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RETAIL FOR LEASE

- 1,025 SF available
- 19' Ceiling heights
- Prime retail space located on Wisconsin Avenue in front of the redeveloped Safeway Grocery store that anchors the retail shopping district in the heart of Georgetown/Glover Park
- Strong residential, office, restaurant and tourist area serving Glover park, Georgetown and the surrounding neighborhoods
- On-site parking available

STEVE COMBS

scombs@klnb.com | 202-420-7776

PHIL RUXTON

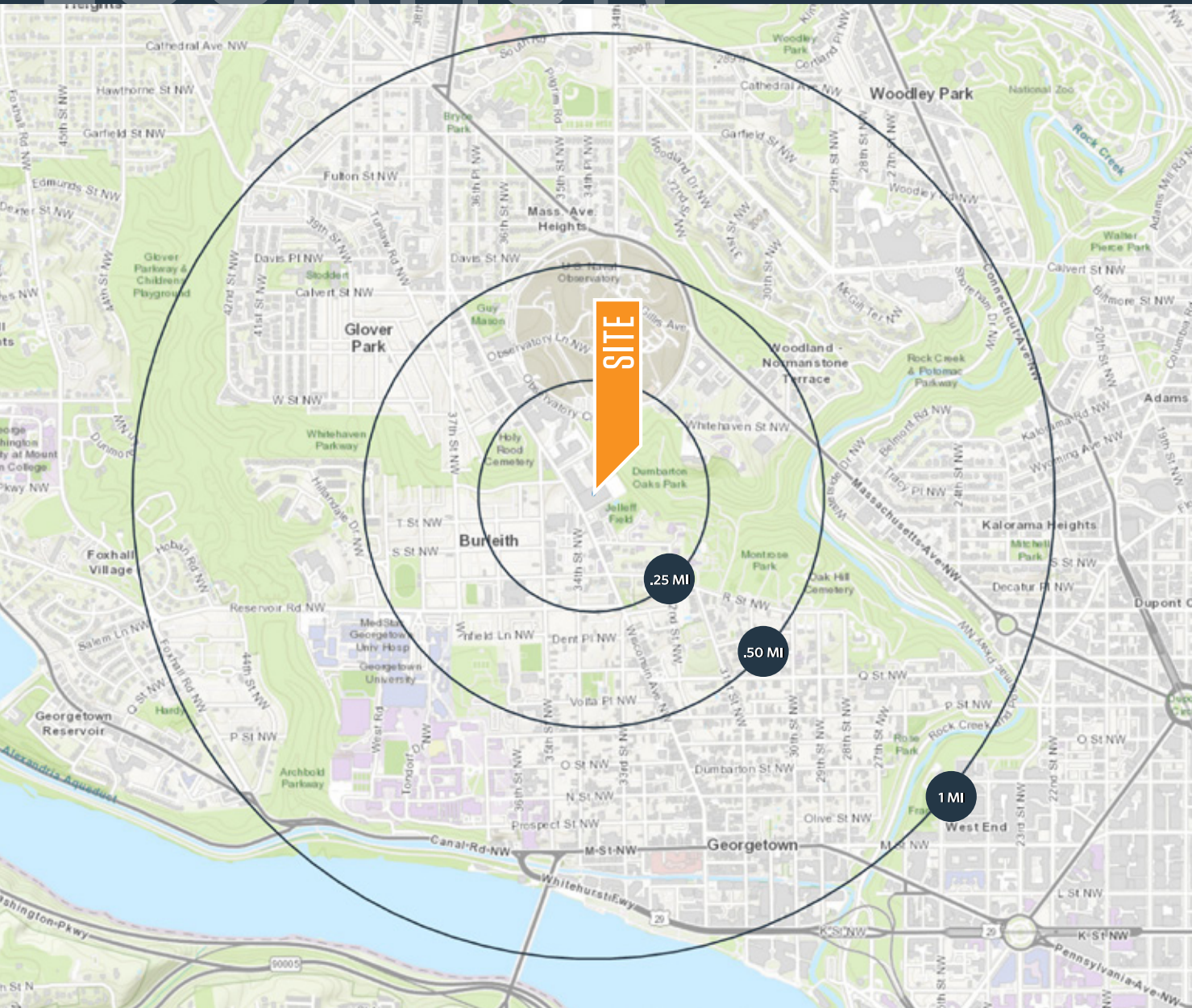
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# LOCATION

