

ENTIRE BUILDING AVAILABLE
CAN BE DEMISED



JOIN THESE RETAILERS



FULL BUILDING OPPORTUNITY IN THE HEART OF GLOVER PARK

- Up to 29,876 SF Available
 - 14,042 SF + 1,334 SF Lower Level
 - 14,500 SF - Formerly Washington Sports Club
- Space can be demised to approximately 4,500-6,500 SF
- Street Level space was previously occupied by Rite Aid and was newly built out in 2017
- Second Level space was previously occupied by Washington Sports Club

- **Up to 30 exclusive parking spaces with direct elevator access**
- Over 100 feet of frontage on Wisconsin Avenue
- Prominent signage and branding opportunity
- Underserved sub market with great demographics

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LOCATION

2251 WISCONSIN AVENUE NW

WASHINGTON, DC 20007



AVAILABLE SPACE

- 14,042 SF + 1,334 SF Lower Level
- 14,500 SF - Formerly Washington Sports Club
- Up to 30 dedicated parking spaces
- Direct elevator access from retail parking into the premises

DEMOGRAPHICS | 2024:

.25-MILE	.5-MILE	1-MILE	1.5-MILE
Population			
2,226	9,215	34,017	71,035
Daytime Population			
3,450	8,868	36,917	92,703
Households			
1,119	4,666	15,187	35,763
Average HH Income			
\$245,370	\$197,533	\$206,558	\$206,524

TRAFFIC COUNTS | 2023:

Wisconsin Ave NW 21,783 ADT

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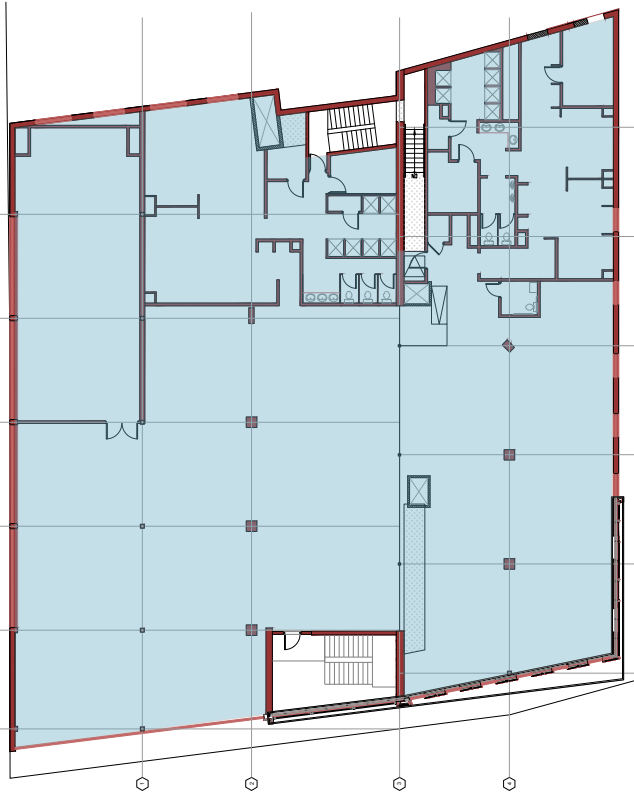
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SITE PLAN

