

# 4909 AUBURN AVE

BETHESDA, MARYLAND 20814



Kelly Atkinson  
katkinson@klnb.com  
202-420-7762

Jason Flippo  
jflippo@klnb.com  
202-688-3751

klnb



# THE PROJECT

## 4909 AUBURN AVE

- 6,408 SF of prime retail space
  - 3,283 SF
  - 1,583 SF (vented)
  - 1,542 SF (vented)
- Mixed-Use development under construction
- 167 residential units
- Retail Shell Delivery Spring 2024

## THE NEIGHBORHOOD

In the heart of Woodmont Triangle, 4909 Auburn Ave is surrounded by 5.3 Million SF of office, over 5,000 residential units, and 591 hotel rooms within a 15 minute walk. A residential population of 27,365 and a daytime population of 71,792 within one mile.

4909 Auburn Avenue sits adjacent to Old Georgetown Road (27,598 ADT), and is a ten minute walk from the Bethesda Metro Station. A Montgomery County parking garage with 751 public parking spaces is also located across the street.

## NEARBY RETAILERS

the  
**ORGANIC BUTCHER**  
Since 2005

**TERRAPIN**  
BICYCLES

**TRADER JOE'S**

**SHERWIN-WILLIAMS**

**Harris  
Teeter**

**imagination  
stage**

**JETTIES**  
SANDWICHES • SALADS • ICE CREAM

**OLAZZO**

**HOTWORX**

DUCK DUCK GOOSE

**ALATRI BROS.**  
A Neighborhood Pizza Joint

**Gringos & Mariachis**



# TRADE AREA



**ACCESS** to downtown Bethesda and the highly affluent surrounding Bethesda suburbs makes 4909 Auburn Avenue a convenient location for residents and office workers with disposable incomes.

## 2023 DEMOGRAPHICS

|                        | 1 MILE       | 3 MILE        | 5 MILE          |
|------------------------|--------------|---------------|-----------------|
| POPULATION             | 27,365       | 154,710       | 439,203         |
| DAYTIME POPULATION     | 71,792       | 205,394       | 508,602         |
| HOUSEHOLDS             | 13,526       | 64,251        | 182,910         |
| AVERAGE HH INCOME      | \$212,129    | \$253,293     | \$206,064       |
| ENTERTAINMENT SPENDING | \$95,386,999 | \$545,586,102 | \$1,260,619,606 |

## PLACER.AI INFORMATION

*time frame: within the last 12 months*

|                 |        |
|-----------------|--------|
| VISITS          | 263.6K |
| VISITORS        | 75.1K  |
| VISIT FREQUENCY | 3.51   |

**5.3 MILLION**  
SF Office

**591**  
Hotel Rooms



**WOODMONT TRIANGLE**

- barre3 GLO30
- Tommy Joe's
- BGR
- Starbucks
- Domino's
- Dunkin' Donuts
- CrossFit
- Barrel + Crow
- Anthony's Coal Fired Pizza
- Imagination
- California Tortilla
- Jetties
- Duck Duck Goose
- Dojo House
- Plane Jane
- Capital One
- Medium Rare
- Random Harvest Home Furnishings
- Blacks Bar & Kitchen
- Cornucopia Specialty Food
- Citizens
- Blue Bell
- EagleBank

**BETHESDA ROW**

- Jen's
- Sweetgreen
- Warby Parker
- Bank of America
- Heyday
- The Face
- Kendra Scott
- Morely
- Lakeside
- Cava
- Mejuri
- Bonobos
- Paper Source
- Aveda
- Five Guys
- Peloton
- Nando's
- Bibibop
- Planta
- Foxtrot
- Hawkers
- Lululemon
- Room & Board
- Anthropologie
- Williams-Sonoma
- Drybar
- Giant

**ELM STREET**

- CHI KO
- at&t
- SoulCycle
- Pure Barre
- Wells Fargo
- UPS
- Equinox
- Dunkin' Donuts

**BETHESDA CHEVY CHASE**

- Bethesda Elementary School (598 students)
- Bethesda Chevy Chase High School (2,270 students)

**Other Landmarks and Businesses:**

- Benihana
- 7900 Wisconsin Avenue
- Trader Joe's
- Chase
- CVS
- Taste Diner
- Woodmont Grill
- Marriott New Headquarters (3,500 employees, 244 hotel rooms)
- BB&J
- 33,824 (2021 ADT) on Wisconsin Ave
- 17,220 (2021 ADT) on Old Georgetown Road
- 14,093 (2021 ADT) on Woodmont Ave
- 13,132 (2021 ADT) on East-West Hwy
- 5,030 (2021 ADT) on Bethesda Ave
- Round House
- Ceremony Coffee Roasters
- Monument Bank
- AC Hotel
- Residence Inn
- Campanella
- Bank of America
- Metro
- Future Bethesda Entrance
- Tatte
- CVS
- Starbucks
- World of Beer
- PNC
- Subway
- Papa John's
- Flats at Bethesda
- Chase
- one medical
- Capital One
- Wells Fargo
- Landmark Theatres
- Men Ami Gabi



**WOODMONT TRIANGLE**

barre3 GLO 30  
Tommy Joe's  
Domino's  
BGR  
DUNKIN' DONUTS  
BARKER DRILLED RIGHT  
URBAN KITCHEN  
CROSSFIT  
BARREL + CROW  
ANTHONY'S COAL FIRED PIZZA  
CINCO DE MAYO  
imagination  
California TORTILLA  
JETTIES  
DUCK DUCK GOOSE  
Gatos & Marjacha  
Doot House  
Capital One  
Random Harvest Home Furnishings  
MEDIUM RARE  
CORNUCOPIA SPECIALTY FOOD  
Blacks Bar & Kitchen  
Citizens  
BlueBell  
EAGLEBANK

