

UP TO 8,294 SF
RESTAURANT &
RETAIL SPACE
REMAINING

ice cream
jubilee

JUST SIGNED!



BROADCAST

4620 - 4624 WISCONSIN AVE NW | WASHINGTON, DC 20016

DELIVERS Q3 2024

EUROPEAN
WAX
CENTER

ice cream
jubilee

AVAILABLE
2,862 SF

AVAILABLE
5,432 SF

klnb

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THE NEIGHBORHOOD: TENLEYTOWN



Tenleytown overlooks the city from its highest point and blends a small town feel with a vibrant array of urban amenities along Wisconsin Avenue. Shopping, dining, recreation, and top-notch education are all within close walking distance of the neighborhood's tree-lined streets and two story single-family homes.

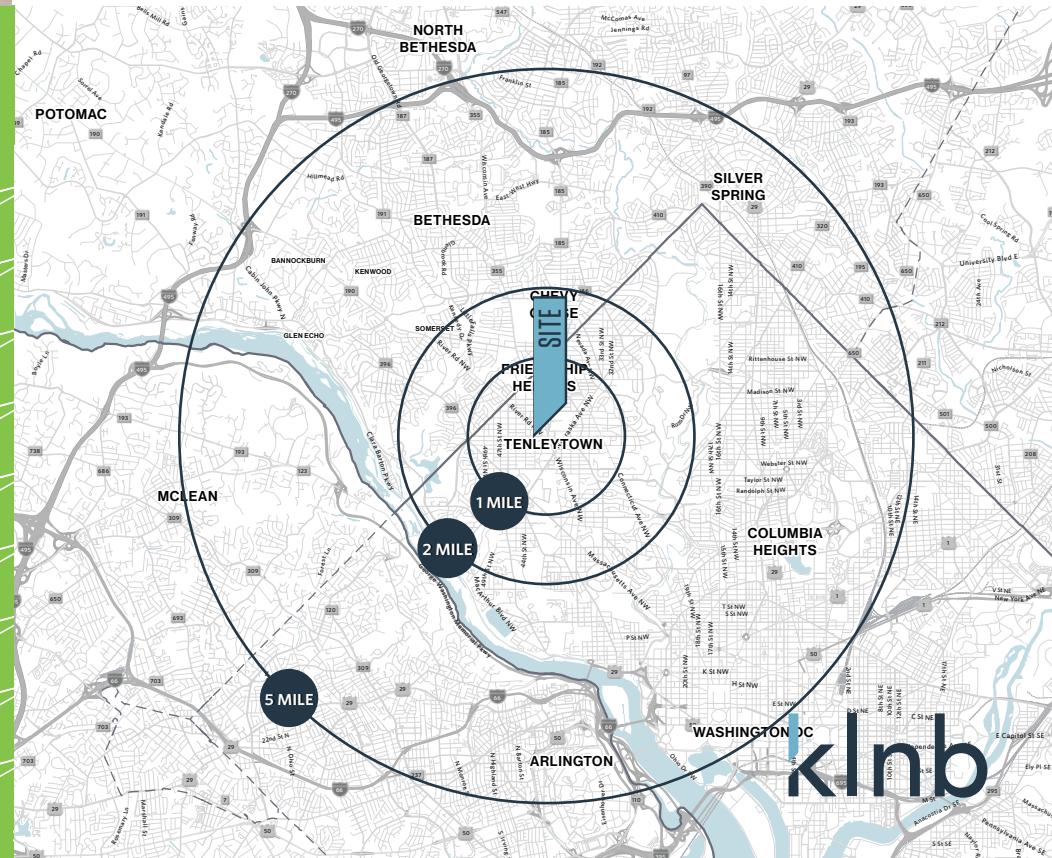
2,886
average daily
ridership at
Tenleytown
Metro Station
1.5 blocks away

32,803
number of people
who live within
a 1 mile radius

14,318
number of students
enrolled at
American
University, adjacent
to development

\$219,232
average household
income within a 1
mile radius

2,045,115
square feet
of office within a
1/2 mile radius





Alice Deal Middle School
1,015 Enrollment



Georgetown Day School
1,023 Enrollment

FORT RENO PARK

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RIVER ROAD NW

CHESAPEAKE ST NW



Jackson Reed High School
2,186 Enrollment



BRANDYWINE ST



Janney Elementary School
580 Enrollment



Tenleytown Library



ALBEMARLE STREET NW



American University - Tenley Campus
14,318 Enrollment

WISCONSIN AVE NW (2,916 & 3,683 VPD)



YUMA STREET NW



NEBRASKA AVENUE NW



RIVER ROAD NW

Georgetown Day School
1,023 Enrollment

Satay Club
PAPA JOHNS

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Roaming Rooster
SEUL SPICE
Orangetheory
TYCO
corepower
YOGA