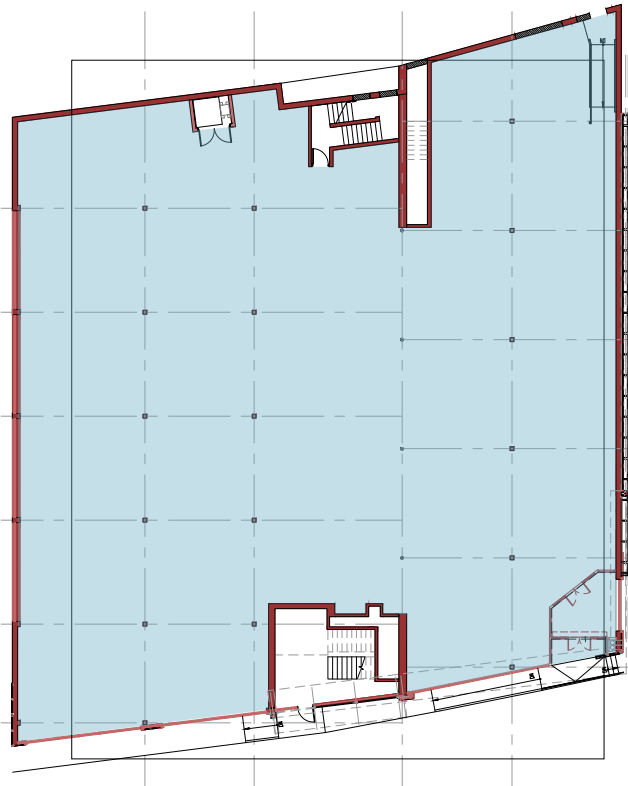
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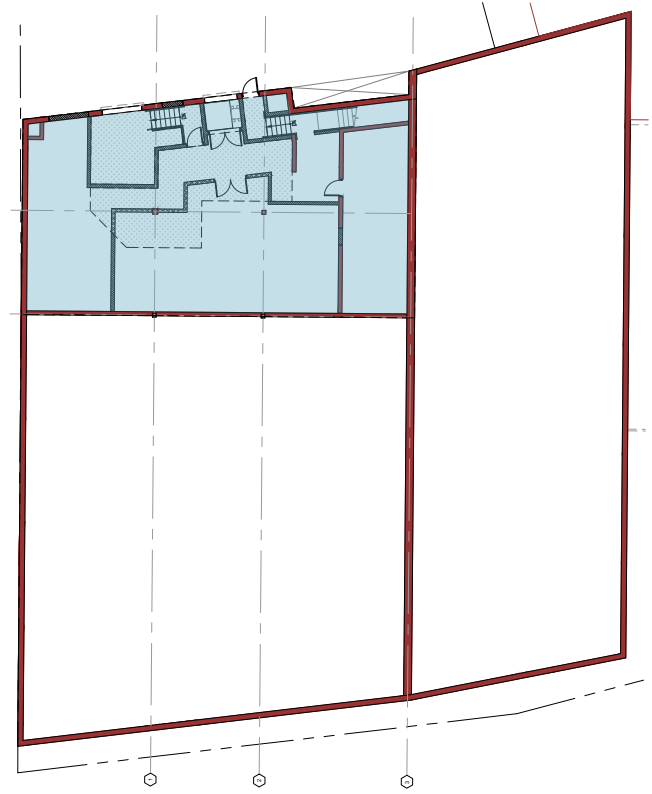
2ND LEVEL
14,500 SF



STREET LEVEL
14,042 SF



LOWER LEVEL
1,334 SF



WISCONSIN AVE 21,783 ADT

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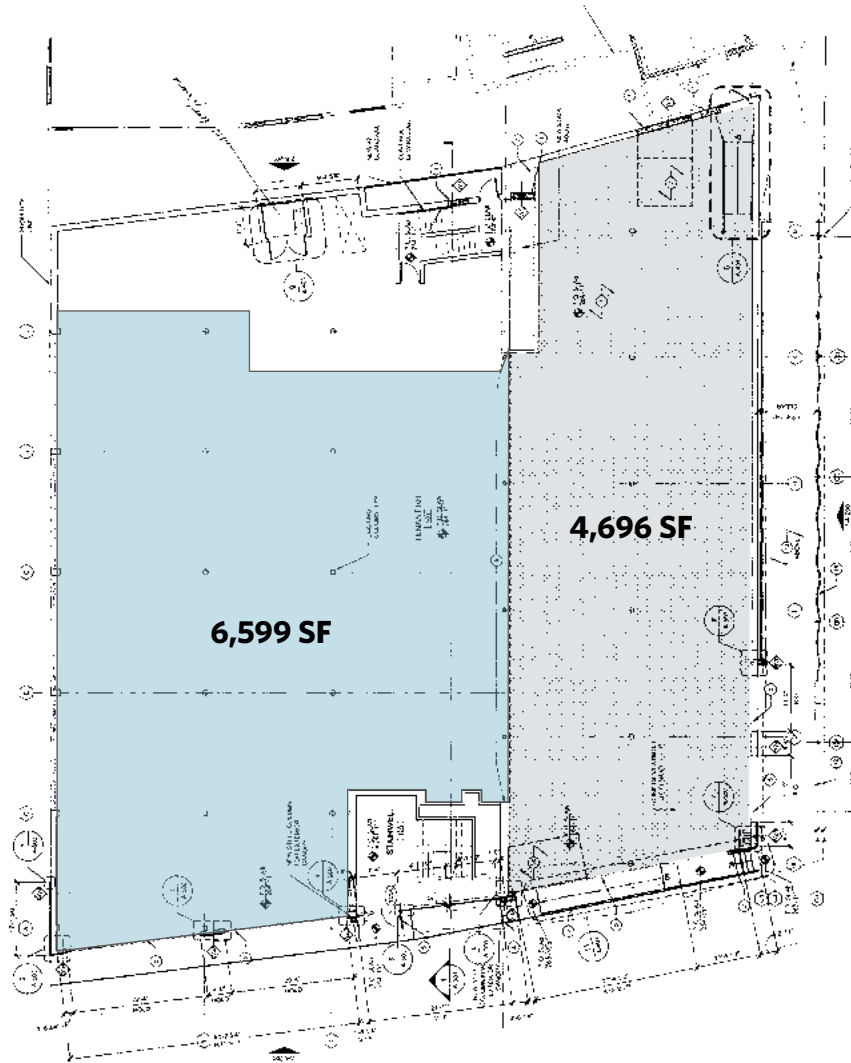
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DEMISING SCENARIO

