

# 1805 WISCONSIN AVENUE

WASHINGTON, DC 20016

RARE UPPER GEORGETOWN AVAILABILITY WITH SURFACE PARKING

Up to 6,000 SF (Divisible) for Lease or Sale



JENNIFER PRICE  
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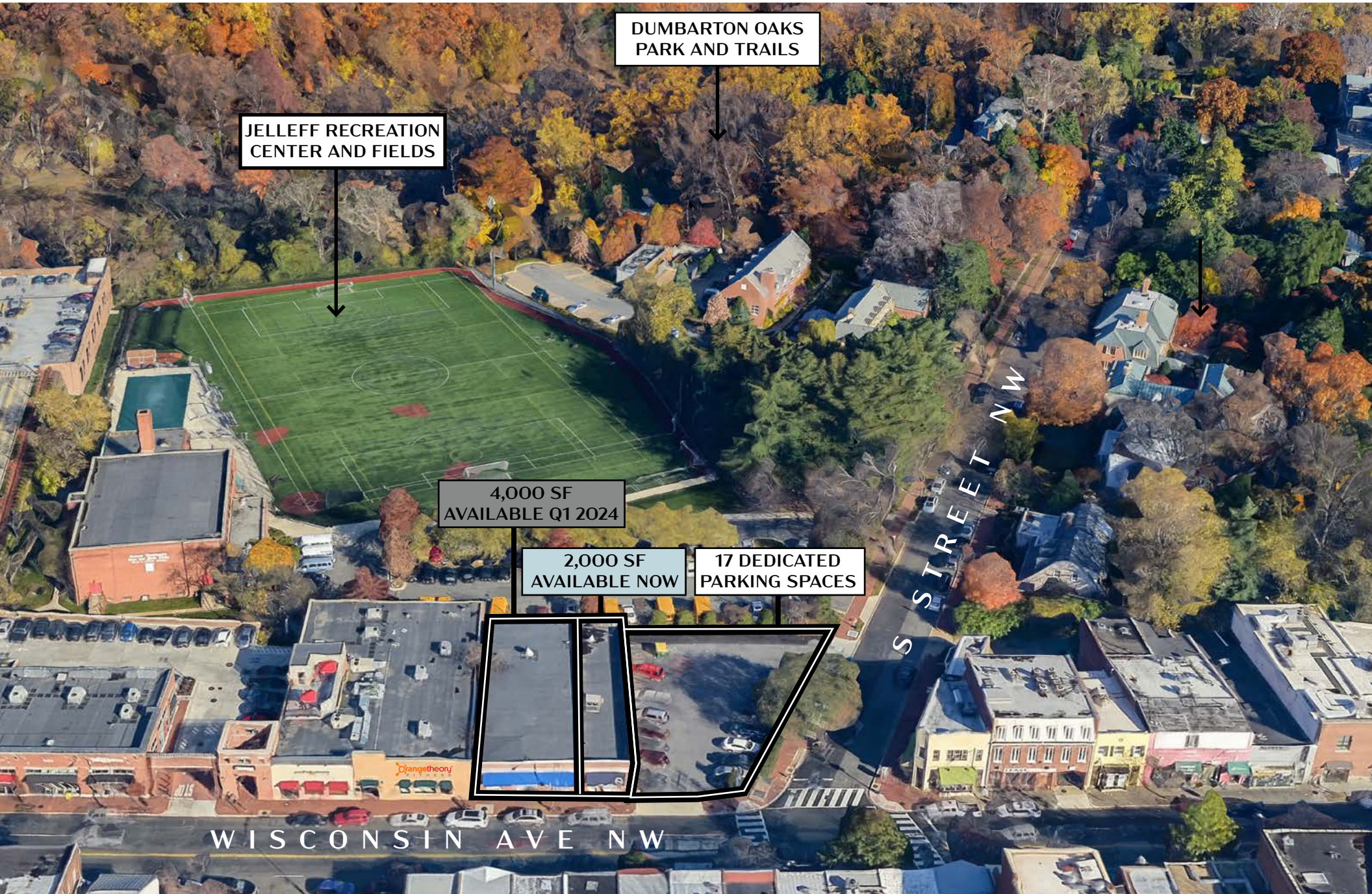
# THE MARKET



