



## NEARBY ATTRACTIONS



JANNEY ELEMENTARY SCHOOL: 580 STUDENTS

JACKSON REED HIGH SCHOOL: 2,186 STUDENTS

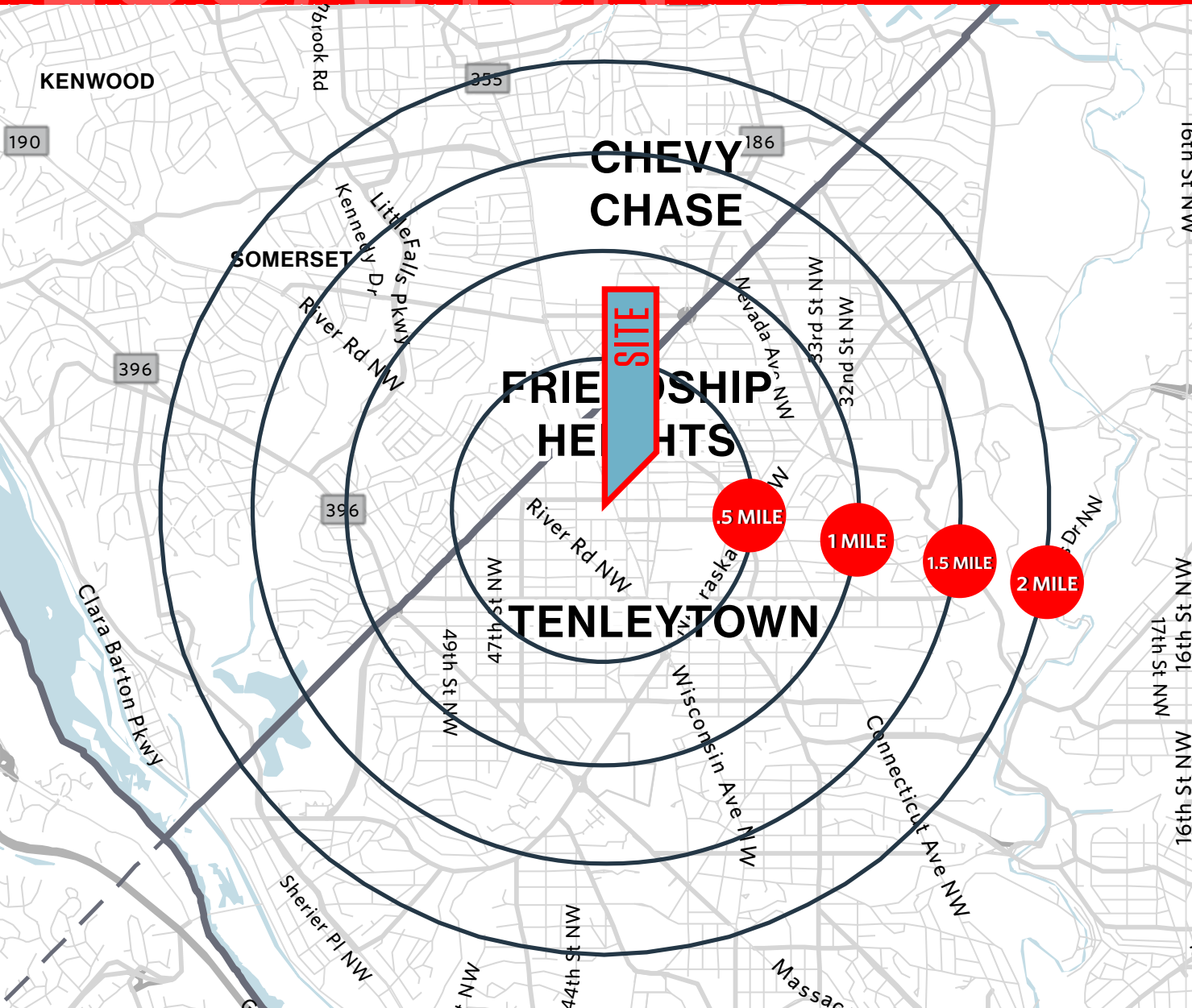
ALICE DEAL MIDDLE SCHOOL: 1,015 STUDENTS

## FULL BUILDING AVAILABLE: 2,895 SF

- Former Artfolio: 899 SF street level plus 1,010 SF lower level
- Former Mia's Nails: 986 SF 2nd floor with street level access
- Prime retail space available in the dense and affluent Upper Northwest
- Excellent visibility from Wisconsin Ave (23,340 ADT)
- Conveniently located 3 blocks to Friendship Heights Metro and 4 blocks to Tenleytown Metro
- Adjacent to neighborhood favorites Pete's Pizza, Matisse, and Coffee Nature

