

PRIME RETAIL SPACE AVAILABLE

7201

WISCONSIN AVENUE
BETHESDA, MD 20814

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SITE DETAILS

23,779 SF OF PRIME RETAIL SPACE available on the corner of Wisconsin Avenue and Willow Ln in the heart of Bethesda's Business District

- Ground Level: Up to 3,363 SF plus additional 783 SF in rear
- Upper Level: 6,350 SF
- Lower Level: 6,728 SF
- P1 Storage Level: 5,655 SF
- Ability to subdivide ground level to 2,500 SF
- Ability to add 900 SF of prime street level retail space

Fantastic **signage opportunity** to Wisconsin Avenue's (Route 355) 39,5742 cars per day

228 space parking garage and two charging stations in building

Strategically located adjacent to two Montgomery County **surface parking lots** consisting of 316 parking spaces

Close proximity to Bethesda Row and Bethesda Metro and across street from soon to be Purple Line

2022 DEMOGRAPHICS

	.25 Mile	.5 Mile	1 Mile	2 Mile
Population	2,352	10,8134	26,933	80,836
Daytime Population	17,098	31,546	41,106	95,077
Average HH Income	\$163,111	\$195,211	\$220,404	\$259,346
Metrorail Ridership	Bethesda Station (Red Line) - 37,123 PPD Purple Line - 14,990 PPD (Estimated)			

JOIN THESE RETAILERS



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WOODMONT TRIANGLE

- Tommy Joe's BETHESDA
- barre3
- GLO30
- Starbucks
- EUROPEAN CENTER
- MEDIUM RARE
- BGR
- CrossFit
- Domino's
- DUNKIN' DONUTS
- URBAN BOXING
- BRICKSIDE
- BARREL + CROW
- ANTHONY'S COAL FIERED PIZZA
- QUINODOS
- imagination
- California TORTILLA
- JETTIES
- duck, duck, goose
- PLANET JANE
- Capital One
- CORNUCOPIA SPECIALTY FOOD
- Random Harvest Home Furnishings
- CORNUCOPIA SPECIALTY FOOD
- Blacks Bar & Kitchen
- SHOPS
- Citizens
- EAGLEBANK

BETHESDA ROW

- AVEDA
- WILLIAMS-SONOMA
- sweetgreen
- WARBY PARKER
- Bank of America
- BONOBOS
- Cava
- drybar
- PAPER SOURCE
- hair cuterv
- BIBIBOP
- FIVE GUYS
- bluemercury
- PELTON
- Nando's
- PLANTA
- Giant
- KENDRA SCOTT
- HAWKERS
- lululemon
- ANTHROPOLOGIE
- gentle
- HEYDAY