1805 WISCONSIN AVENUE

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BIRD'S EYE



JELLEFF RECREATION  
CENTER AND FIELDS

DUMBARTON OAKS  
PARK AND TRAILS

4,000 SF  
AVAILABLE Q1 2024

2,000 SF  
AVAILABLE NOW

17 DEDICATED  
PARKING SPACES

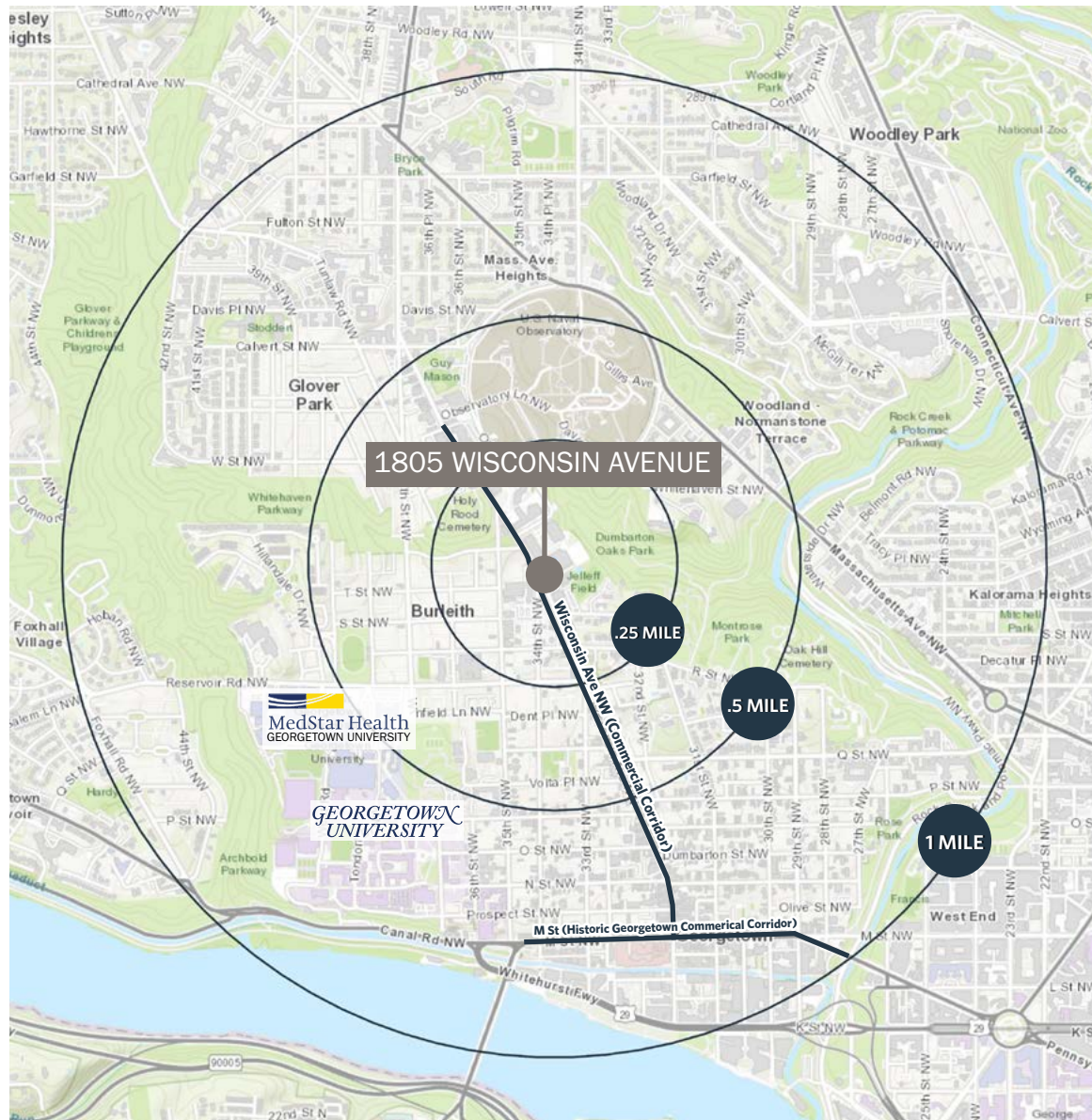
WISCONSIN AVE NW

S STREET NW

1805 WISCONSIN AVENUE

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# TRADE AREA / DEMOGRAPHICS



	.25 MILE	.5 MILE	1 MILE
<b>POPULATION</b>	<b>1,329</b>	<b>6,543</b>	<b>31,485</b>
<b>DAYTIME POPULATION</b>	<b>2,383</b>	<b>9,446</b>	<b>51,920</b>
<b>AVERAGE HOUSEHOLD INCOME</b>	<b>\$319,688</b>	<b>\$287,974</b>	<b>\$229,616</b>
<b>HIGHER EDUCATION</b>	<b>33%</b>	<b>28%</b>	<b>31%</b>
<b>HOUSEHOLDS</b>	<b>516</b>	<b>2,943</b>	<b>13,459</b>
<b>SPENDING ON FITNESS</b>	<b>\$458,027</b>	<b>\$2,358,286</b>	<b>\$8,347,099</b>
<b>SPENDING ON FOOD</b>	<b>\$16,041,166</b>	<b>\$82,608,152</b>	<b>\$305,673,149</b>

