

UP TO 4,530 SF
RESTAURANT &
RETAIL SPACE
REMAINING



BROADCAST

4620 - 4624 WISCONSIN AVE NW | WASHINGTON, DC 20016

DELIVERS Q4 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.

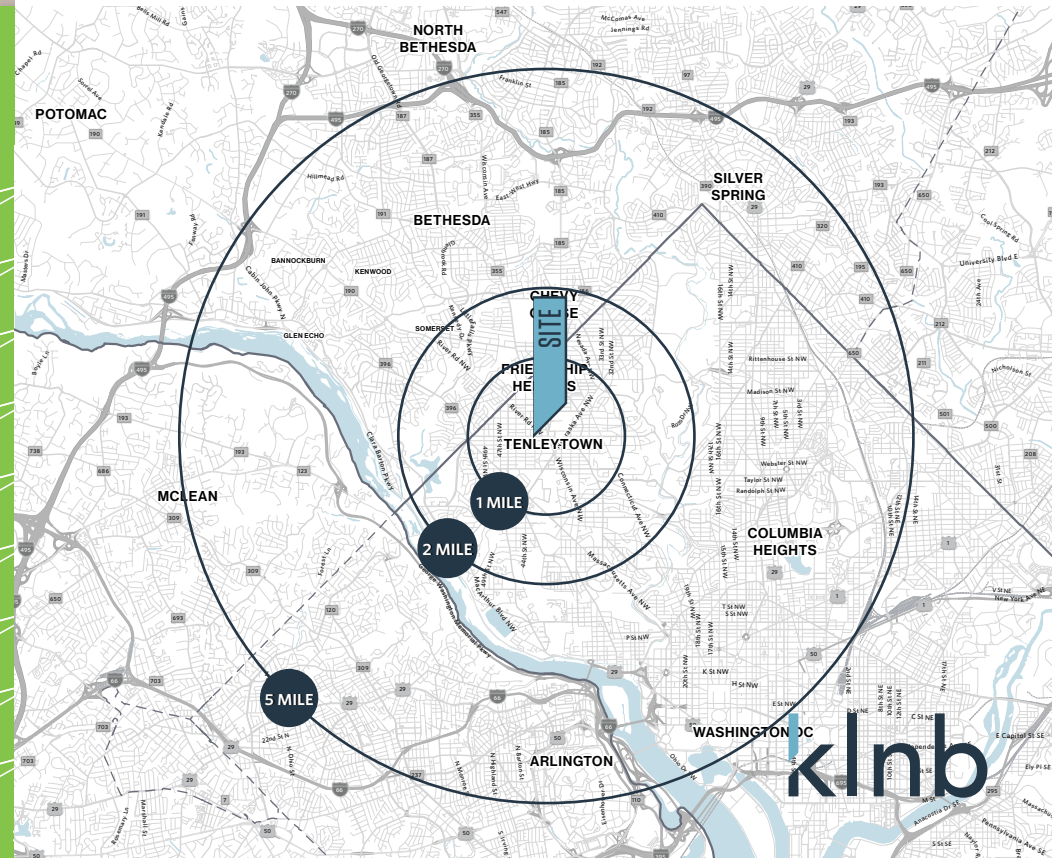
2,886
average daily
ridership at
Tenleytown
Metro Station
1.5 blocks away

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

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WASHINGTON, DC 20016

Georgetown Day School
1,023 Enrollment



Jackson Reed High School
2,186 Enrollment



Janney Elementary School
580 Enrollment



Tenleytown Library



ALBEMARLE STREET NW



YUMA STREET NW

American University - Tenley Campus
14,318 Enrollment



sport&health



kInb

RIVER ROAD NW

Georgetown Day School
1,023 Enrollment

Satay Club
PAPA JOHNS

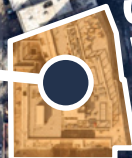
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Roaming Rooster
SEUL SPICE
Orangetheory
TYCO
corepower
YOGA
LIVE YOUR POWER

TD Bank

TENNIS ZONE PLUS



Janney Elementary School
580 Enrollment

Tenleytown Library

FORT RENO PARK

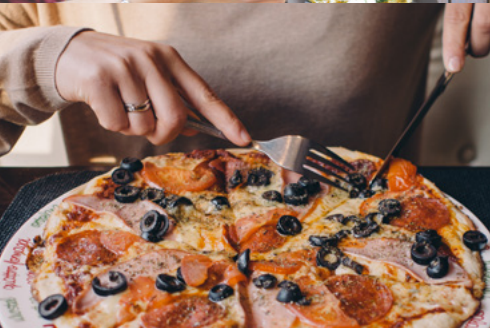
Jackson Reed High School
2,186 Enrollment

klnb



OPPORTUNITY IDEAL FOR RESTAURANT OPERATORS

OVER \$35 MM SPENT
IN FOOD AWAY
FROM HOME



AVAILABLE
LEASED



WISCONSIN AVENUE - 26,983 ADT

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





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