BRADLEY SHOPPING CENTER

- STROSNIDERS HARDWARE
- BREADS UNLIMITED

CHOPT SILVER

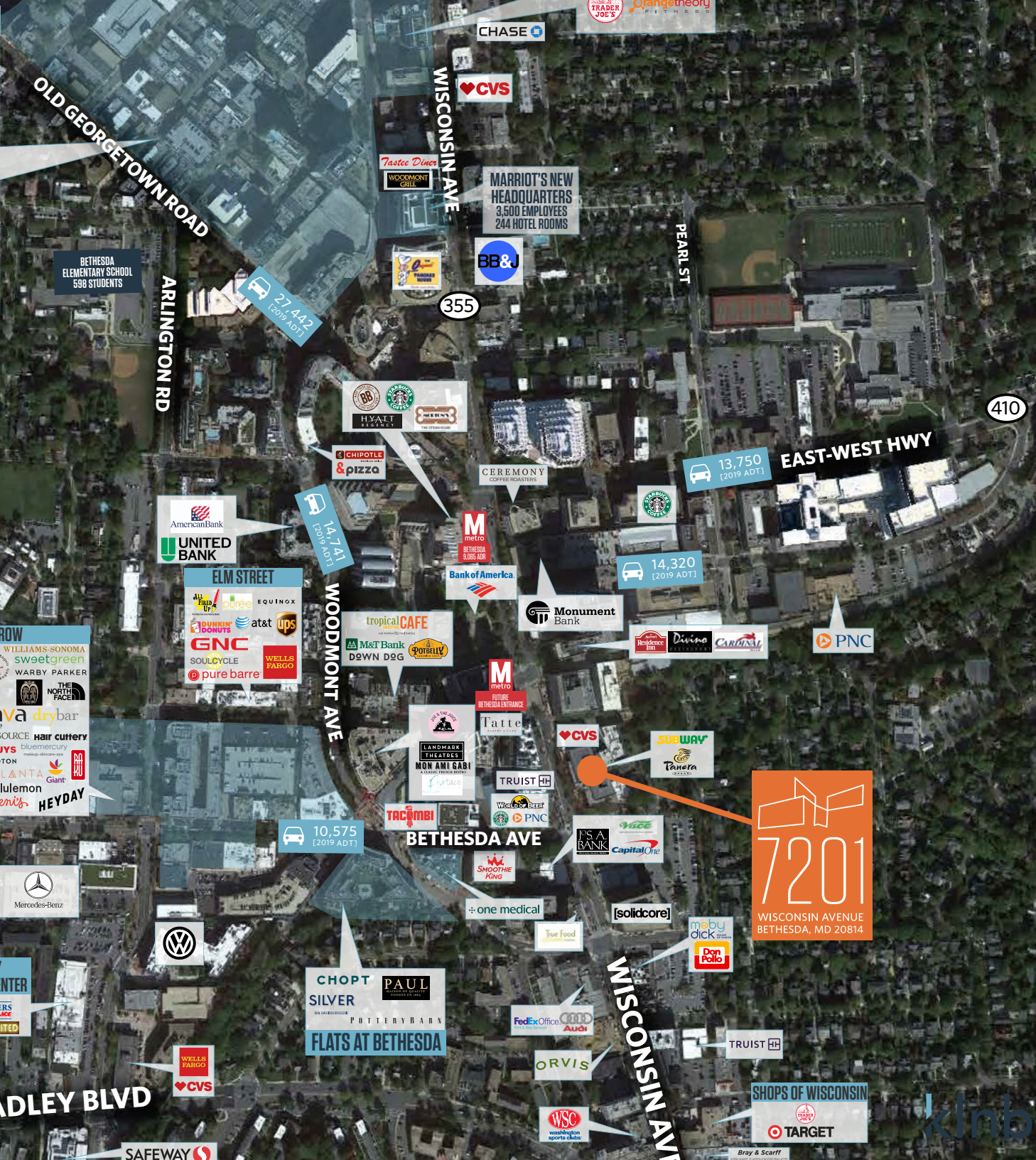
- PAUL POTTERY BARN
- FLATS AT BETHESDA

MARRIOTT'S NEW HEADQUARTERS

3,500 EMPLOYEES
244 HOTEL ROOMS

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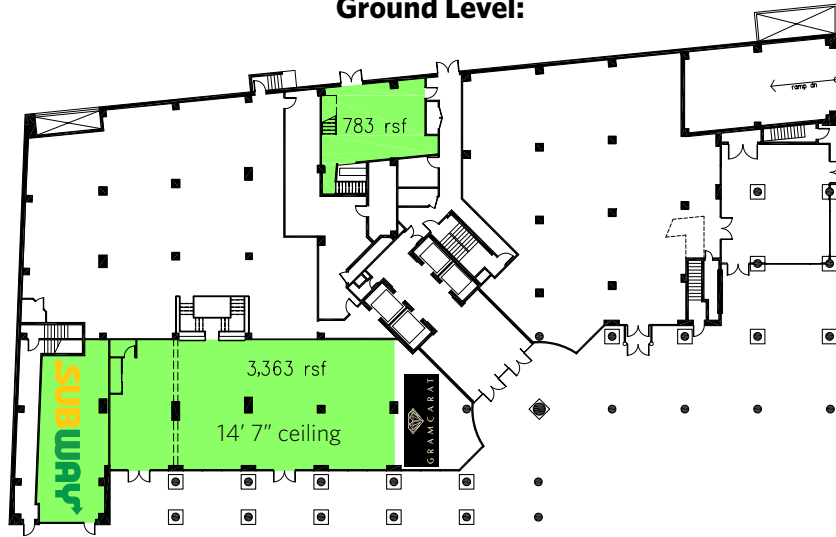
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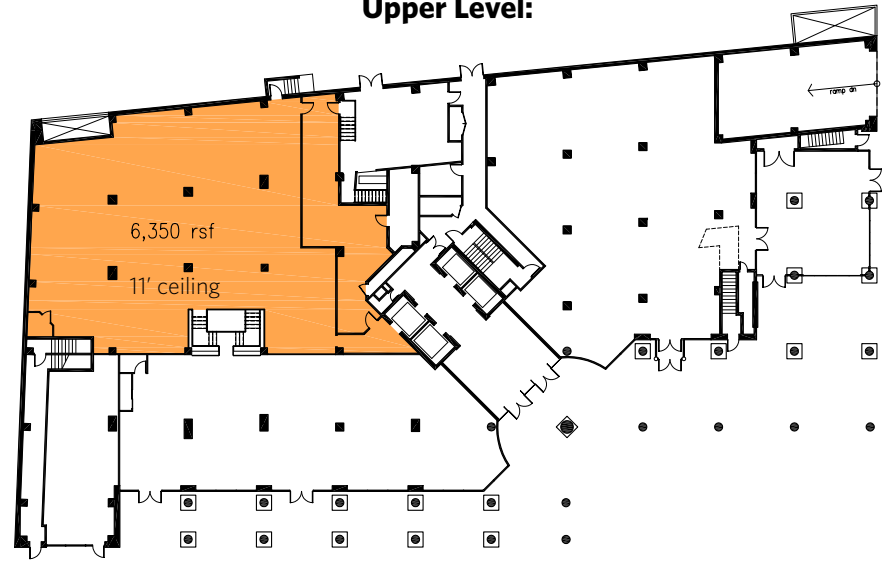
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Bray & Scarff

