

UP TO 8,294 SF  
RESTAURANT &  
RETAIL SPACE  
REMAINING



# BROADCAST

4620 - 4624 WISCONSIN AVE NW | WASHINGTON, DC 20016

**DELIVERS SUMMER 2025**

**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.

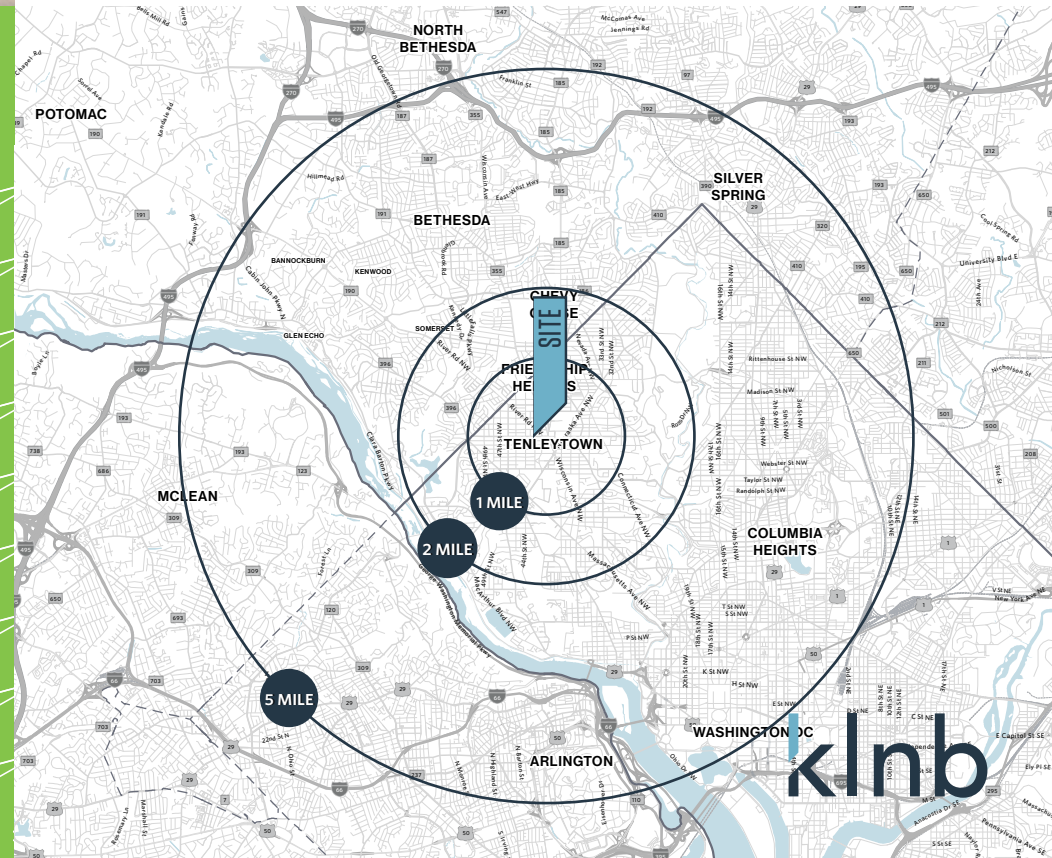
**2,886**  
average daily  
ridership at  
Tenleytown  
Metro Station  
1.5 blocks away

**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

# FORT RENO PARK

## BROADCAST

4620 - 4624 WISCONSIN AVENUE, NW  
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Georgetown Day School  
1,023 Enrollment

RIVER ROAD NW

CHESAPEAKE ST NW



Jackson Reed High School  
2,186 Enrollment



BRANDYWINE ST



ALBEMARLE STREET NW



Janney Elementary School  
580 Enrollment



Tenleytown Library



YUMA STREET NW

American University - Tenley Campus  
14,318 Enrollment

WISCONSIN AVE NW (2,619,983 VPD)



sport&health





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

CVS

MIDDLE

WHOLE FOODS MARKET

FIVE GUYS  
BURGERS and FRIES

Wawa

The Container Store

TARGET

ACE Hardware

Robeks

Greenleaf

Chick-fil-e

Panera BREAD

SUBWAY

MATTRESS Warehouse

CLUB PILATES

klnb





## OPPORTUNITY IDEAL FOR RESTAURANT OPERATORS

OVER \$35 MM SPENT  
IN FOOD AWAY  
FROM HOME



- AVAILABLE
- LEASED



WISCONSIN AVENUE - 26,983 ADT

[CLICK HERE FOR NEW DEMISING SCENARIOS](#)



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



EUROPEAN  
WAX  
CENTER

ice cream  
jubilee

35.5 FT

AVAILABLE  
2,862 SF

65.8 FT

AVAILABLE  
5,432 SF





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