2251 WISCONSIN AVENUE NW

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1ST LEVEL DEMISING SCENARIO EXAMPLE



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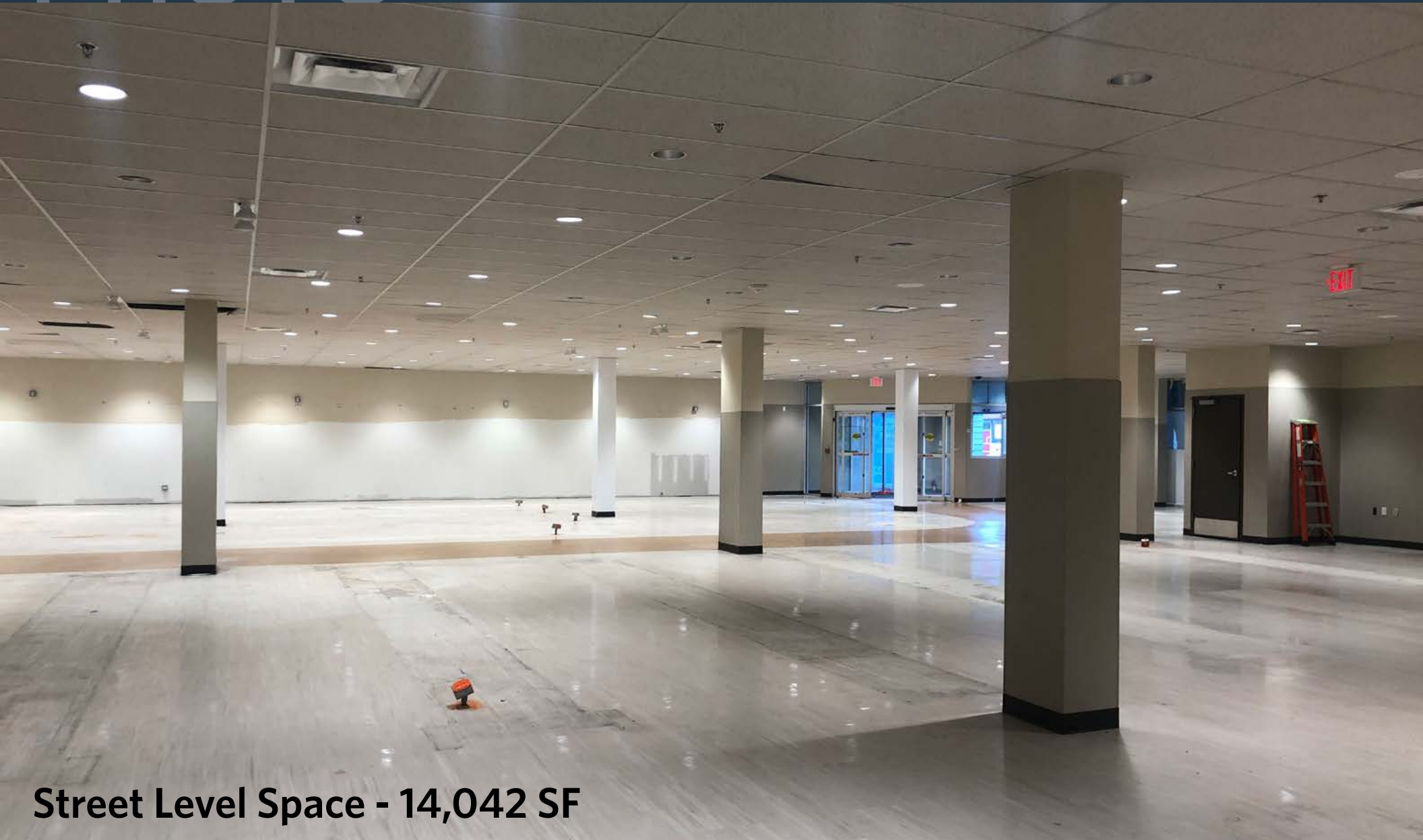
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PHOTO