# LOCATION

# 4936 WISCONSIN AVE



## AVAILABLE SPACE

SIZE	RATE	CONDITION
899 SF Street + 1,010 SF Plus Basement	\$5,750/month Plus Utilities	2nd Generation Artfolio
986 SF	\$4,500/month Plus Utilities	2nd Generation Nail Salon

## DEMOGRAPHICS | 2023:

10 MIN DRIVE	.5-MILE	1-MILE	1.5 MILE	2 MILE
Population	5,754	33,253	63,504	95,915
Daytime Population	12,333	43,421	79,567	112,911
Households	2,325	15,703	28,064	43,680
Average HH Income	\$248,969	\$230,782	\$238,436	\$236,307

## TRAFFIC COUNTS | 2022:

Wisconsin Ave NW	23,340 ADT
Walk Score	92 Walker's Paradise
Friendship Heights Metro	7,900 RPD
Tenleytown Metro	5,785 RPD

**MATT SKALET**

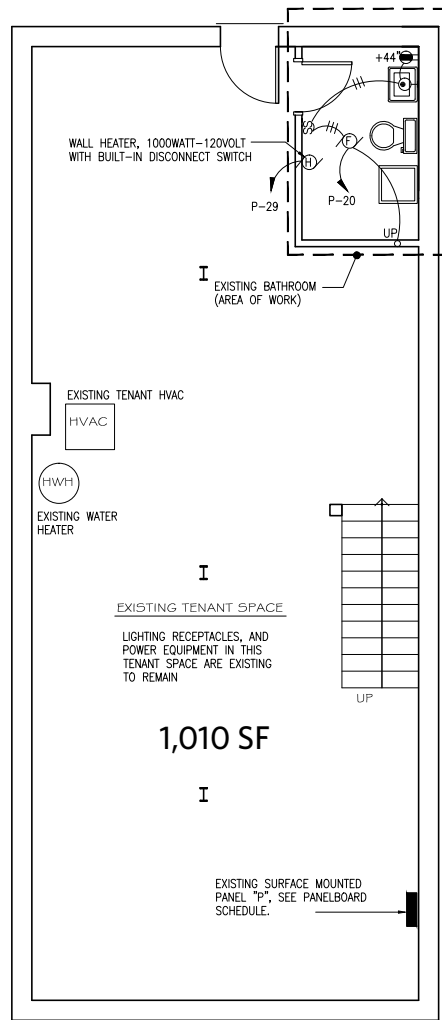
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# SITE PLAN

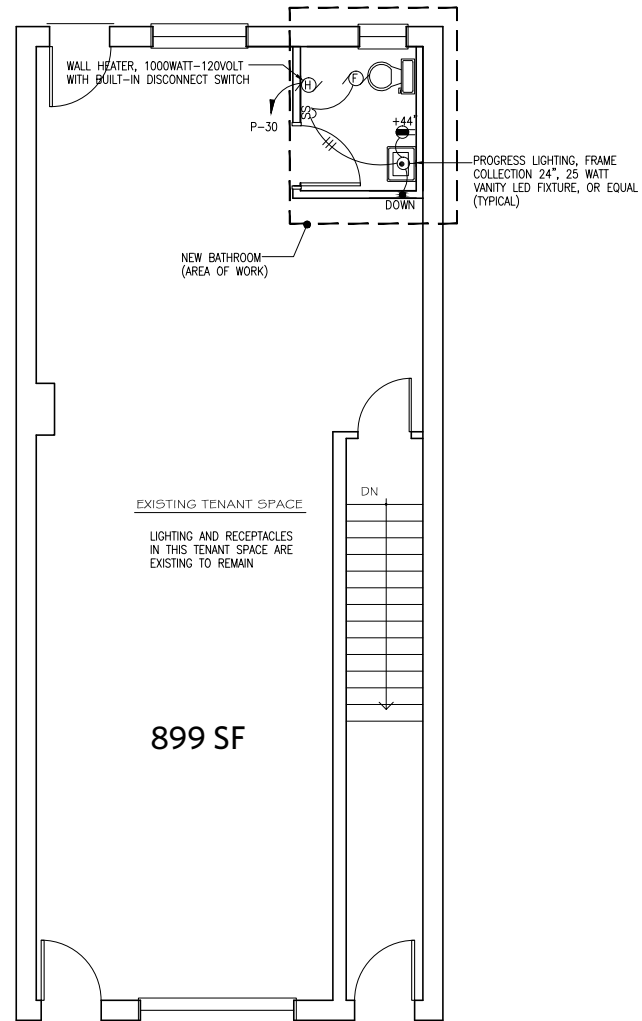
# 4936 WISCONSIN AVE

## FORMER ARTFOLIO STREET LEVEL + BASEMENT



BASEMENT PLAN - ELECTRICAL

1/4"=10"