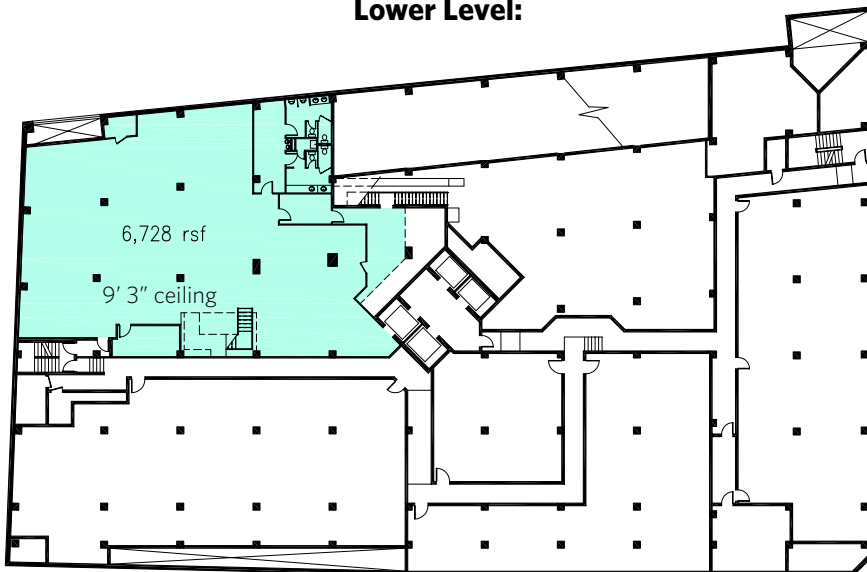
Ground Level:



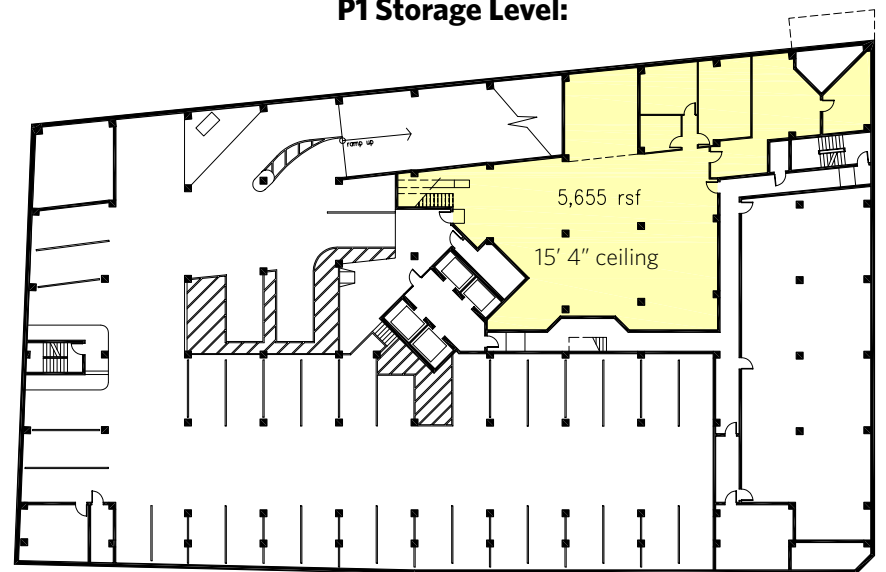
Upper Level:



