

ENTIRE BUILDING  
NOW AVAILABLE



JOIN THESE RETAILERS



FULL BUILDING OPPORTUNITY IN THE HEART OF GLOVER PARK

- Up to 29,876 SF Available
  - 14,042 SF + 1,334 SF Lower Level
  - 14,500 SF - Formerly Washington Sports Club
- Street Level space was previously occupied by Rite Aid and was newly built out in 2017
- Second Level space was previously occupied by Washington Sports Club
- **Up to 30 exclusive parking spaces with direct elevator access**
- Over 100 feet of frontage on Wisconsin Avenue
- Prominent signage and branding opportunity
- Underserved sub market with great demographics

MATT SKALET

maskalet@klnb.com | 202-420-7775

STEVE COMBS

scombs@klnb.com | 202-420-7776

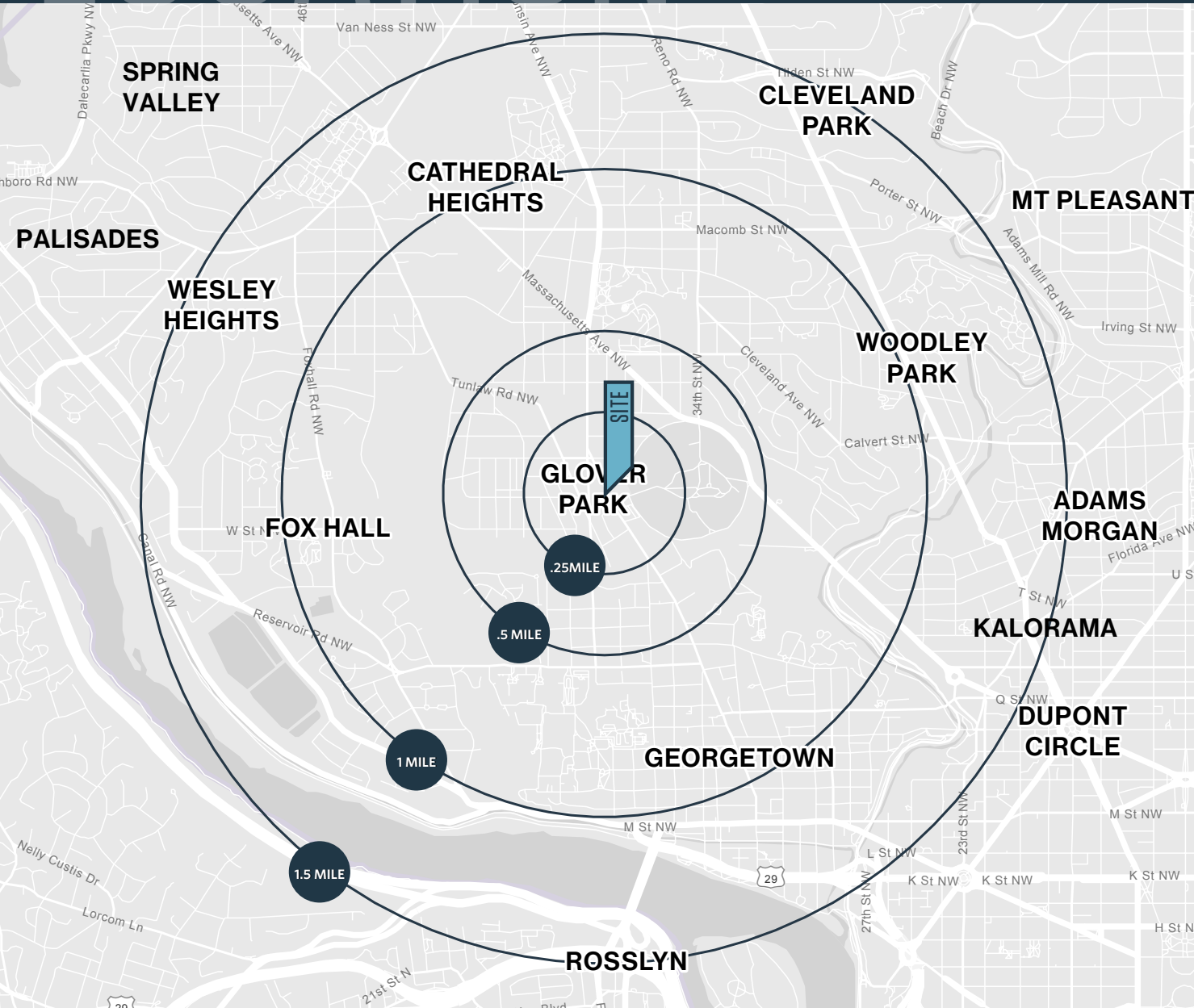
LINDSEY ST. MAXENS

lstmaxens@klnb.com | 202-420-7769

# LOCATION

# 2251 WISCONSIN AVENUE NW

WASHINGTON, DC 20007



## AVAILABLE SPACE

- 14,042 SF + 1,334 SF Lower Level
- 14,500 SF - Formerly Washington Sports Club
- Up to 30 dedicated parking spaces
- Direct elevator access into the premises

## DEMOGRAPHICS | 2023:

|                    | .25-MILE  | .5-MILE   | 1-MILE    | 1.5-MILE  |
|--------------------|-----------|-----------|-----------|-----------|
| Population         | 2,231     | 9,283     | 34,786    | 72,400    |
| Daytime Population | 3,723     | 9,346     | 38,706    | 99,341    |
| Households         | 1,143     | 4,762     | 15,488    | 36,258    |
| Average HH Income  | \$253,122 | \$202,939 | \$210,051 | \$214,666 |

