

4909 AUBURN AVE

BETHESDA, MARYLAND 20814



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THE PROJECT

4909 AUBURN AVE

- 1,804 SF of prime retail space
- 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

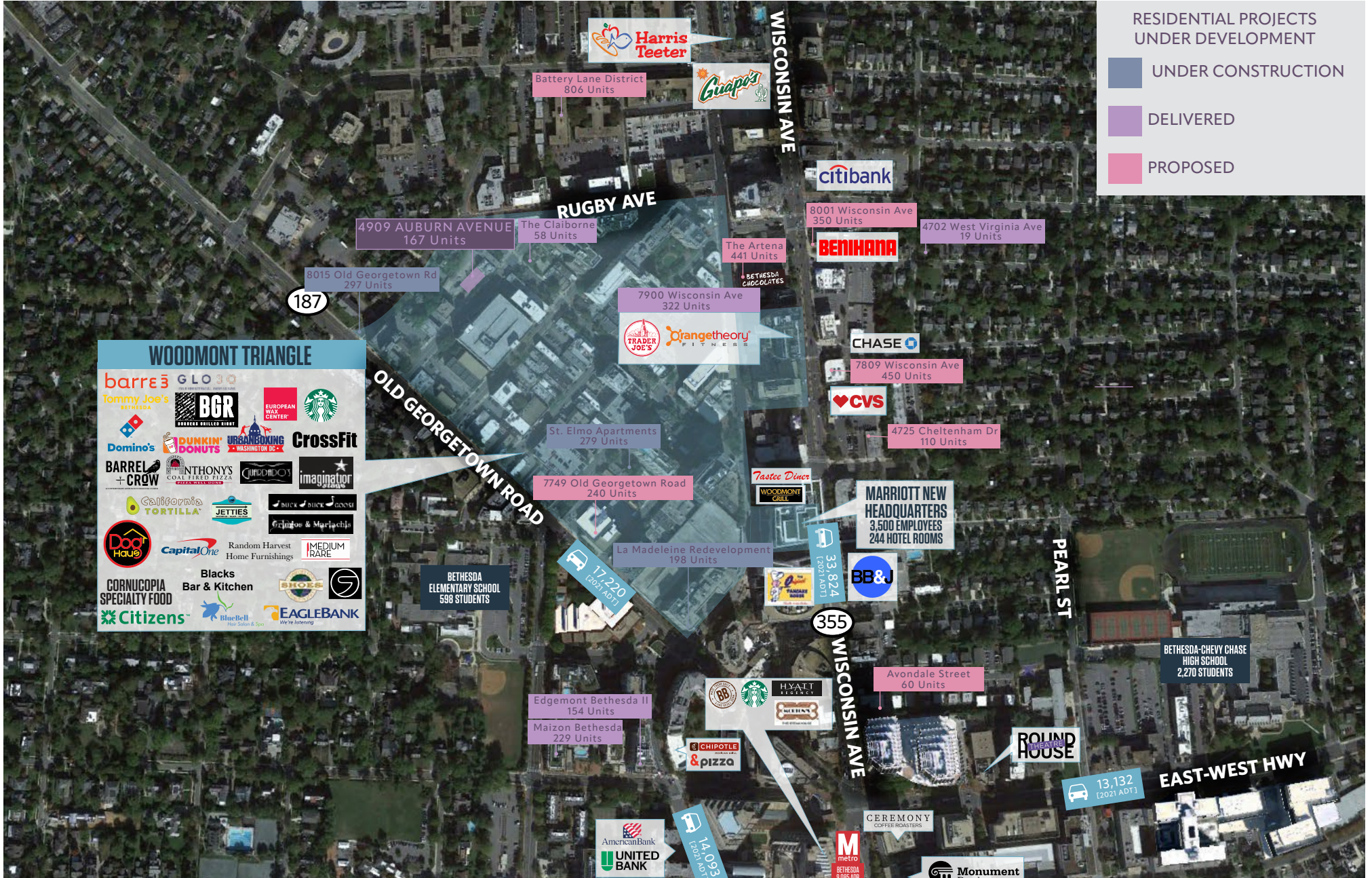