# 1855 WISCONSIN AVE NW

WASHINGTON, DC 20007



## AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
1,0251 SF	\$75.00 PSF*	Built Out	Vacant

\*NNN \$17.33 PSF

## DEMOGRAPHICS | 2022:

	.25-MILE	.5-MILE	1-MILE
Population	2,063	6,217	32,519
Daytime Population	3,737	9,078	48,347
Households	1,004	2,746	13,770
Average HH Income	\$264,174	\$286,120	\$242,849

## TRAFFIC COUNTS | 2021

Wisconsin Ave NW	17,736 ADT
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# SITE PLAN

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**PHIL RUXTON**

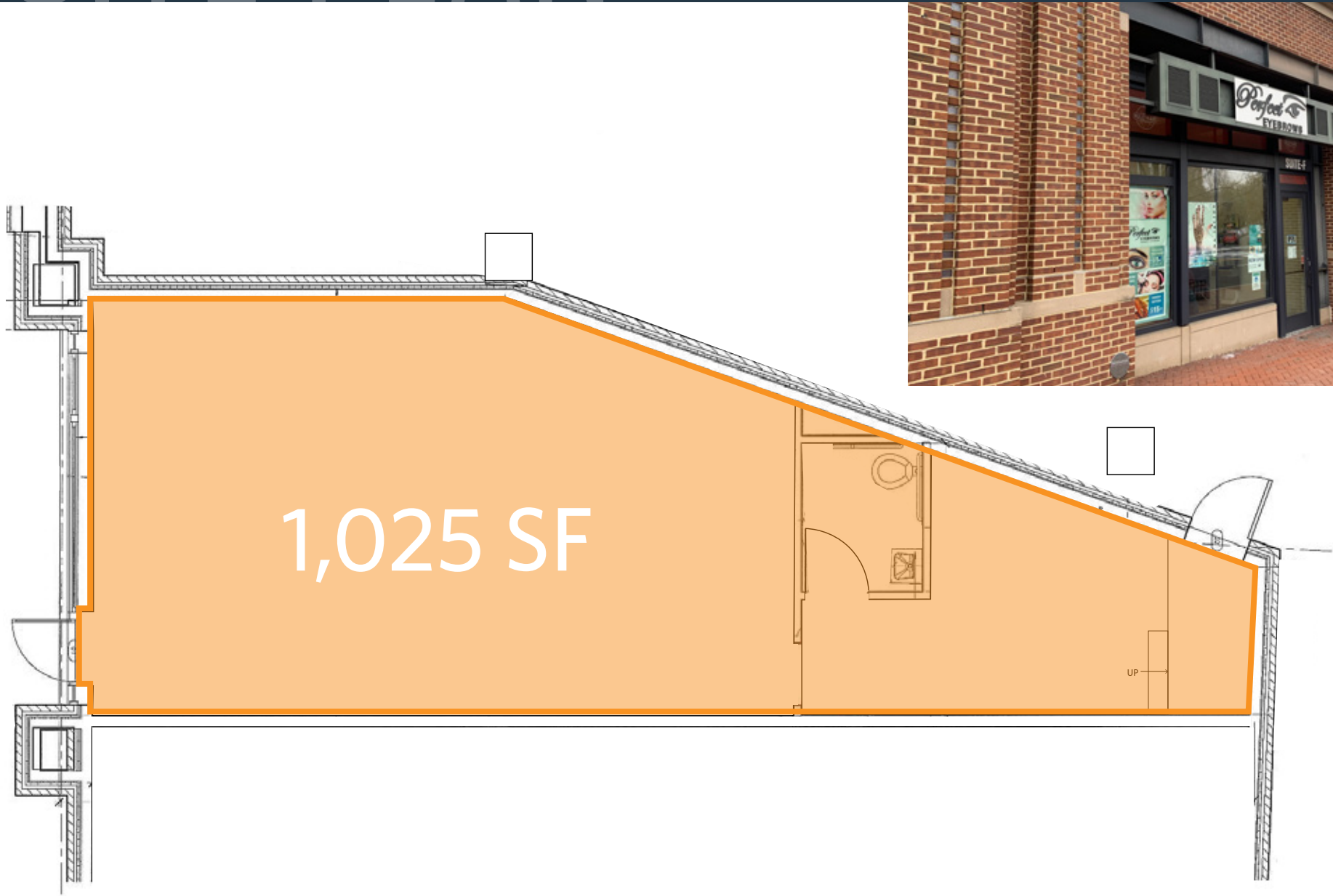
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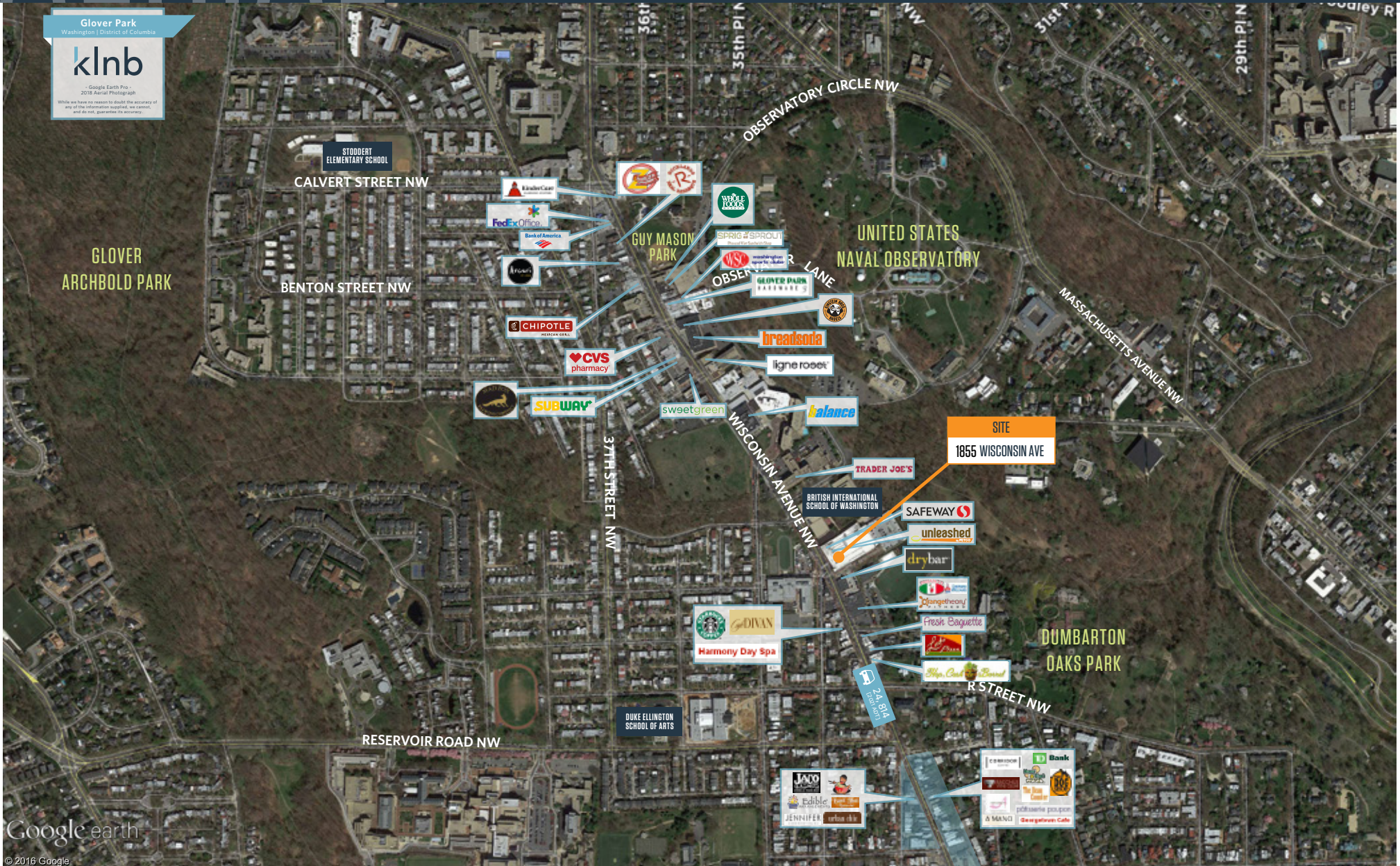
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# AERIAL

# 1855 WISCONSIN AVE NW

WASHINGTON, DC 20007



Glover Park  
Washington | District of Columbia

**klnb**

Google Earth Pro  
2018 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.

**STEVE COMBS**  
scombs@klnb.com | 202-420-7776

**PHIL RUXTON**  
pruxton@klnb.com | 202-420-7777

**klnb**





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## FOR MORE INFORMATION, PLEASE CONTACT:

### STEVE COMBS

scombs@klnb.com

202-420-7776

### PHIL RUXTON

pruxton@klnb.com

202-420-7777

12435 Park Potomac Ave, Suite 250, Rockville, MD, 20854

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