## TRAFFIC COUNTS | 2022:

Wisconsin Ave NW 27,034 ADT

**MATT SKALET**

maskalet@klnb.com | 202-420-7775

**STEVE COMBS**

scombs@klnb.com | 202-420-7776

**LINDSEY ST. MAXENS**

lstmaxens@klnb.com | 202-420-7769

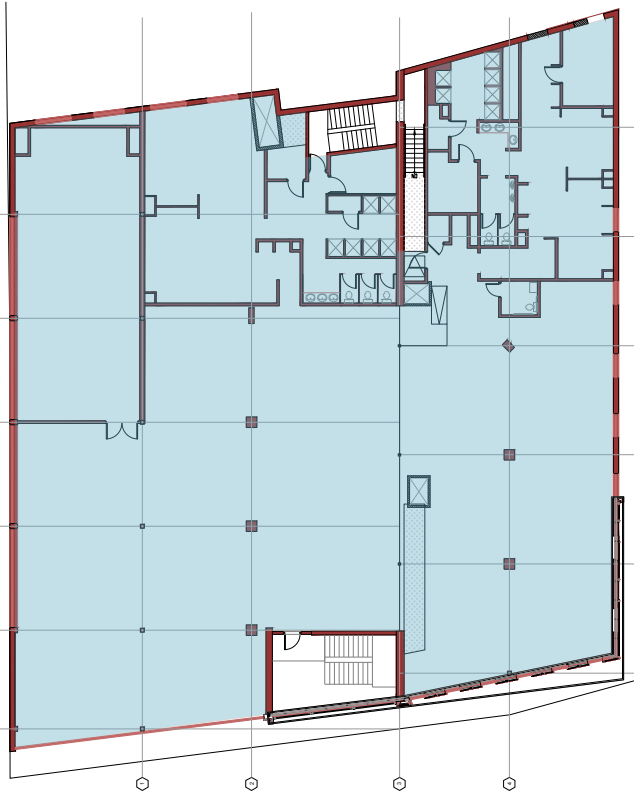


# SITE PLAN

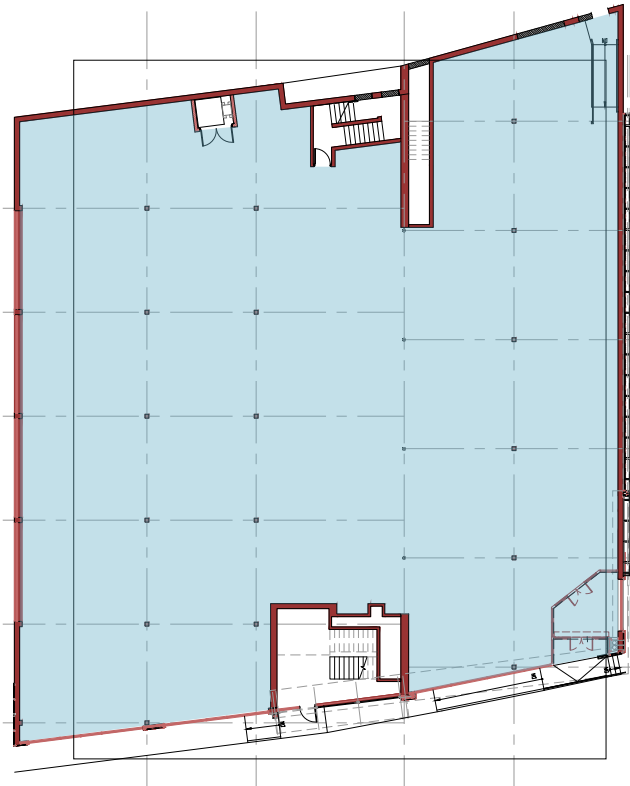
# 2251 WISCONSIN AVENUE NW

WASHINGTON, DC 20007

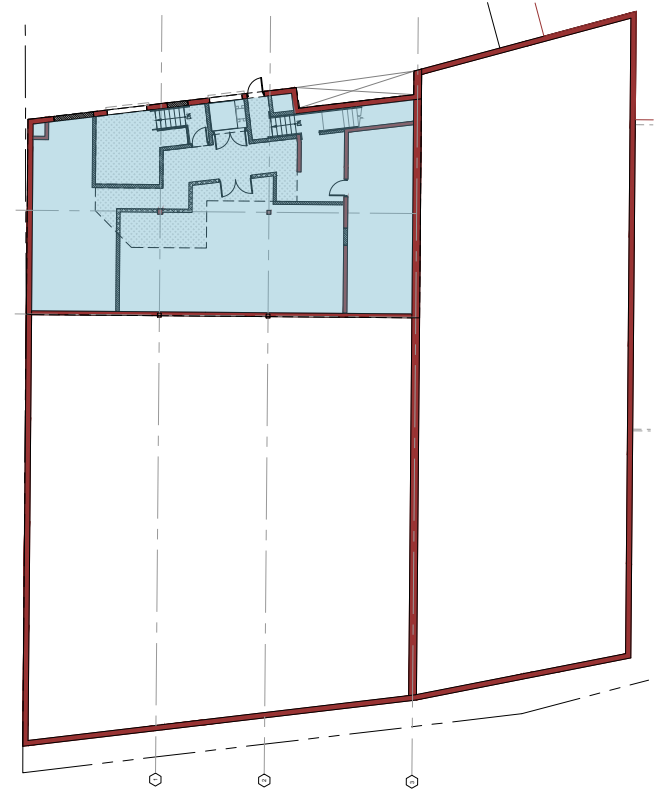
**2ND LEVEL**  
14,500 SF



**STREET LEVEL**  
14,042 SF



**LOWER LEVEL**  
1,334 SF



WISCONSIN AVE

**MATT SKALET**

m skalet@klnb.com | 202-420-7775

**STEVE COMBS**

scombs@klnb.com | 202-420-7776

**LINDSEY ST. MAXENS**

lstmaxens@klnb.com | 202-420-7769



# PHOTO

# 2251 WISCONSIN AVENUE NW

WASHINGTON, DC 20007



**Street Level Space - 14,042 SF**

**MATT SKALET**

[mskalet@klnb.com](mailto:maskalet@klnb.com) | 202-420-7775

**STEVE COMBS**

[scombs@klnb.com](mailto:scombs@klnb.com) | 202-420-7776

**LINDSEY ST. MAXENS**

[lstmaxens@klnb.com](mailto:lstmaxens@klnb.com) | 202-420-7769

**klnb**

# AERIAL

# 2251 WISCONSIN AVENUE NW

WASHINGTON, DC 20007



**MATT SKALET**

mkalet@klnb.com | 202-420-7775

**STEVE COMBS**

scombs@klnb.com | 202-420-7776

**LINDSEY ST. MAXENS**

lstmaxens@klnb.com | 202-420-7769





# 2251 WISCONSIN AVENUE NW

WASHINGTON, DC 20007

## FOR MORE INFORMATION, PLEASE CONTACT:

### MATT SKALET

maskalet@klnb.com  
202-420-7775

### STEVE COMBS

scombs@klnb.com  
202-420-7776

### LINDSEY ST. MAXENS

lstmaxens@klnb.com  
202-420-7769

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.