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Street Level Space - 14,042 SF

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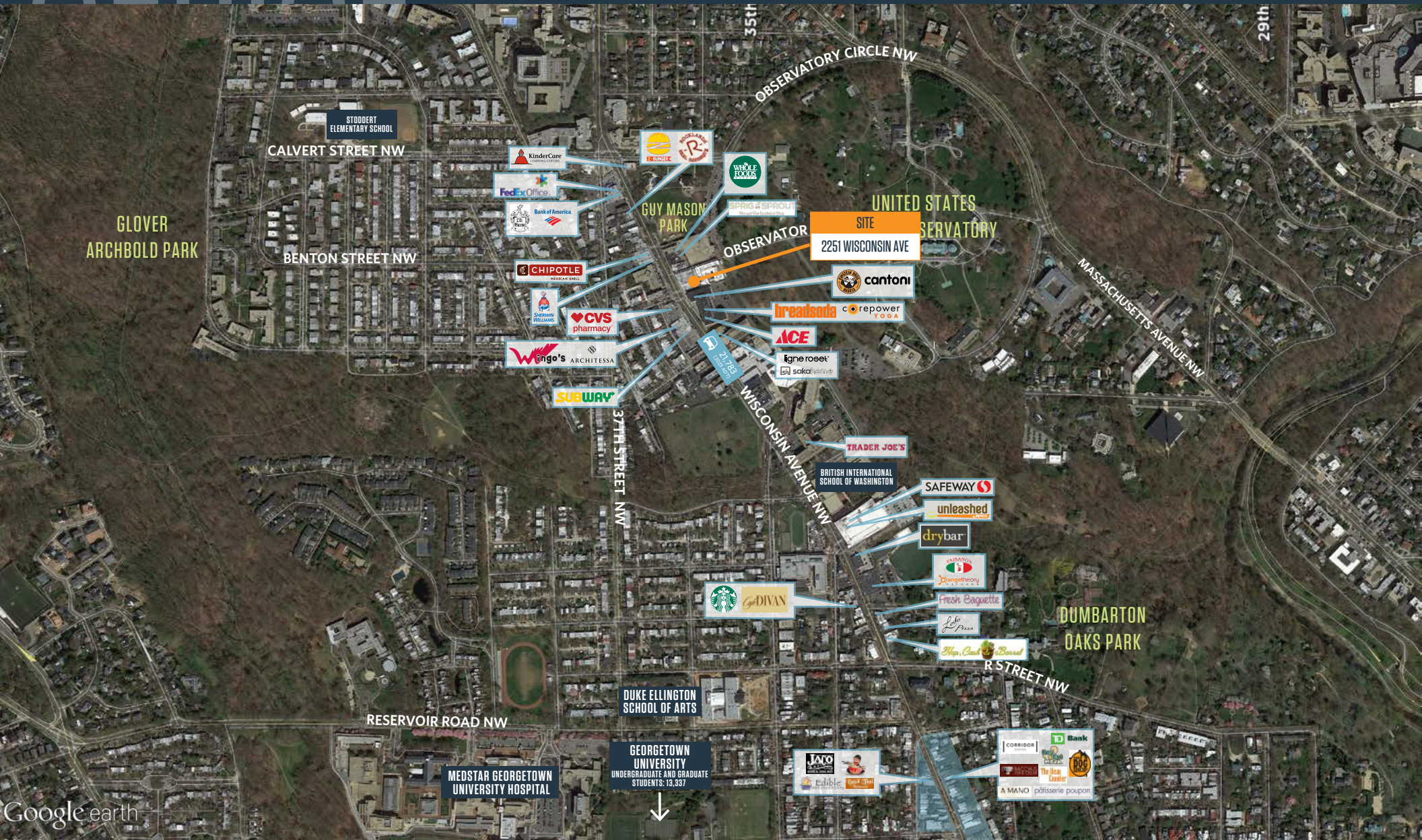
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AERIAL

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Google earth

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