

# 4909 AUBURN AVE

BETHESDA, MARYLAND 20814



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# THE PROJECT

## 4909 AUBURN AVE

- 3,125 SF of prime retail space
  - 1,583 SF (vented)
  - 1,542 SF (vented)
- Mixed-Use development under construction
- 167 residential units
- Retail Shell Delivery Spring 2024

### THE NEIGHBORHOOD

In the heart of Woodmont Triangle, 4909 Auburn Ave is surrounded by 5.3 Million SF of office, over 5,000 residential units, and 591 hotel rooms within a 15 minute walk. A residential population of 27,365 and a daytime population of 71,792 within one mile.

4909 Auburn Avenue sits adjacent to Old Georgetown Road (27,598 ADT), and is a ten minute walk from the Bethesda Metro Station. A Montgomery County parking garage with 751 public parking spaces is also located across the street.



### NEARBY RETAILERS

the  
**ORGANIC BUTCHER**  
Since 2005

**TERRAPIN**  
BICYCLES

**TRADER JOE'S**

**SHERWIN-WILLIAMS**

**Harris Teeter**

**imagination stage**

**JETTIES**  
SANDWICHES • SALADS • ICE CREAM

**OLAZZO**

**ALATRI BROS.**  
A Neighborhood Pizza Joint

**HOTWORX**

DUCK DUCK GOOSE

**Gringos & Mariachis**

# TRADE AREA



**ACCESS** to downtown Bethesda and the highly affluent surrounding Bethesda suburbs makes 4909 Auburn Avenue a convenient location for residents and office workers with disposable incomes.

## 2023 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	27,365	154,710	439,203
DAYTIME POPULATION	71,792	205,394	508,602
HOUSEHOLDS	13,526	64,251	182,910
AVERAGE HH INCOME	\$212,129	\$253,293	\$206,064
ENTERTAINMENT SPENDING	\$95,386,999	\$545,586,102	\$1,260,619,606

## PLACER.AI INFORMATION

*time frame: within the last 12 months*

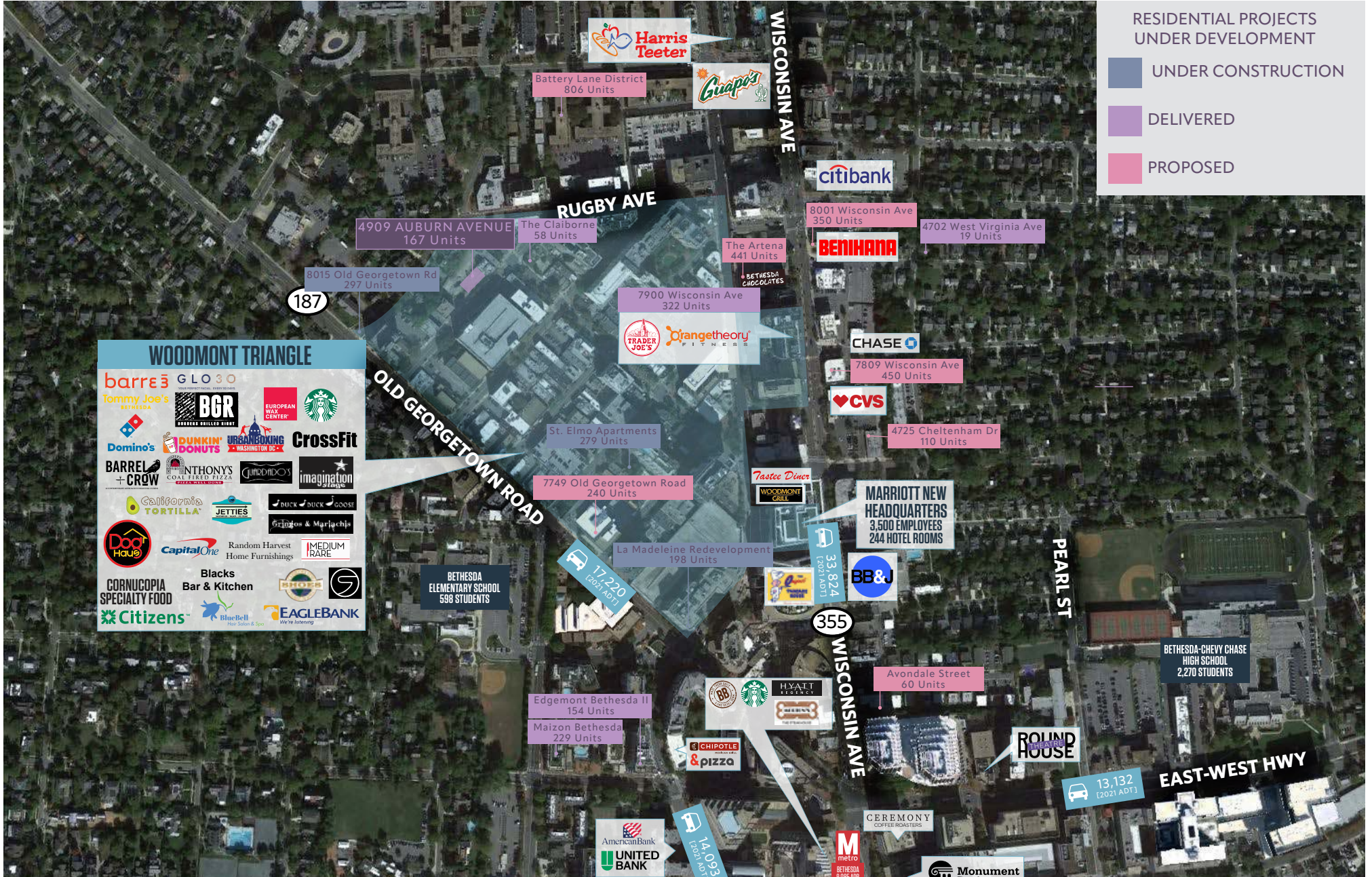
VISITS	263.6K
VISITORS	75.1K
VISIT FREQUENCY	3.51