WISCONSIN AVENUE NW (26,983 VPD)

FORT RENO PARK

Jackson Reed High School
2,186 Enrollment

Janney Elementary School
580 Enrollment

Tenleytown Library

M metro
TENLEYTOWN
2,886 ADR

TD Bank

TENNIS ZONE PLUS

Yosaki

Steak-N-Egg

CommuniKids

BANDIT TACO

East West Cafe

Onelife FITNESS

DUNKIN' DONUTS

MIDDLE

CVS

WHOLE FOODS MARKET

FIVE GUYS

Wawa

The Container Store

TARGET

ACE Hardware

Robeks

Green

Chick-fil-A

Panera BREAD

SUBWAY

MATTRESS Warehouse

CLUB PILATES

klnb

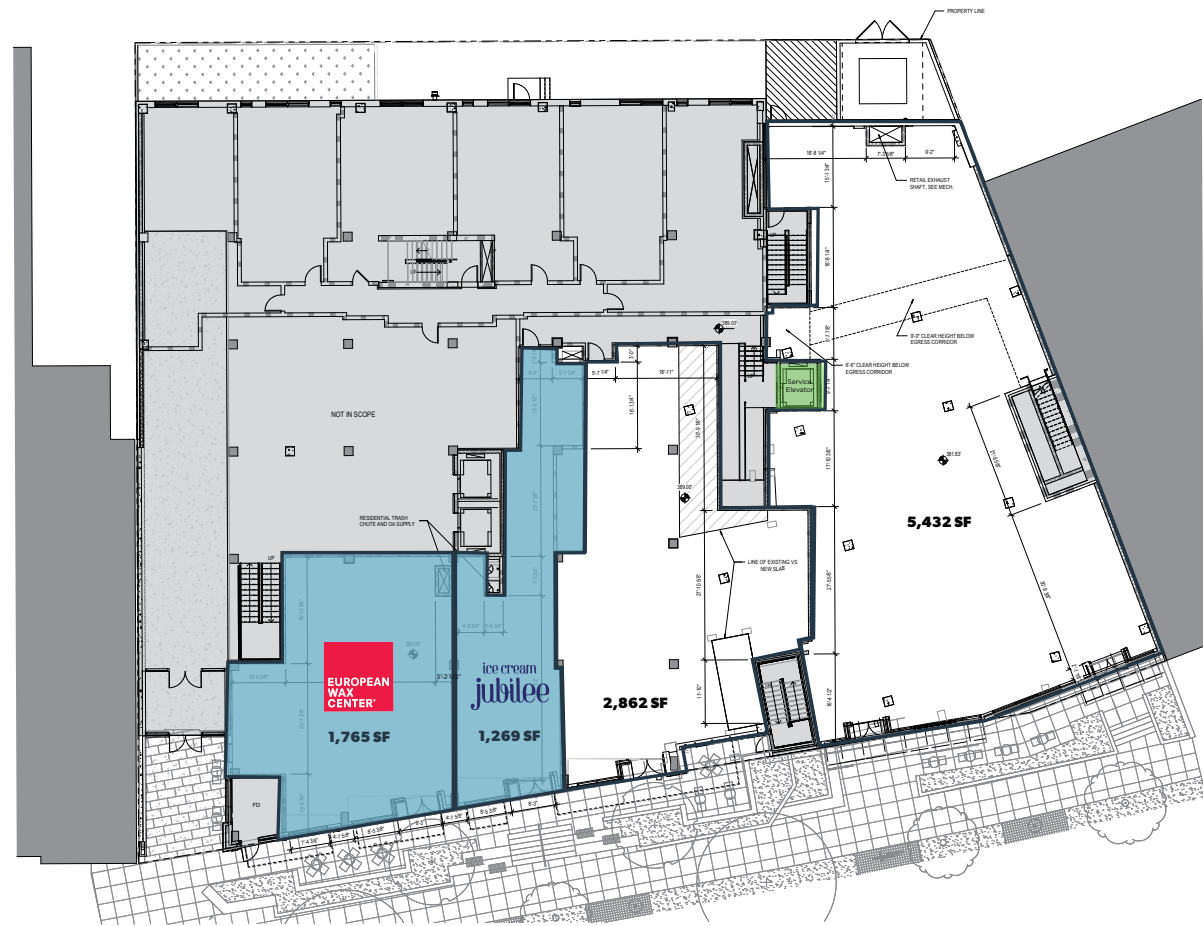


OPPORTUNITY IDEAL FOR RESTAURANT OPERATORS

OVER \$35 MM SPENT IN FOOD AWAY FROM HOME



144 UPSCALE APARTMENT UNITS
11,328 SF OF RETAIL SPACE
OUTDOOR SEATING OPPORTUNITIES



WISCONSIN AVENUE - 26,983 ADT







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