

TRADER JOE'S
RECENTLY RENEWED
FOR 10 YEARS

136 PARKING SPACES





2,462 SF
AVAILABLE



JOIN THESE RETAILERS



2,462 SF AND 3,874 SF AVAILABLE

- Recently renovated 4 level shopping center with 136 parking spaces
- Billboard signage opportunity fronting Wisconsin Avenue's 39,000 + average cars per day and located at a lighted intersection
- Walking distance to  and  and Bethesda Row
- 7 day trade area with extremely dense daytime and affluent residential demographics

MATT SKALET

maskalet@klnb.com | 202.420.7775

STEVE COMBS

scombs@klnb.com | 202.420.7776

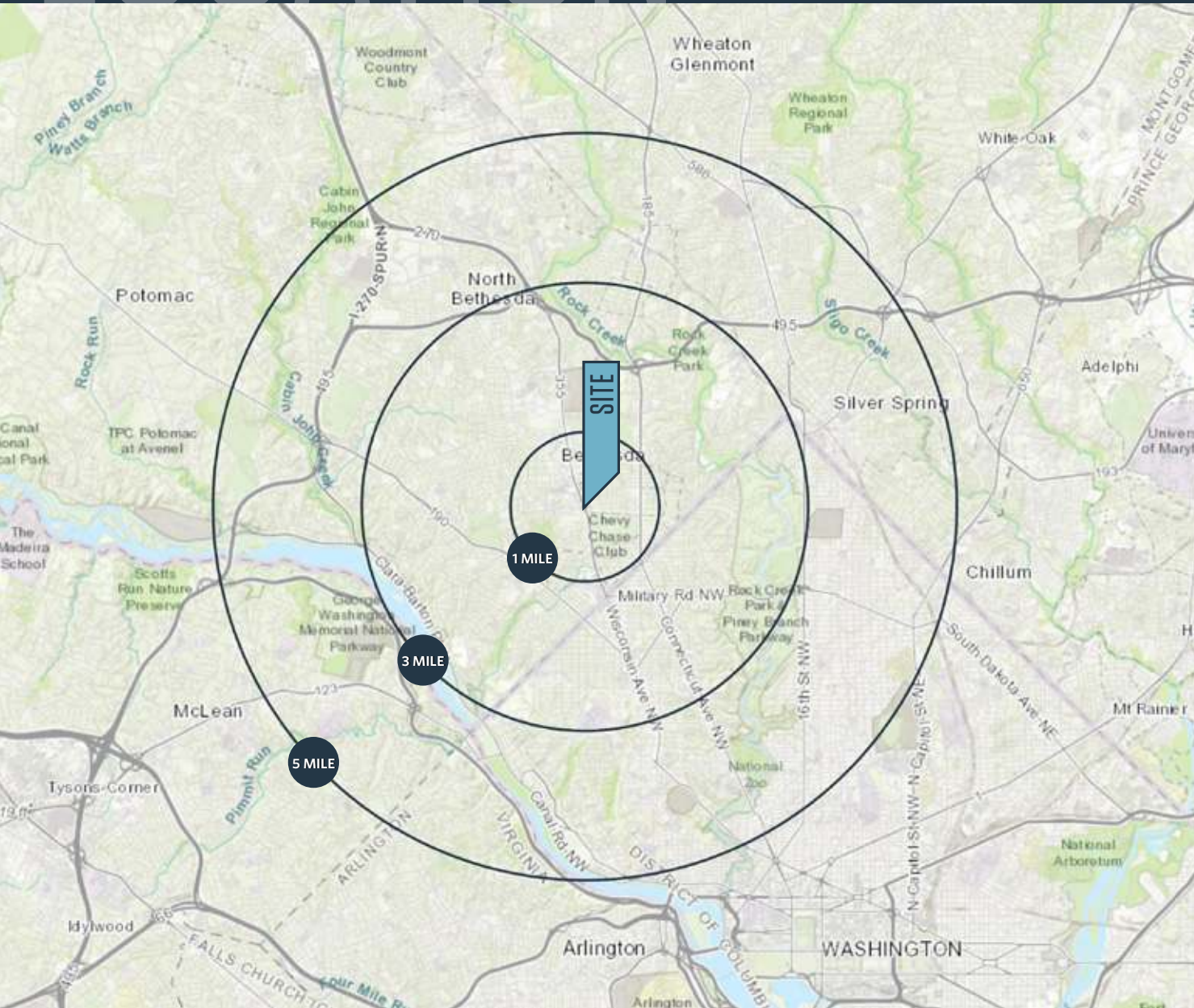
LINDSEY ST. MAXENS

lstmaxens@klnb.com | 202-420-7769

LOCATION

SHOPS OF WISCONSIN

6831 WISCONSIN AVENUE, BETHESDA, MD 20815



PROPERTY HIGHLIGHTS:

2,462 SF and 3,874 SF anchored by:



&



AVAILABLE SPACE

SIZE | RATE | CONDITION | DELIVERY | EST. NNN

2,462 SF | Negotiable | As-Is | Immediate | \$14.02 PSF
 3,874 SF | Negotiable | As-Is | Immediate | \$14.02 PSF

DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	26,668	158,219	522,506
Daytime Population	57,444	219,127	554,791
Average HH Income	\$226,997	\$251,072	\$201,704

TRAFFIC COUNTS | 2022:

Wisconsin Avenue	39,835 ADT
Bradley Boulevard	23,854 ADT

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

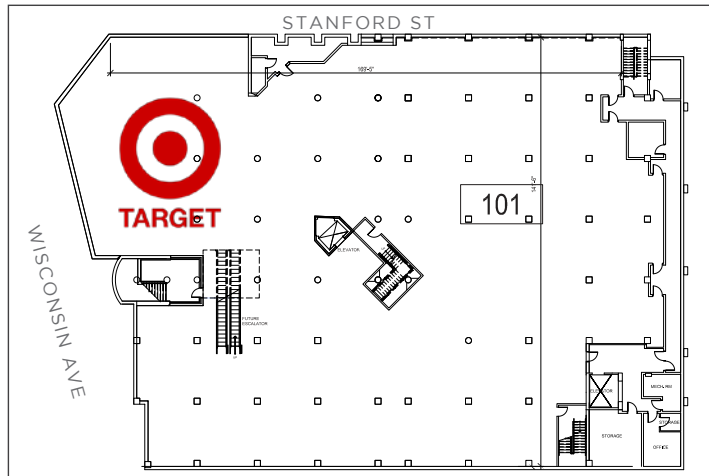


SITE PLAN

SHOPS OF WISCONSIN

6831 WISCONSIN AVENUE, BETHESDA, MD 20815

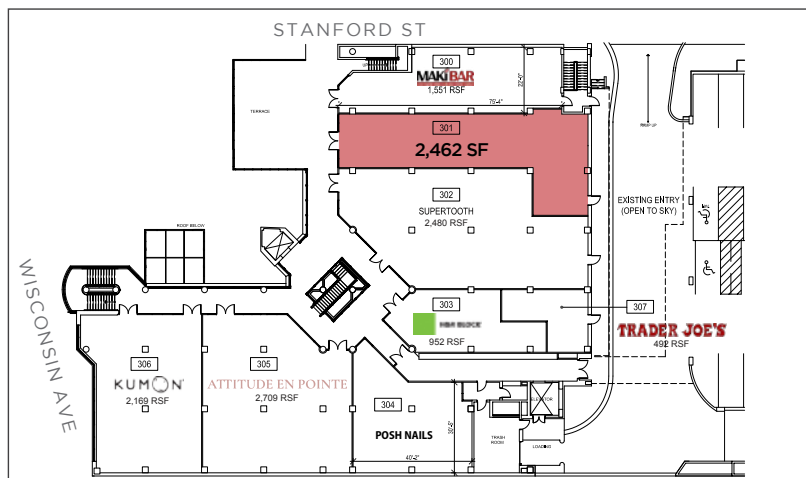
LOWER LEVEL FLOOR PLAN



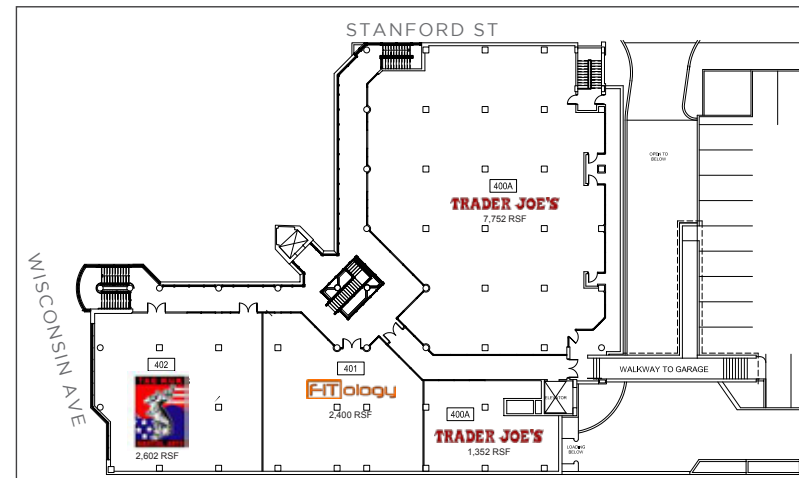
[WISCONSIN AVENUE] STREET FLOOR PLAN



SECOND LEVEL FLOOR PLAN



THIRD LEVEL FLOOR PLAN



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



AERIAL

SHOPS OF WISCONSIN

6831 WISCONSIN AVENUE, BETHESDA, MD 20815



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





SHOPS OF WISCONSIN

6831 WISCONSIN AVENUE, BETHESDA, MD 20815

FOR MORE INFORMATION, PLEASE CONTACT:

MATT SKALET

mskalet@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 NW, STE 600, Washington, D.C. 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.