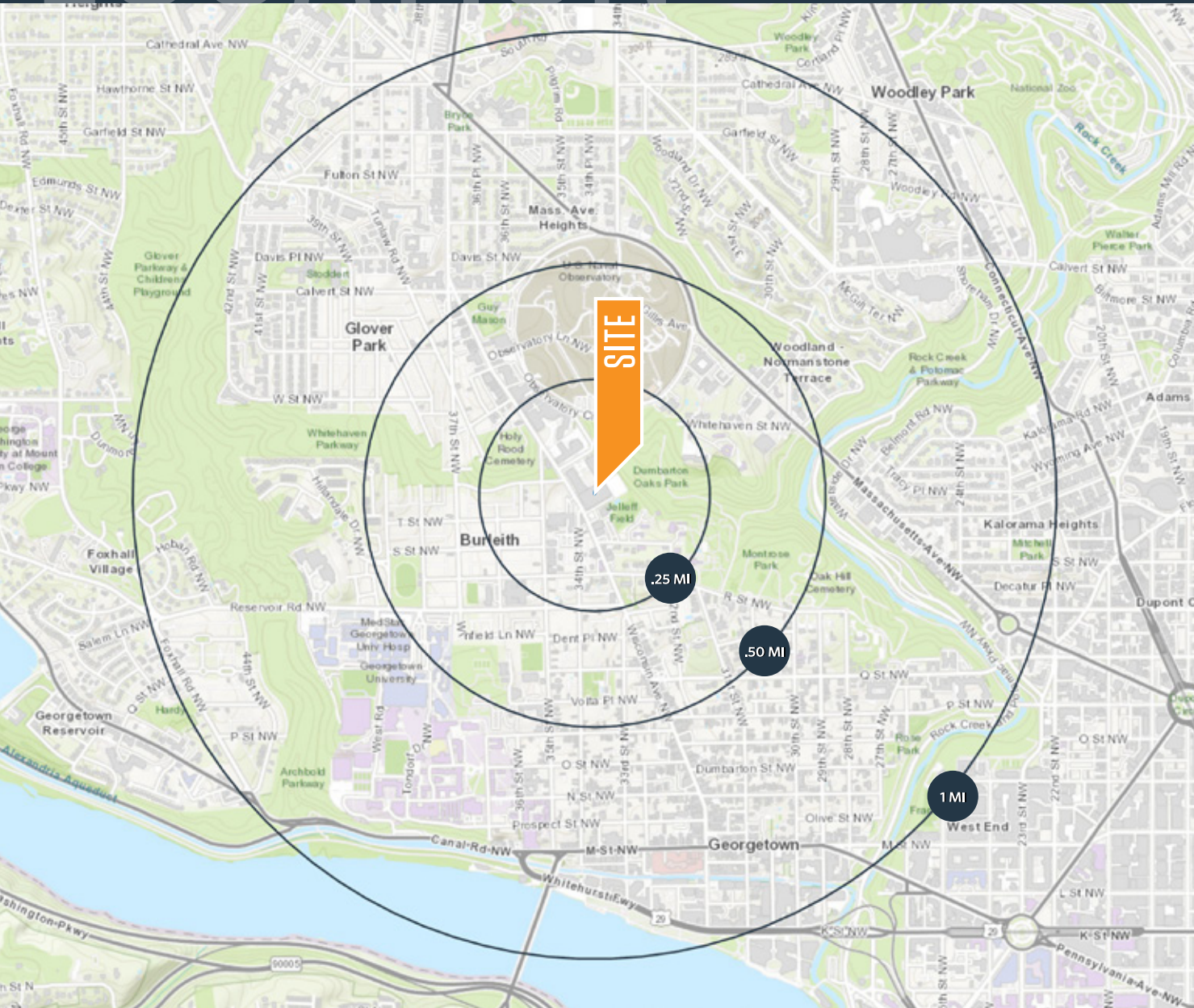
PHIL RUXTON

pruxton@klnb.com | 202-420-7777

LOCATION

1855 WISCONSIN AVE NW

WASHINGTON, DC 20007



AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
1,0251 SF	\$75.00 PSF*	Built Out	Vacant

*NNN \$17.33 PSF

DEMOGRAPHICS | 2022:

	.25-MILE	.5-MILE	1-MILE
Population	2,063	6,217	32,519
Daytime Population	3,737	9,078	48,347
Households	1,004	2,746	13,770
Average HH Income	\$264,174	\$286,120	\$242,849