**GEORGETOWN UNIVERSITY**

**MedStar Health**  
GEORGETOWN UNIVERSITY

GU Employees and MedStar Health Employees  
29,679

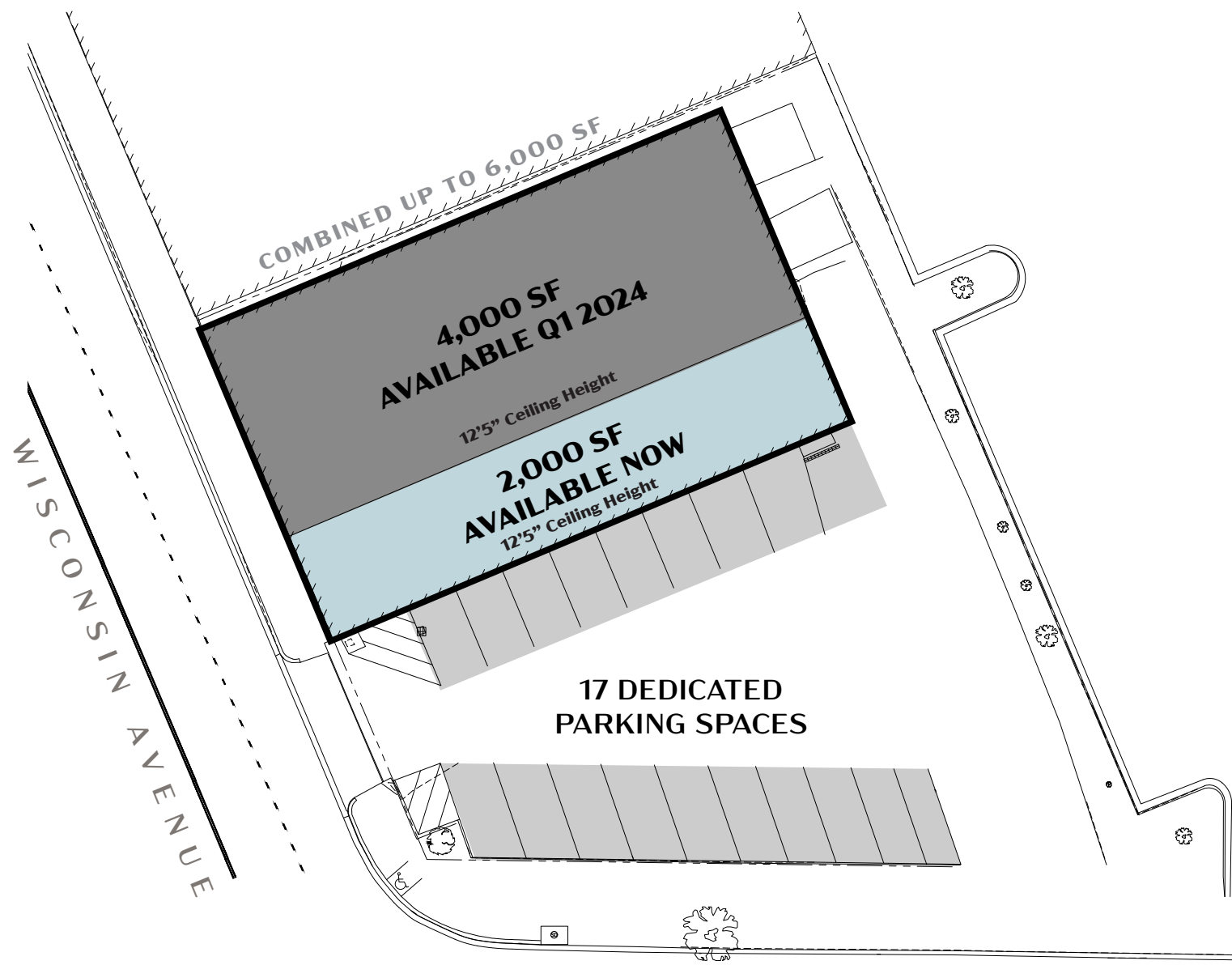
GU Graduate and Undergraduate Students  
20,935

TRAVEL STATS  
6 Min Drive  
15 Min Walk

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SITE PLAN



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FOR INQUIRES CONTACT

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