



## NEARBY ATTRACTIONS



## CORNER BUILDING FOR LEASE

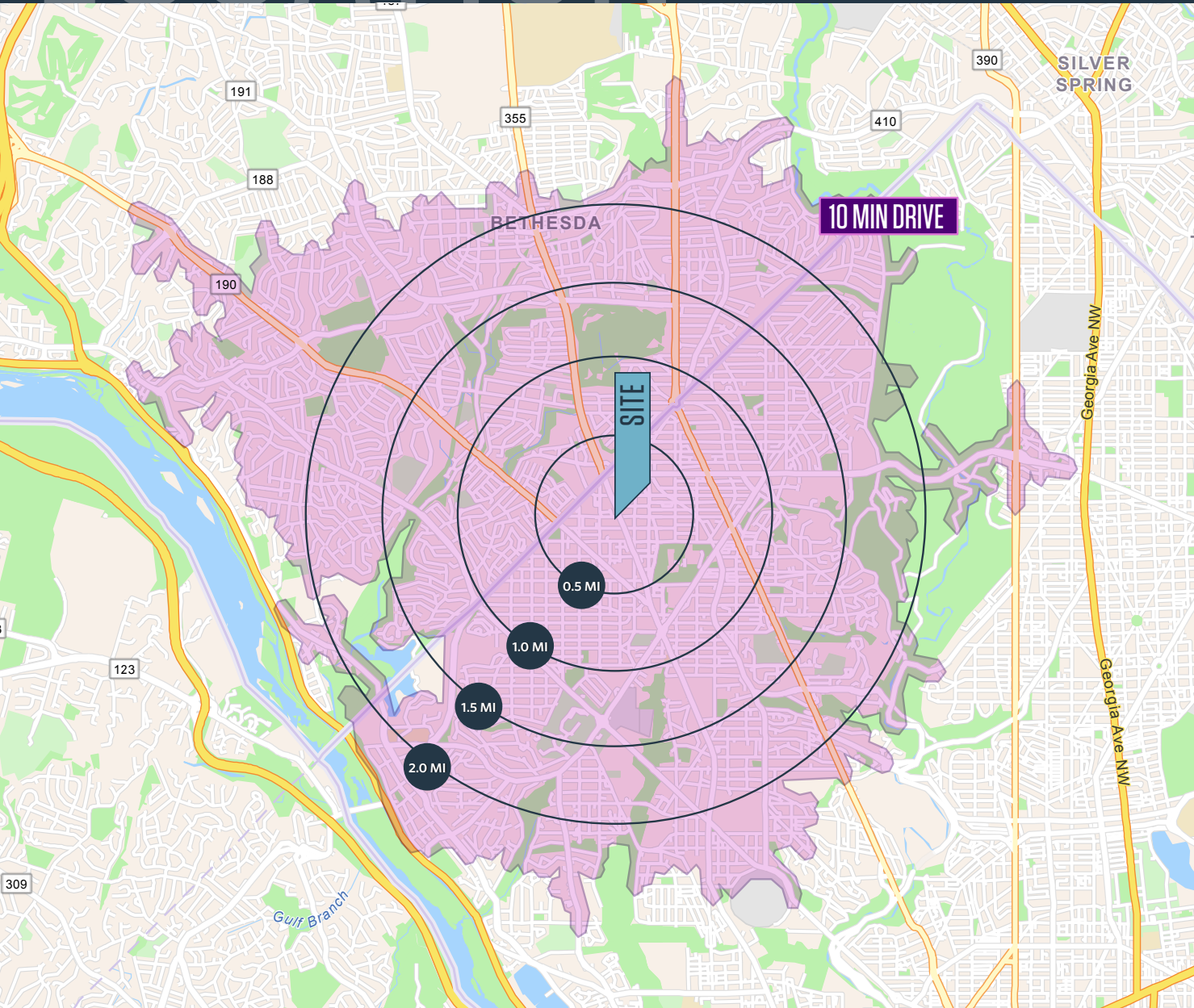
- Rare corner parcel in upper NW with approximately 12 dedicated parking
- 2nd generation bank building with drive thru
- Easily accessible at full movement traffic signal at Wisconsin Ave (22,861 ADT) and Harrison Street (1,515 ADT)
- 1 block to Friendship Heights Metro (2,910 RPD)
- Approximately 6,200 SF Full Building Available
  - 2,063 SF Basement
  - 2,063 SF Street Level with Drive Thru
  - 2,063 SF 2nd Level



# LOCATION

# 5200 WISCONSIN AVE NW

WASHINGTON, DC 20015



## DEMOGRAPHICS | 2024:

10 MIN DRIVE	.5-MILE	1-MILE	1.5 MILE	2 MILE	
Population	121,478	8,475	31,851	58,320	96,050
Daytime Population	157,330	18,328	41,651	71,391	128,886
Households	55,170	4,172	14,644	25,005	43,546
Average HH Income	\$233,439	\$200,344	\$226,683	\$232,600	\$229,545

## TRAFFIC COUNTS | 2023:

Wisconsin Ave NW	22,861 ADT
Harrison St NW	1,515 ADT
Walk Score	83   Very Walkable
Friendship Heights Metro	2,910 RPD
Tenleytown Metro	2,817 RPD

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Upper NW  
Washington | District of Columbia

## klnb

- Google Earth Pro -  
2019 Aerial Photograph

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.





