

TRADER JOE'S
RECENTLY RENEWED
FOR 10 YEARS

136 PARKING SPACES





THE Little
Gym
NOW OPEN!

JOIN THESE RETAILERS

3,874 SF AVAILABLE



- Recently renovated 4 level shopping center with 136 parking spaces
- Billboard signage opportunity fronting Wisconsin Avenue's 39,000 + average cars per day and located at a lighted intersection
- Walking distance to  ,  and Bethesda Row
- 7 day trade area with extremely dense daytime and affluent residential demographics

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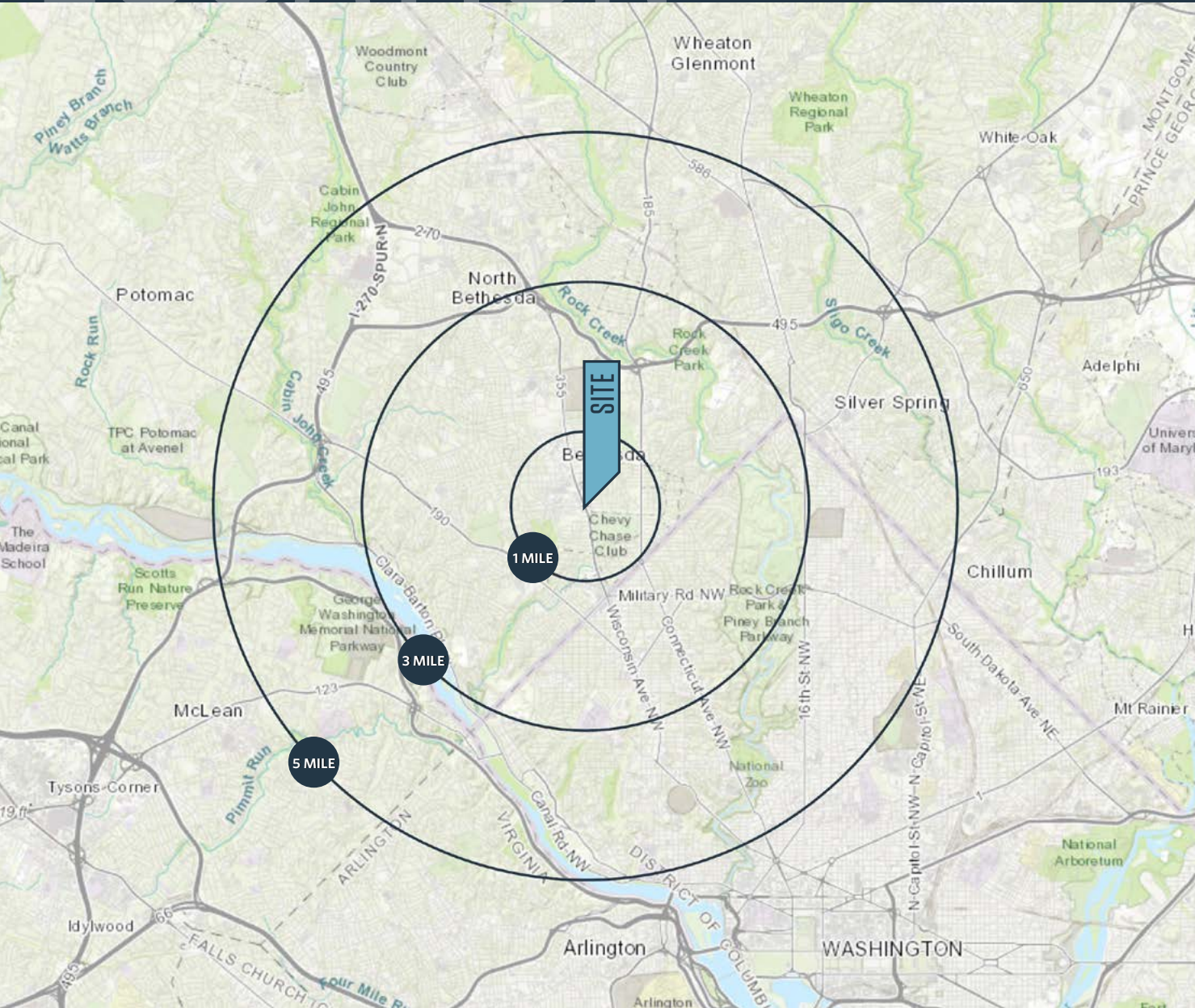
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LOCATION