**RESIDENTIAL PROJECTS UNDER DEVELOPMENT**

- UNDER CONSTRUCTION
- DELIVERED
- PROPOSED

**RESIDENTIAL PROJECTS:**

- Battery Lane District 806 Units
- 4909 AUBURN AVENUE 167 Units
- 8015 Old Georgetown Rd 297 Units
- The Claiborne 58 Units
- 7900 Wisconsin Ave 322 Units
- The Ardena 441 Units
- 8001 Wisconsin Ave 350 Units
- 4702 West Virginia Ave 19 Units
- 7809 Wisconsin Ave 450 Units
- 4725 Cheltenham Dr 110 Units
- 7749 Old Georgetown Road 240 Units
- La Madeleine Redevelopment 198 Units
- Edgemont Bethesda II 154 Units
- Maizon Bethesda 229 Units
- Avondale Street 60 Units

**SCHOOLS:**

- BETHESDA ELEMENTARY SCHOOL 598 STUDENTS
- BETHESDA-CHEVY CHASE HIGH SCHOOL 2,270 STUDENTS

**COMMERCIAL PROJECTS:**

- MARRIOTT NEW HEADQUARTERS 3,500 EMPLOYEES 244 HOTEL ROOMS

**STREETS:**

- WISCONSIN AVE
- RUGBY AVE
- OLD GEORGETOWN ROAD
- PEARL ST
- EAST-WEST HWY

**TRAFFIC VOLUMES:**

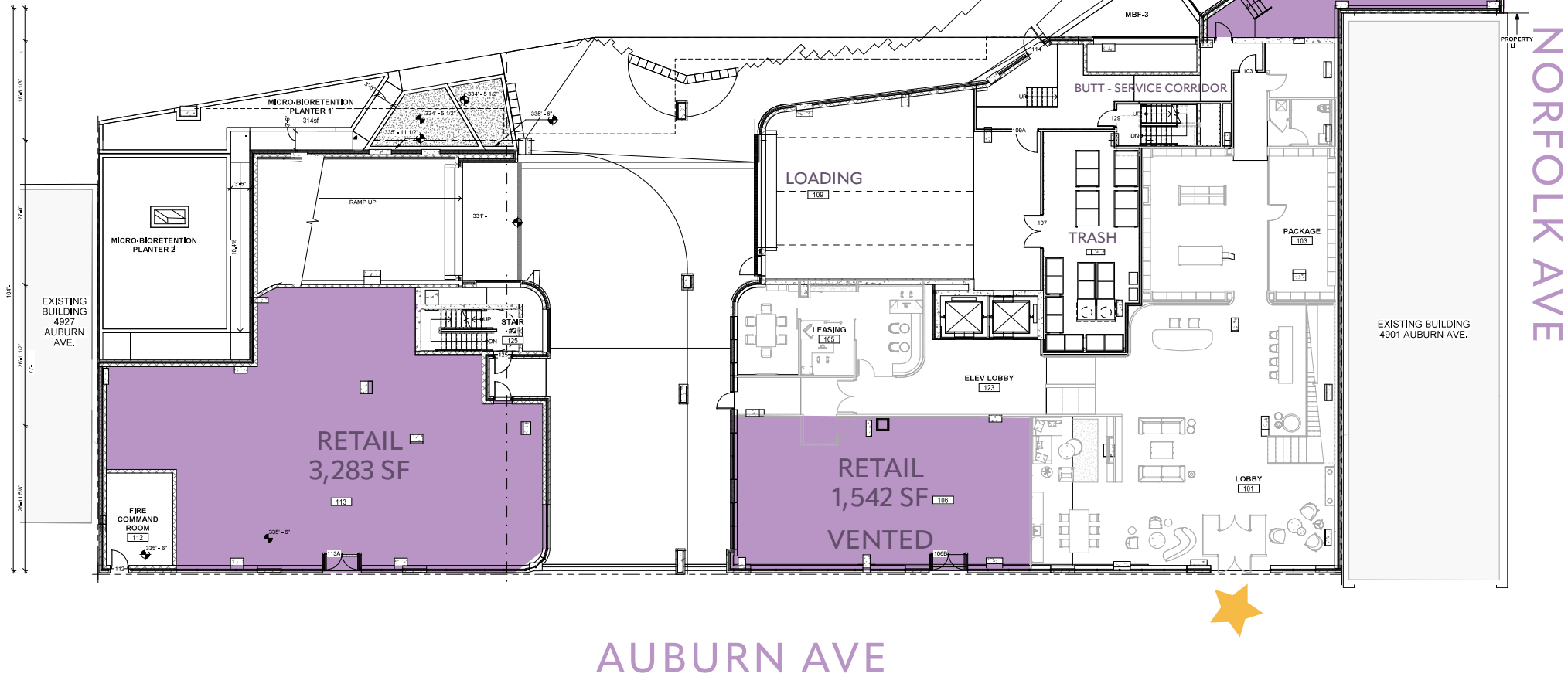
- 17,220 [2021 ADT]
- 33,824 [2021 ADT]
- 14,093 [2021 ADT]
- 13,132 [2021 ADT]

**LOCAL BUSINESSES:**

- Harris Teeter
- Guapo's
- citibank
- BENIHANA
- CHASE
- CVS
- Taste Diner
- WOODMONT GRILL
- BB&J
- HYATT REGENCY
- CHIPOTLE & pizza
- CEREMONY COFFEE ROASTERS
- Monument



# SITE PLAN





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