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RETAIL FOR LEASE

- 3,500 SF Corner
- High Profile corner on Old Georgetown Road (16,300 ADT) one block off Wisconsin Avenue (27,300 ADT) and across from the Bethesda Metro (5,013 ADR)
- Second Generation, fully built-out bank branch
- Black iron venting to the roof
- 18' ceiling heights
- 5 minute walk to Bethesda Chevy Chase High School (2,335 enrollment), Bethesda Elementary School (640 enrollment) & Marriott HQ (3,500 Employees)

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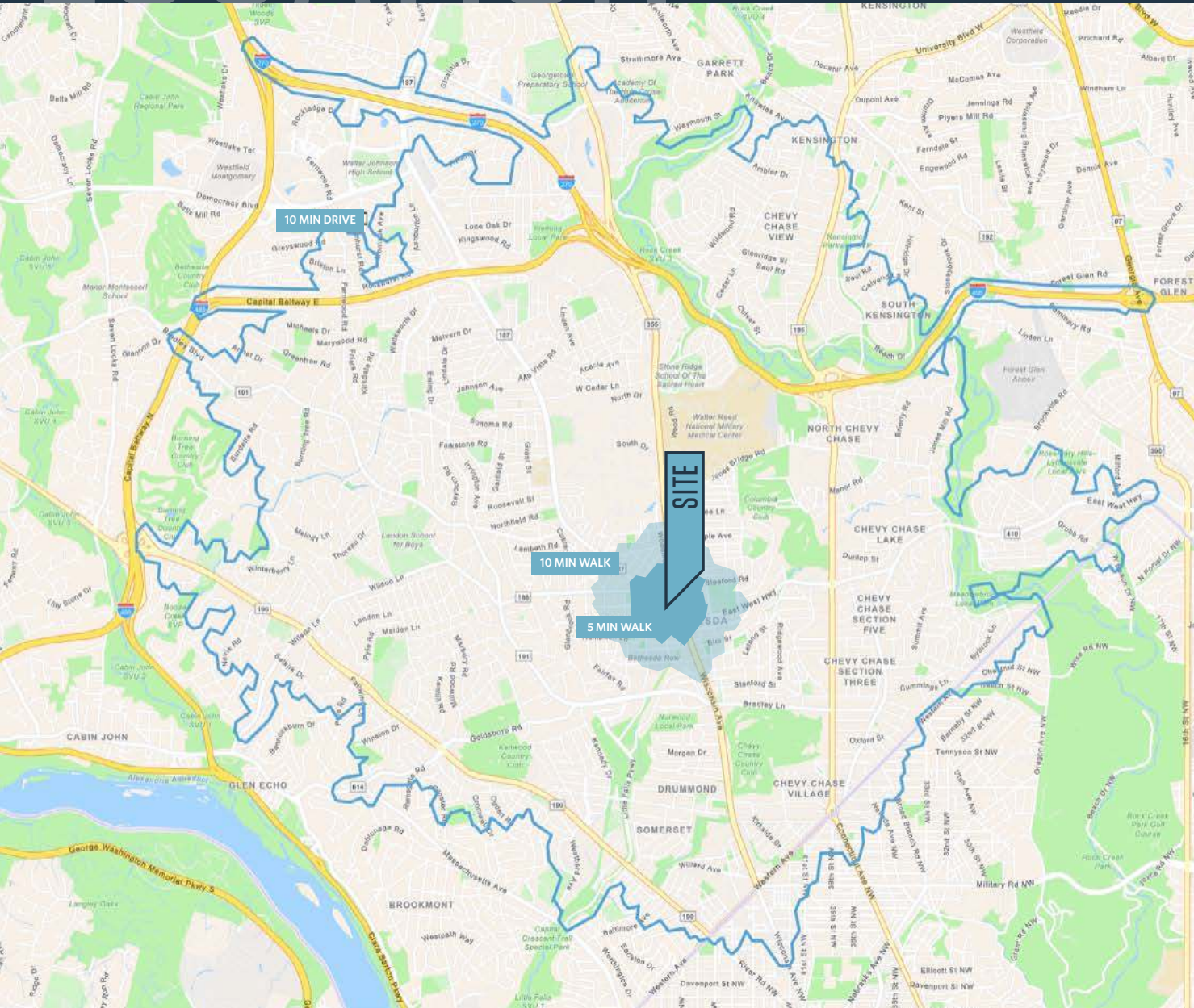
KIM STEIN