SHOPS OF WISCONSIN

6831 WISCONSIN AVENUE, BETHESDA, MD 20815



PROPERTY HIGHLIGHTS:

3,874 SF anchored by:



&



AVAILABLE SPACE

SIZE | RATE | CONDITION | DELIVERY | EST. NNN

3,874 SF | Negotiable | As-Is | Immediate | \$14.02 PSF

DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	26,668	158,219	522,506
Daytime Population	57,444	219,127	554,791
Average HH Income	\$226,997	\$251,072	\$201,704

TRAFFIC COUNTS | 2022:

Wisconsin Avenue	39,835 ADT
Bradley Boulevard	23,854 ADT

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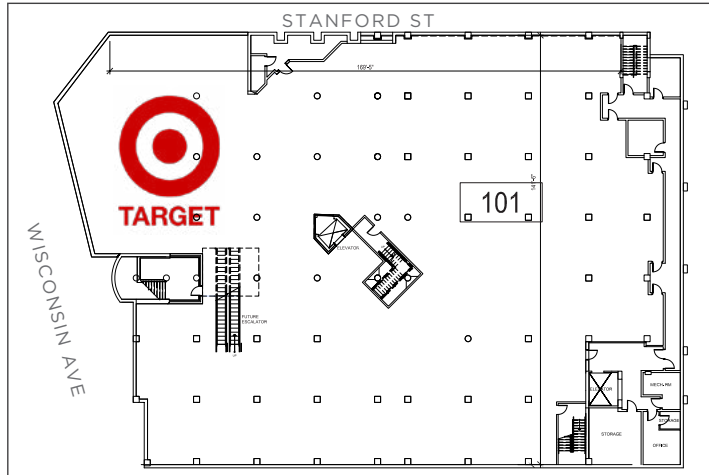
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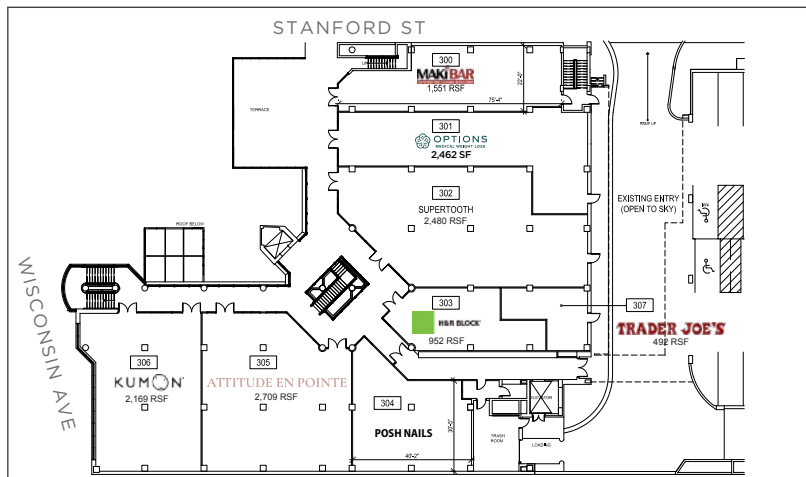
LOWER LEVEL FLOOR PLAN