FIRST FLOOR PLAN-ELECTRICAL

1/4"=10"

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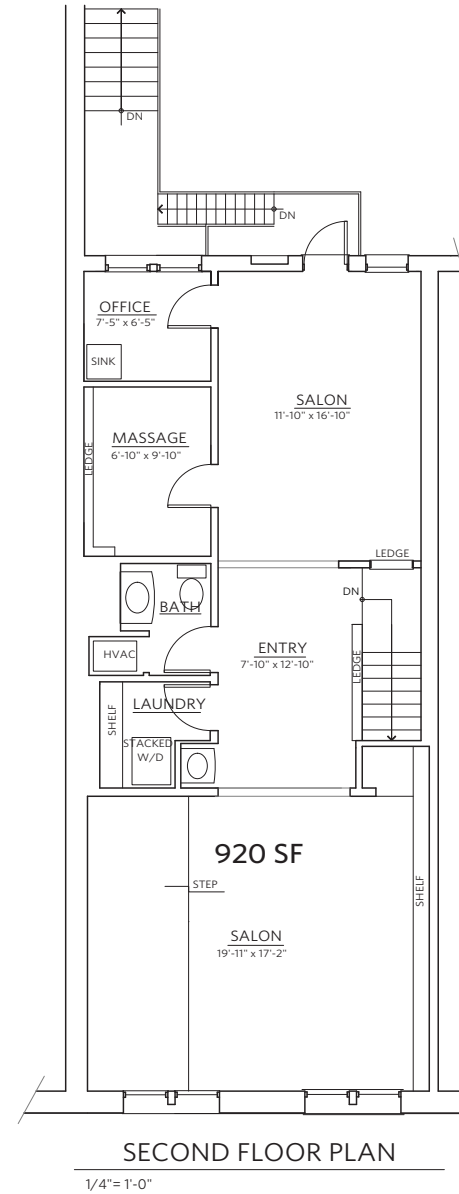
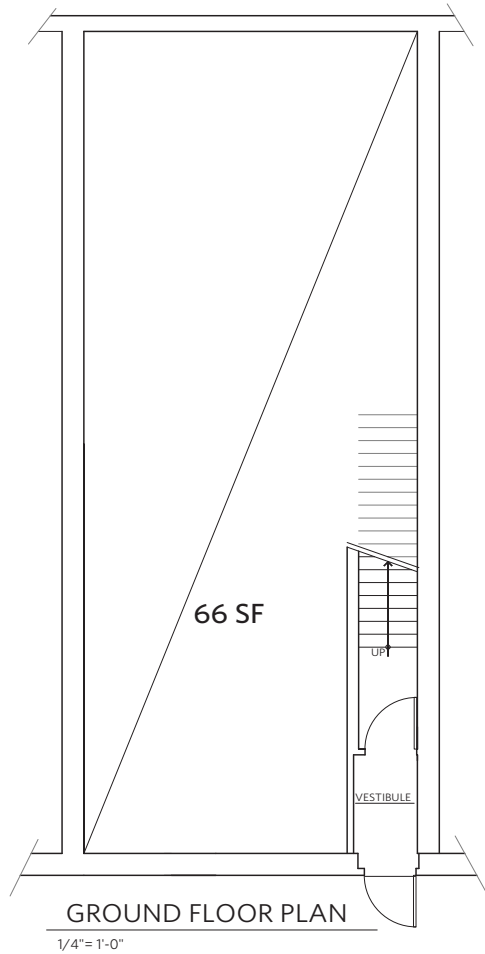
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# SITE PLAN

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FORMER MIA'S NAILS  
STREET LEVEL + 2ND FLOOR



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Upper NW  
Washington | District of Columbia

## klnb

Google Earth Pro - 2019 Aerial Photograph  
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# 4936 WISCONSIN AVE

**FOR MORE INFORMATION, PLEASE CONTACT:**

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