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LOCATION

7535 OLD GEORGETOWN ROAD

BETHESDA, MD 20814



PROPERTY HIGHLIGHTS:

- 101 Unit Class A Multi-Family Building
- Prime corner at the traffic signalized intersection of Old Georgetown Road (16,300 ADT) and Commerce Lane (1,200 ADT)
- Across the street from Bethesda Metro Red Line Station (5,013 ADR)

DEMOGRAPHICS | 2024:

	5 MIN WALK	10 MIN WALK	10 MIN DRIVE	15 MIN DRIVE
Population	5,496	13,996	107,443	292,797
Daytime Population	20,992	46,318	155,998	373,108
Households	3,258	8,174	45,479	121,982
Average HH Income	\$192,888	\$184,740	\$246,040	\$226,197

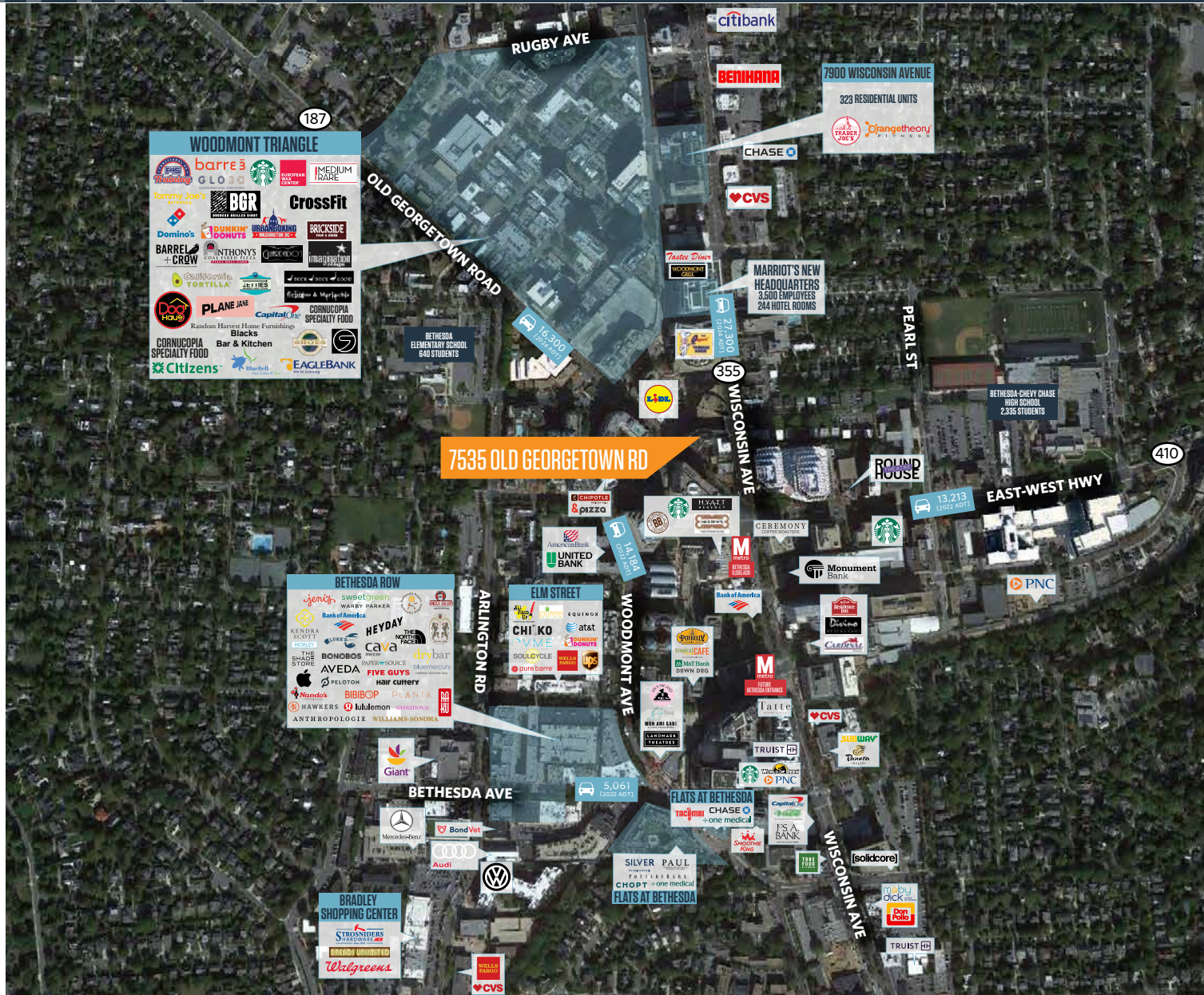
TRAFFIC COUNTS | 2023:

Wisconsin Ave	27,300 ADT
Old Georgetown Rd	16,300 ADT
Bethesda Metro	5,013 ADR

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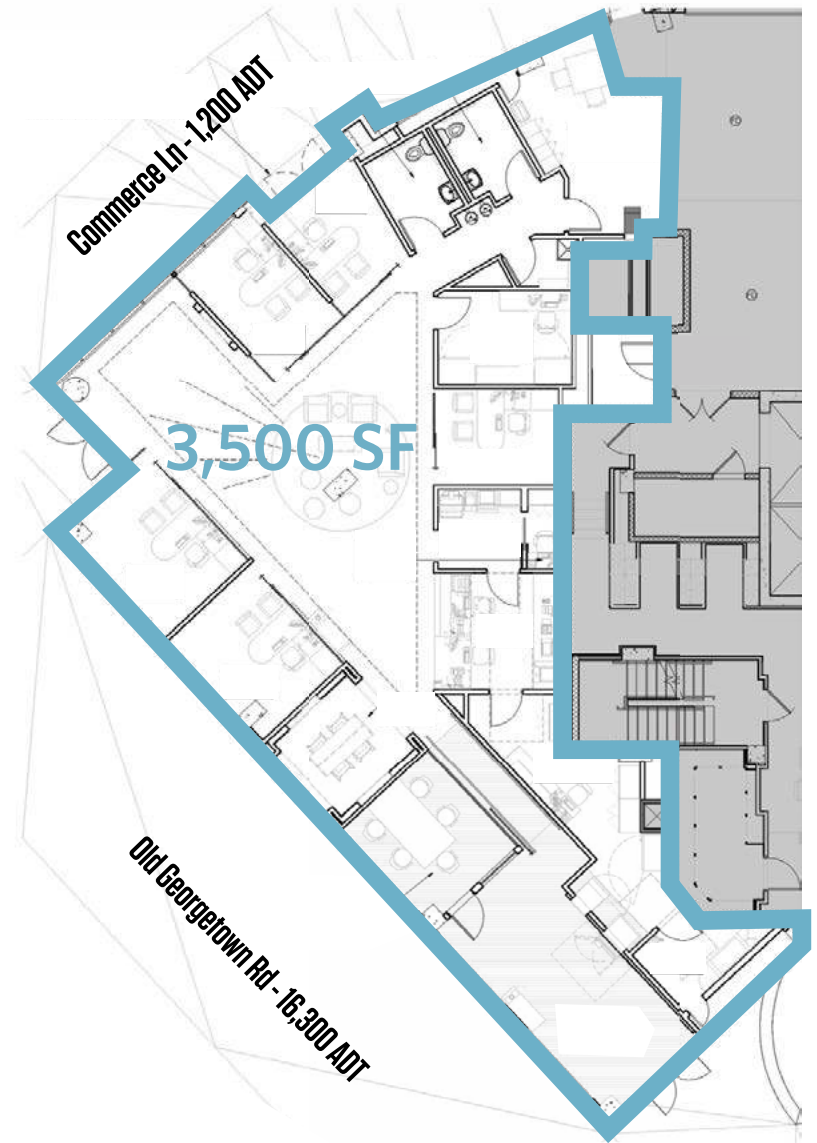
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SITE PLAN

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