TRAFFIC COUNTS | 2021

Wisconsin Ave NW	17,736 ADT
------------------	------------

STEVE COMBS

scombs@klnb.com | 202-420-7776

PHIL RUXTON

pruxton@klnb.com | 202-420-7777



SITE PLAN

1855 WISCONSIN AVE NW

WASHINGTON, DC 20007



STEVE COMBS

scombs@klnb.com | 202-420-7776

PHIL RUXTON

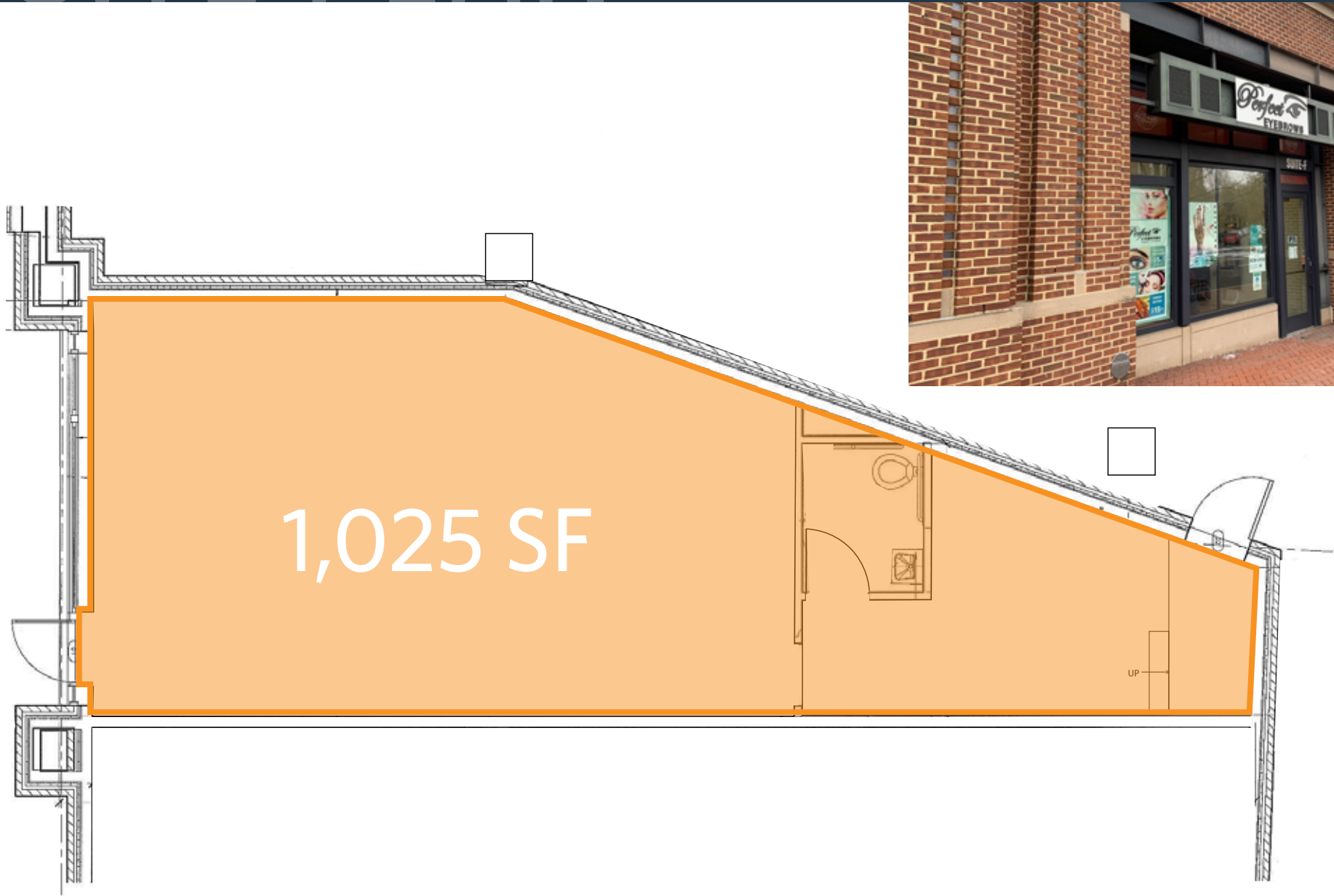
pruxton@klnb.com | 202-420-7777



SITE PLAN

1855 WISCONSIN AVE NW

WASHINGTON, DC 20007



STEVE COMBS

scombs@klnb.com | 202-420-7776

PHIL RUXTON

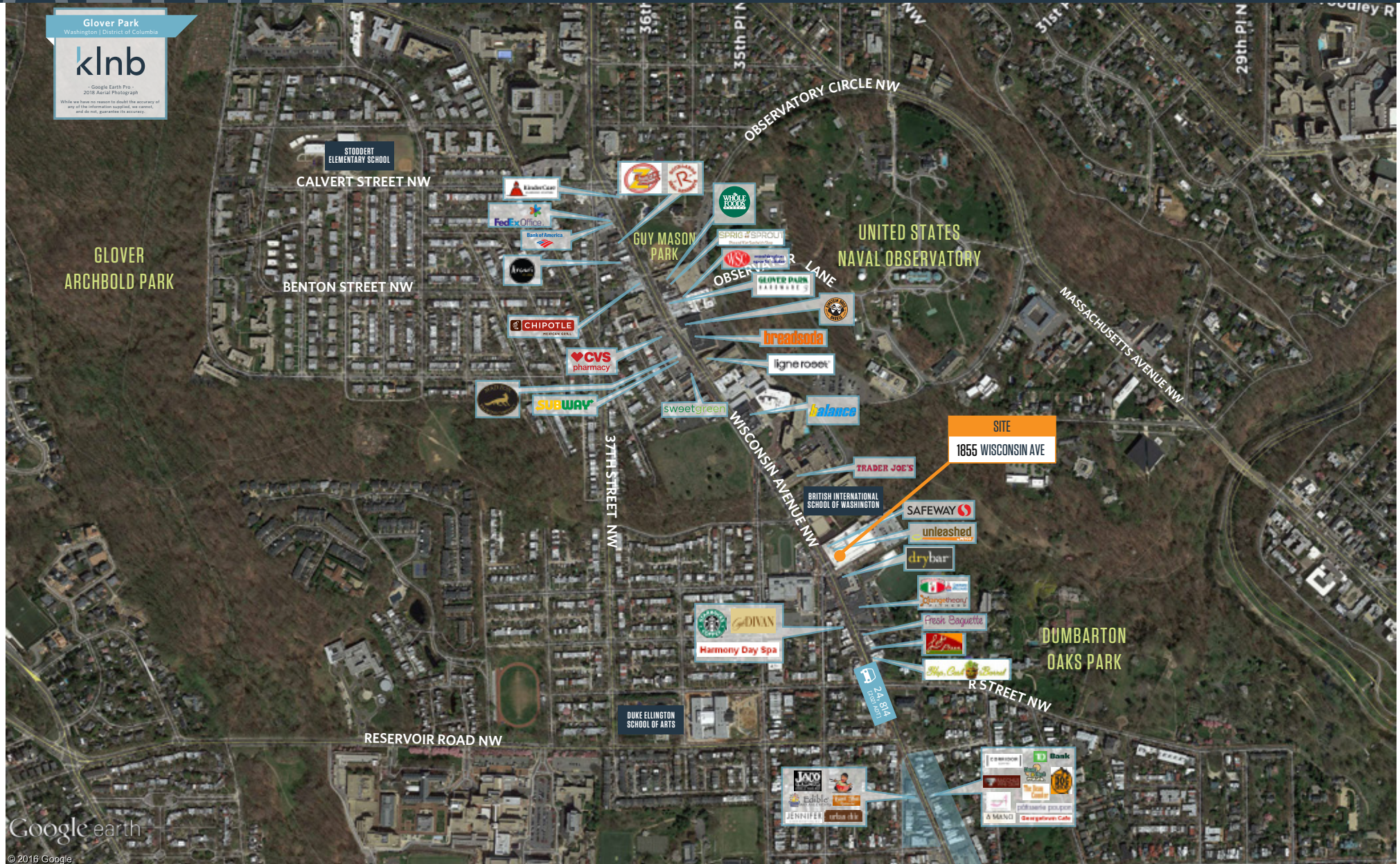
pruxton@klnb.com | 202-420-7777

klnb

AERIAL

1855 WISCONSIN AVE NW

WASHINGTON, DC 20007



STEVE COMBS

scombs@klnb.com | 202-420-7776

PHIL RUXTON

pruxton@klnb.com | 202-420-7777

klnb



1855 WISCONSIN AVE NW

WASHINGTON, DC 20007

FOR MORE INFORMATION, PLEASE CONTACT:

STEVE COMBS

scombs@klnb.com

202-420-7776

PHIL RUXTON

pruxton@klnb.com

202-420-7777

1130 Connecticut Avenue, Suite 600, Washington, DC 20036

.....

klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.