time frame: within the last 12 months

VISITS	263.6K
VISITORS	75.1K
VISIT FREQUENCY	3.51

5.3 MILLION
SF Office

591
Hotel Rooms

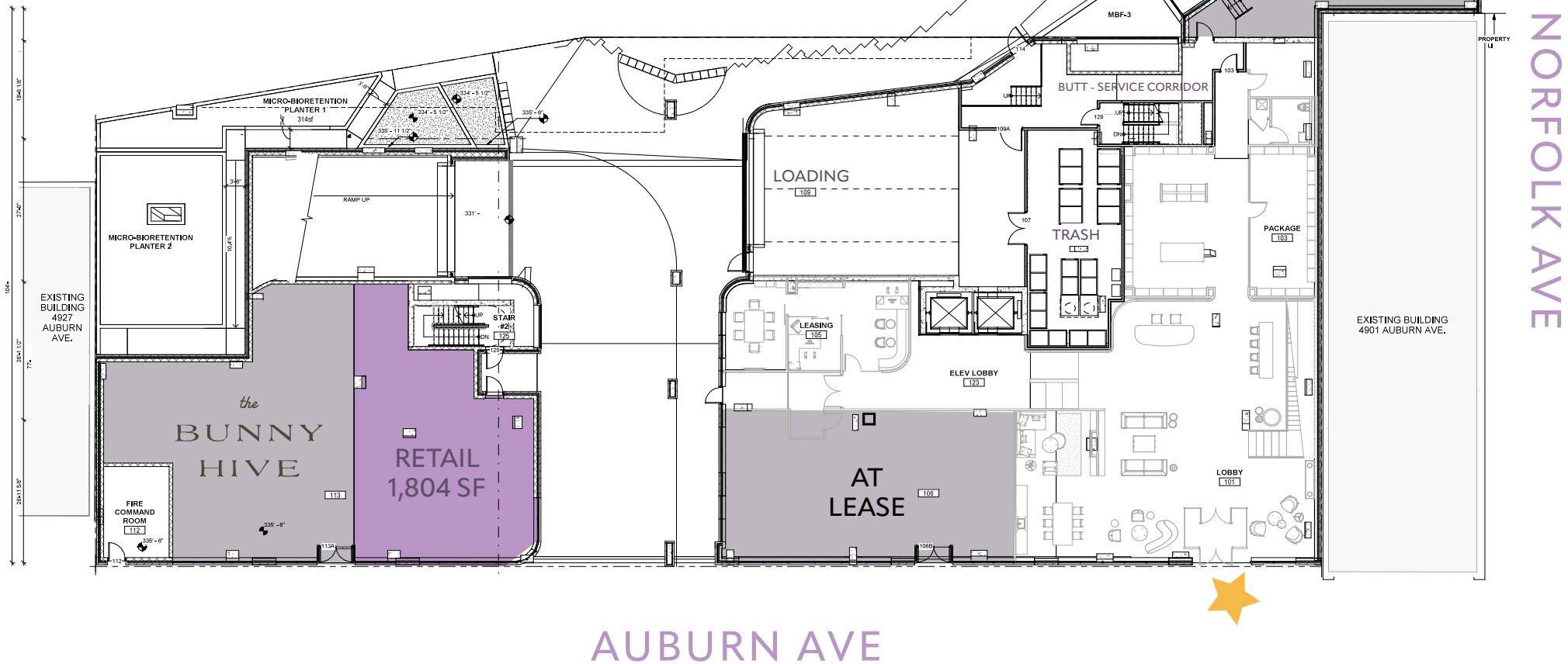
RESIDENTIAL DEVELOPMENT



SITE PLAN

■ AVAILABLE

■ AT LEASE



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