**5.3 MILLION**  
SF Office

**591**  
Hotel Rooms



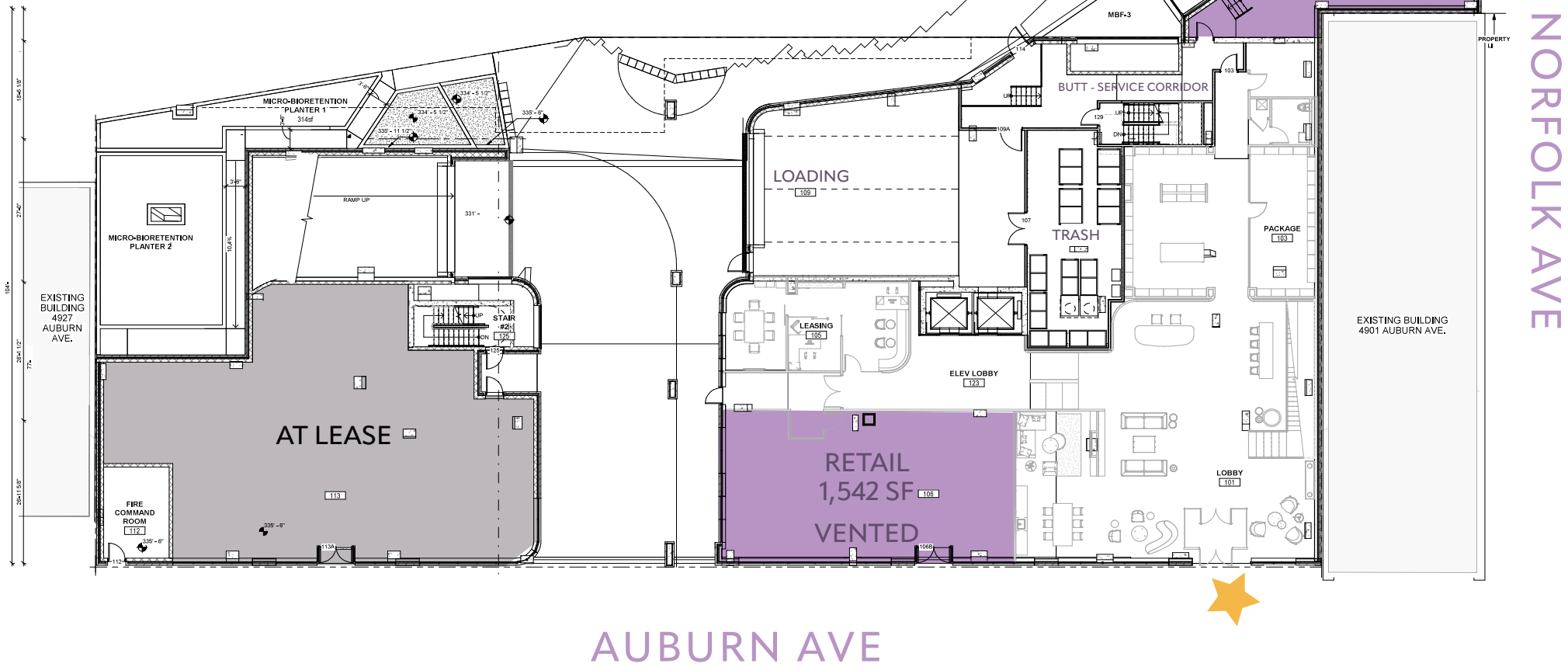
# RESIDENTIAL DEVELOPMENT



# SITE PLAN

■ AVAILABLE

■ AT LEASE



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