

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

imagination
stage

SHERWIN-WILLIAMS

Harris Teeter

HOTWORX

JETTIES
SANDWICHES • SALADS • ICE CREAM

OLAZZO

ALATRI BROS.
A Neighborhood Pizza Joint

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 PROJECTS UNDER DEVELOPMENT

- UNDER CONSTRUCTION
- DELIVERED
- PROPOSED

WOODMONT TRIANGLE

barre3 GLO30
Tommy Joe's
BGR
Starbucks
Domino's
DUNKIN' DONUTS
URBAN BOXING
CrossFit
BARREL + CROW
ANTHONY'S COAL FIRED PIZZA
QDoba's
Imagination Stage
California TORTILLA
JETTIES
DUCK DUCK GOOSE
Gringos & Mariachis
Door House
Capital One
Random Harvest Home Furnishings
MEDIUM RARE
CORNUCOPIA SPECIALTY FOOD
Blacks Bar & Kitchen
Citizens
Bluebell
EAGLEBANK

Key Locations and Projects:

- Wisconsin Ave:** 8001 Wisconsin Ave (350 Units, Proposed), 7809 Wisconsin Ave (450 Units, Proposed), 4702 West Virginia Ave (19 Units, Delivered), 4725 Cheltenham Dr (110 Units, Proposed), 33,824 (2018 ADT)
- Rugby Ave:** 4909 Auburn Avenue (167 Units, Delivered), 8015 Old Georgetown Rd (297 Units, Under Construction), 7900 Wisconsin Ave (322 Units, Delivered), The Ardena (441 Units, Proposed), The Claiborne (58 Units, Delivered)
- Old Georgetown Road:** 7749 Old Georgetown Road (240 Units, Proposed), 17,220 (2018 ADT), St. Elmo Apartments (279 Units, Under Construction), La Madeleine Redevelopment (198 Units, Under Construction), Edgemont Bethesda II (154 Units, Delivered), Maizon Bethesda (229 Units, Delivered)
- Other:** 8001 Wisconsin Ave (350 Units, Proposed), 4702 West Virginia Ave (19 Units, Delivered), 4725 Cheltenham Dr (110 Units, Proposed), 33,824 (2018 ADT), 13,132 (2021 ADT), 14,093 (2018 ADT), Bethesda-Chevy Chase High School (2,270 Students), Bethesda Elementary School (598 Students), Marriott New Headquarters (3,500 Employees, 244 Hotel Rooms), Round House, Ceremony Coffee Roasters, Monument, United Bank, Harris Teeter, Guapo's, Citibank, Benihana, Chase, CVS, Taster Diner, Woodmont Grill, BB&J, Hyatt Regency, Chipotle & Pizza, American Bank

VIEW FROM AUBURN AVE



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