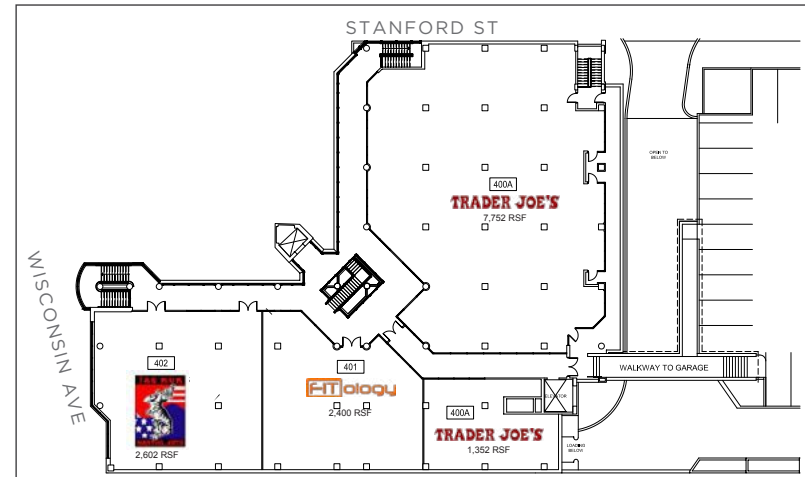
[WISCONSIN AVENUE] STREET FLOOR PLAN



SECOND LEVEL FLOOR PLAN



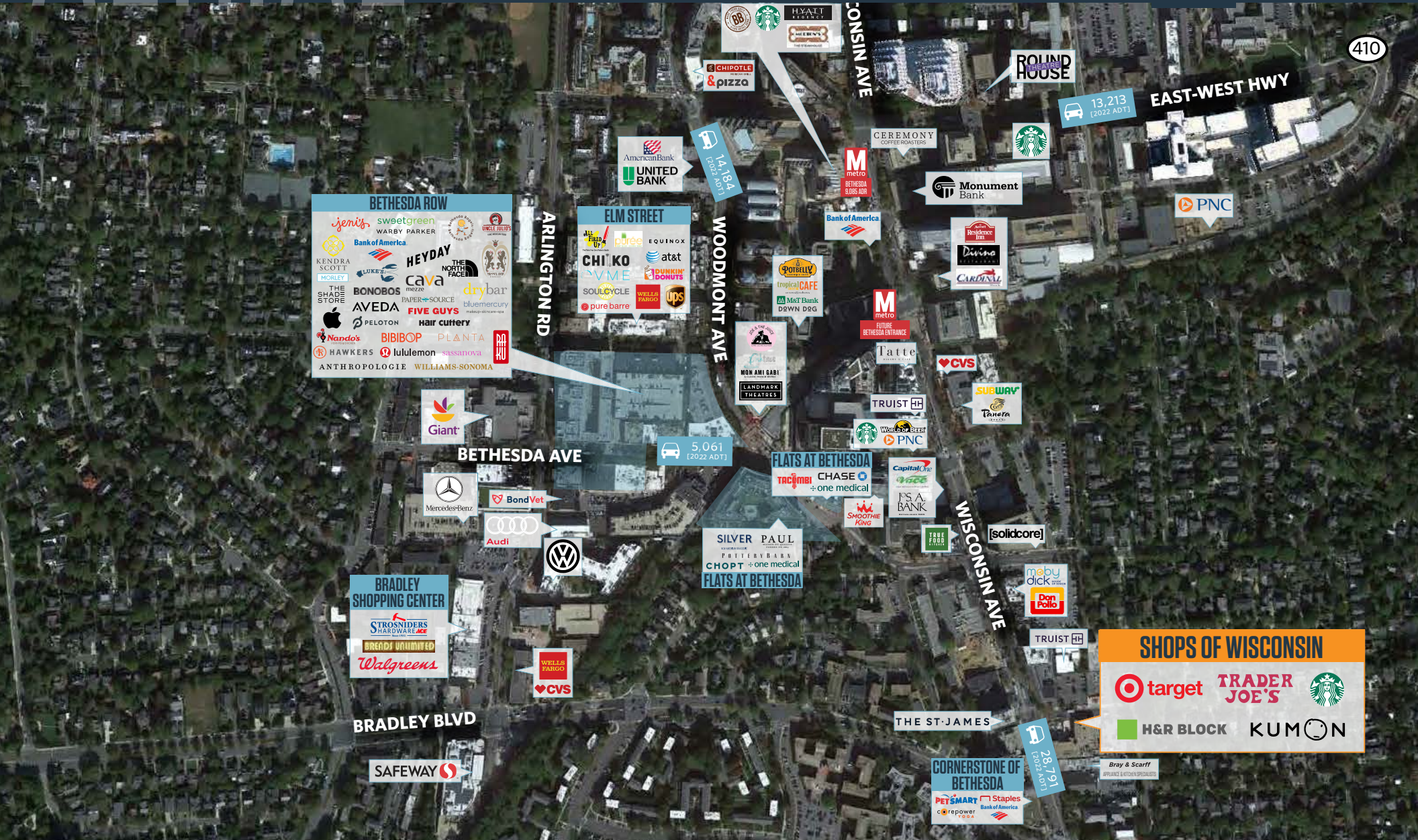
THIRD LEVEL FLOOR PLAN



AERIAL

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