# PHOTO

# 5200 WISCONSIN AVE NW

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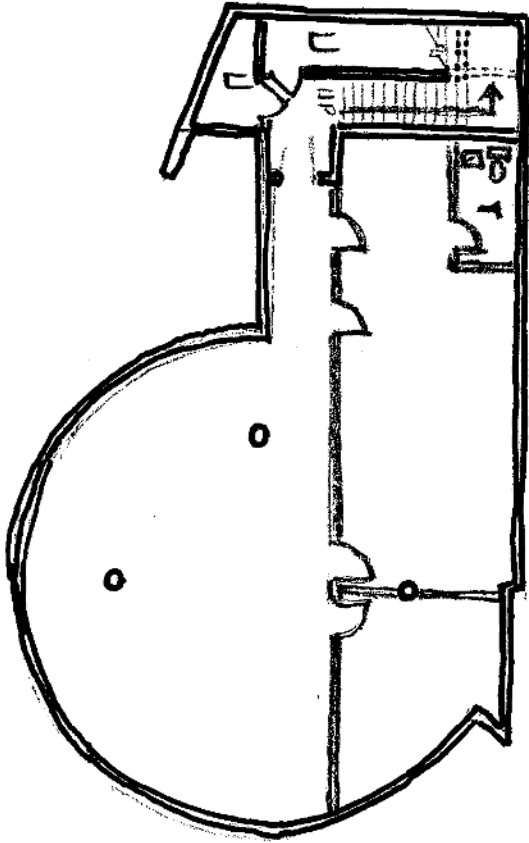
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# SITE PLAN

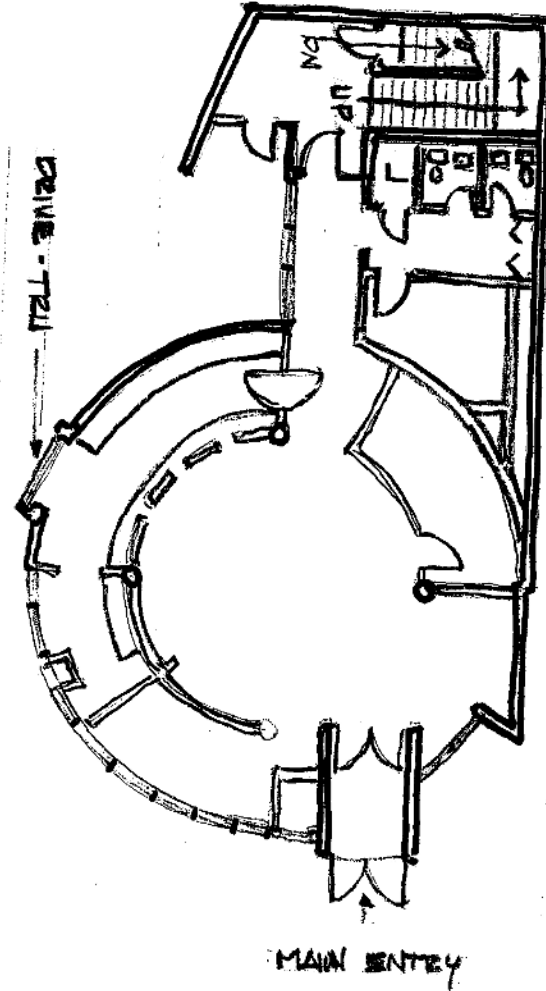
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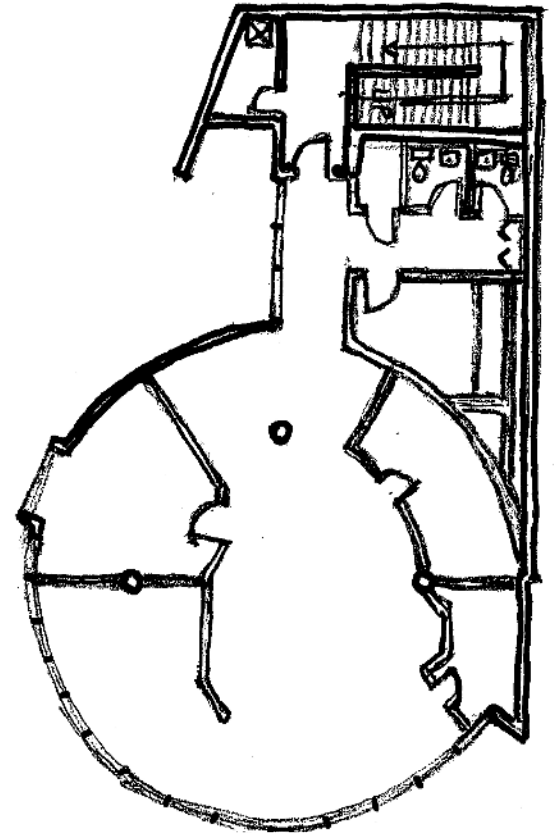
BASEMENT