Lower Level:



P1 Storage Level:



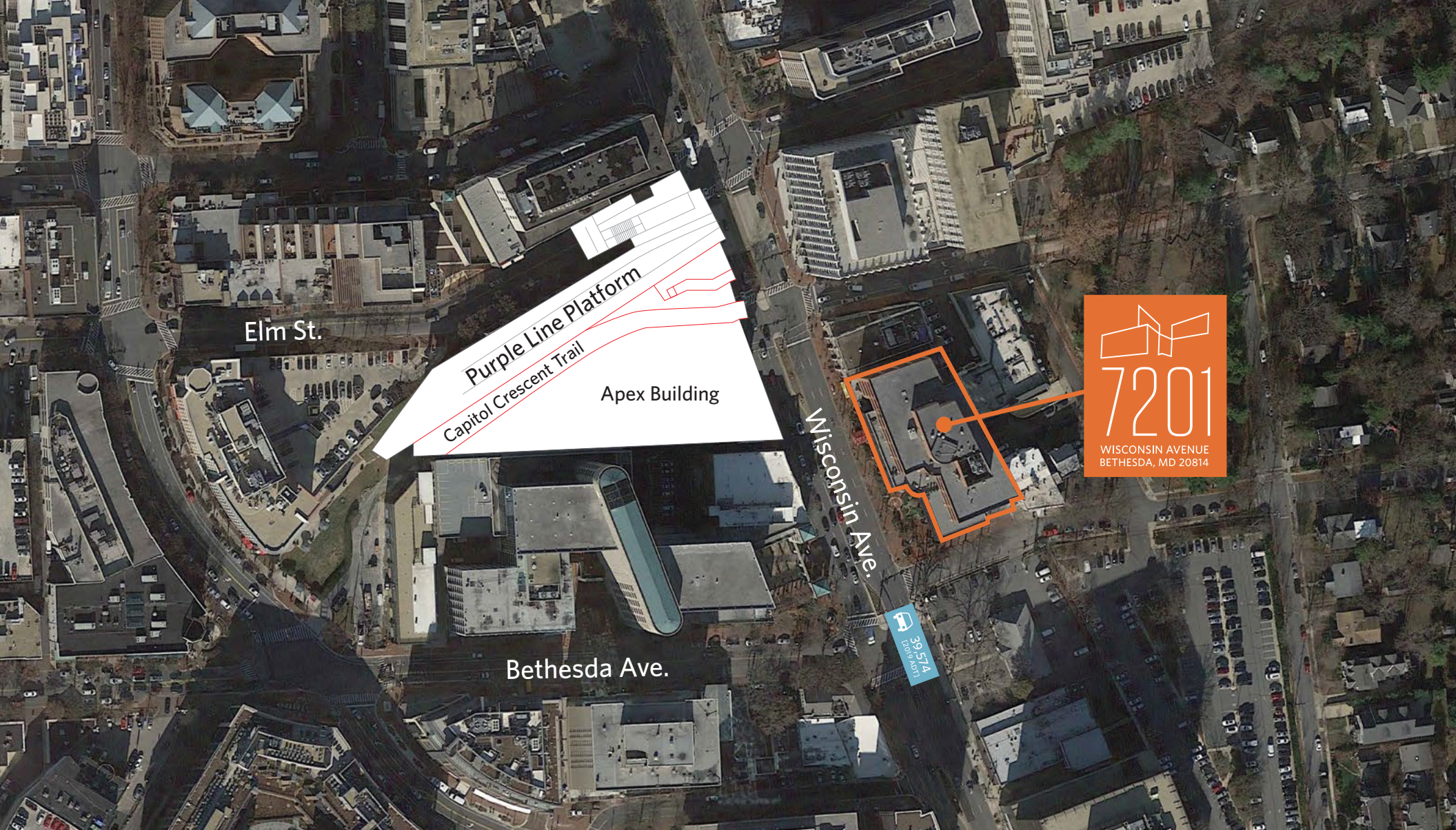
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PROPOSED PURPLE LINE PLANS



Elm St.

Purple Line Platform
Capitol Crescent Trail

Apex Building

Wisconsin Ave.

Bethesda Ave.

29,574
2,019 ADFT



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FOR MORE INFORMATION CONTACT

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