FIRST FLOOR



SECOND FLOOR



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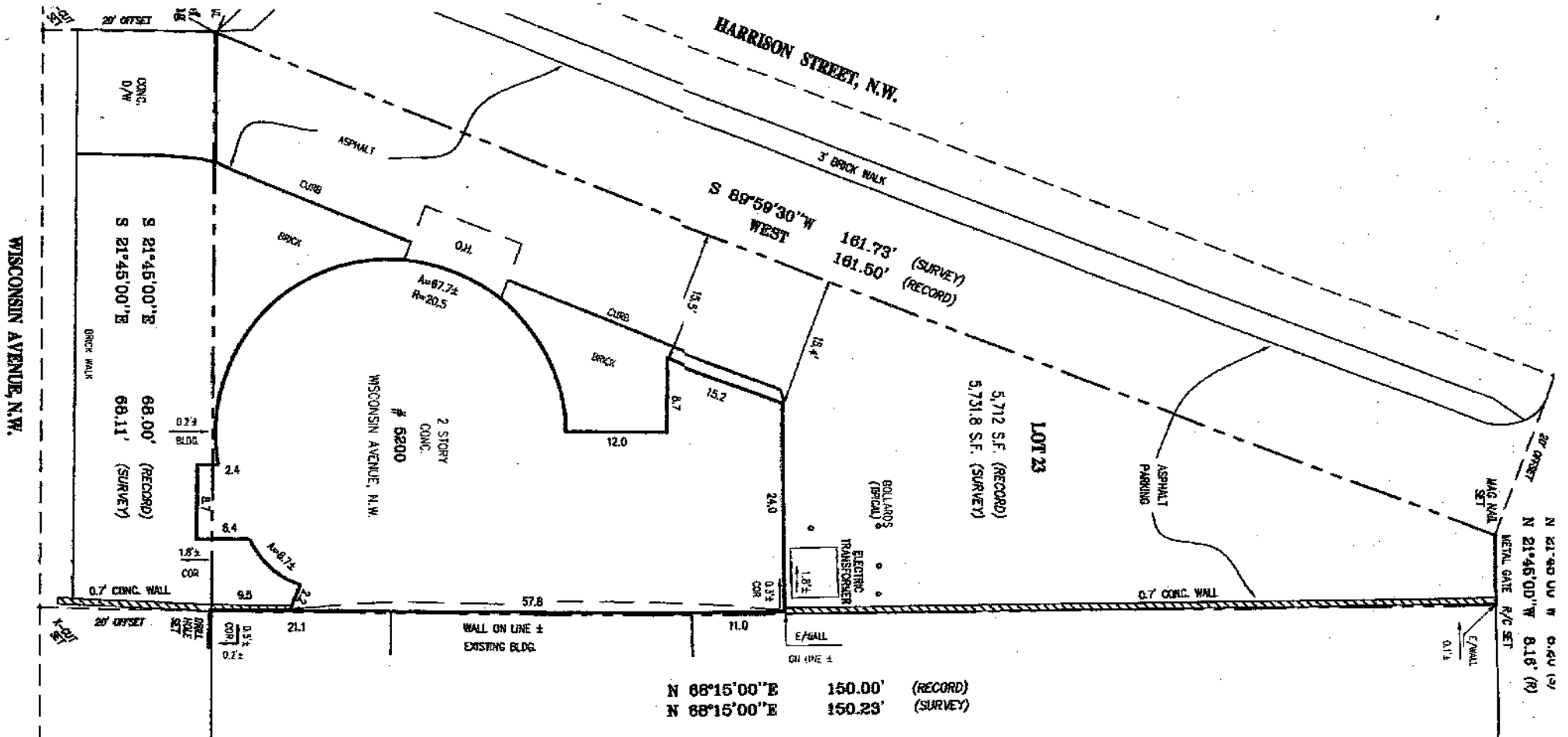
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# SURVEY

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