



33RD STREET ENTRANCE
AND LOADING DOCK

JOIN THESE RETAILERS

TRADER JOE'S **SAFEWAY**

CVS **drybar** **TD Bank**
pharmacy

pâtisserie **Tatte** **FRESH**
poupon BAKERY & CAFE **Baguette**

RETAIL FOR LEASE

- Rare Large Block of Space (5,200 SF) in Book Hill Neighborhood of Georgetown along Wisconsin Avenue (17,304 ADT)
- Approximately 40 feet of frontage along Wisconsin Ave
- 2,600 SF per floor (Wisconsin Avenue has 11'-9" ceiling heights and 33rd Street has 7'-6" ceiling heights)
- Second Generation Retail Store in Excellent Condition
- Rare Loading and Dedicated Parking off 33RD Street

MATT SKALET

maskalet@klnb.com | 202-420-7775

KIM STEIN

kstein@klnb.com | 202-652-2338

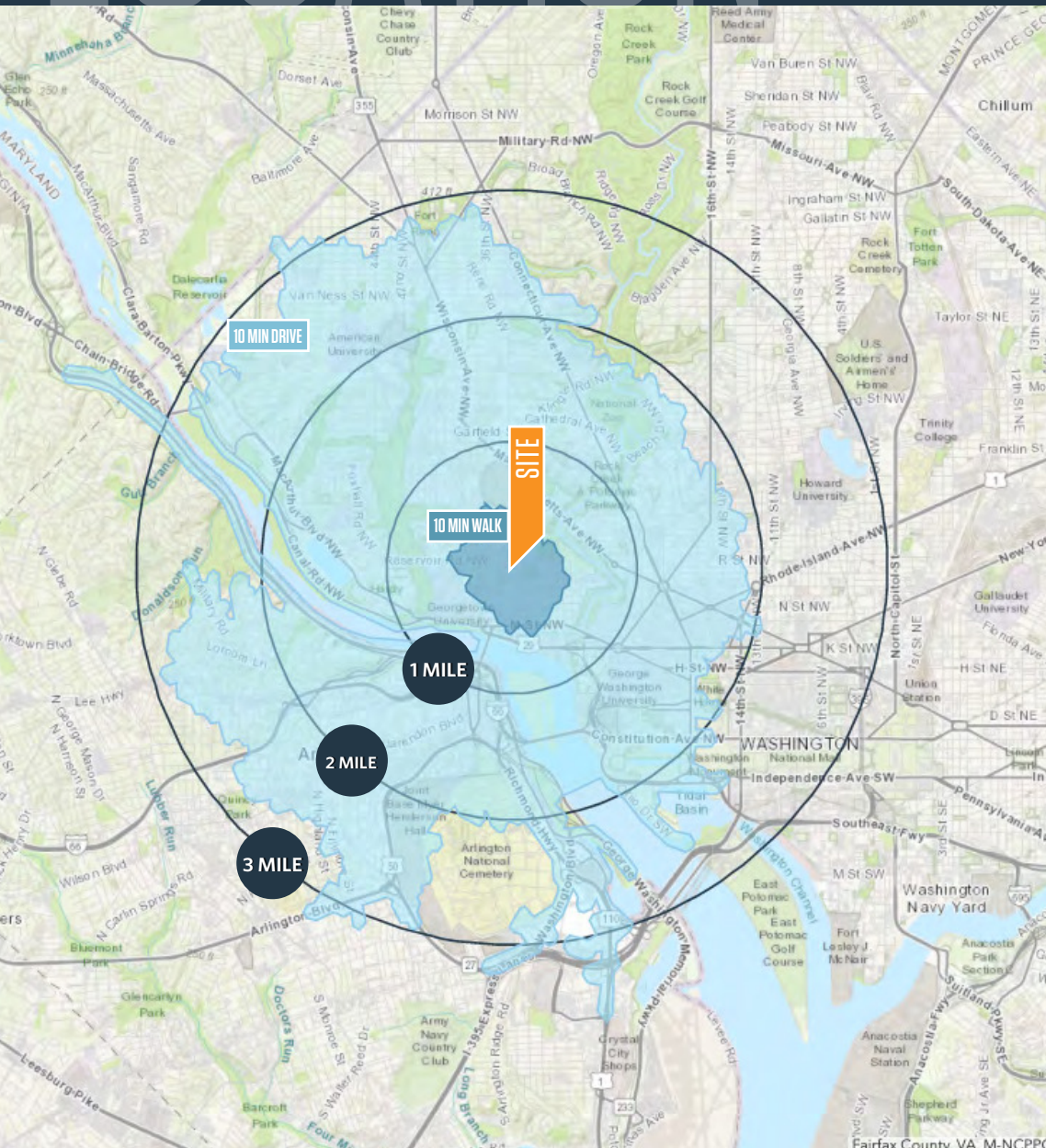
KELLY ATKINSON

katkinson@klnb.com | 202-420-7762

LOCATION

1634 WISCONSIN AVENUE NW

WASHINGTON, DC 20007



AVAILABLE SPACE

SIZE	RATE	NNN	CONDITION	AVAILABLE
5,200 SF	\$42.00 PSF	\$17.07 PSF	As-Is	Timing TBD

DEMOGRAPHICS | 2025:

10 MINUTE WALKTIME	1-MILE	2-MILE	3-MILE	10 MINUTE DRIVE
Population				
7,147	31,360	180,973	347,115	149,375
Daytime Population				
11,077	47,579	337,813	605,632	245,318
Households				
3,378	14,243	98,689	176,989	76,562
Average HH Income				
\$318,780	\$243,249	\$205,149	\$205,230	\$213,072

TRAFFIC COUNTS | 2023

Wisconsin Avenue	17,304 ADT
------------------	------------

MATT SKALET

maskalet@klnb.com | 202-420-7775

KIM STEIN

kstein@klnb.com | 202-652-2338

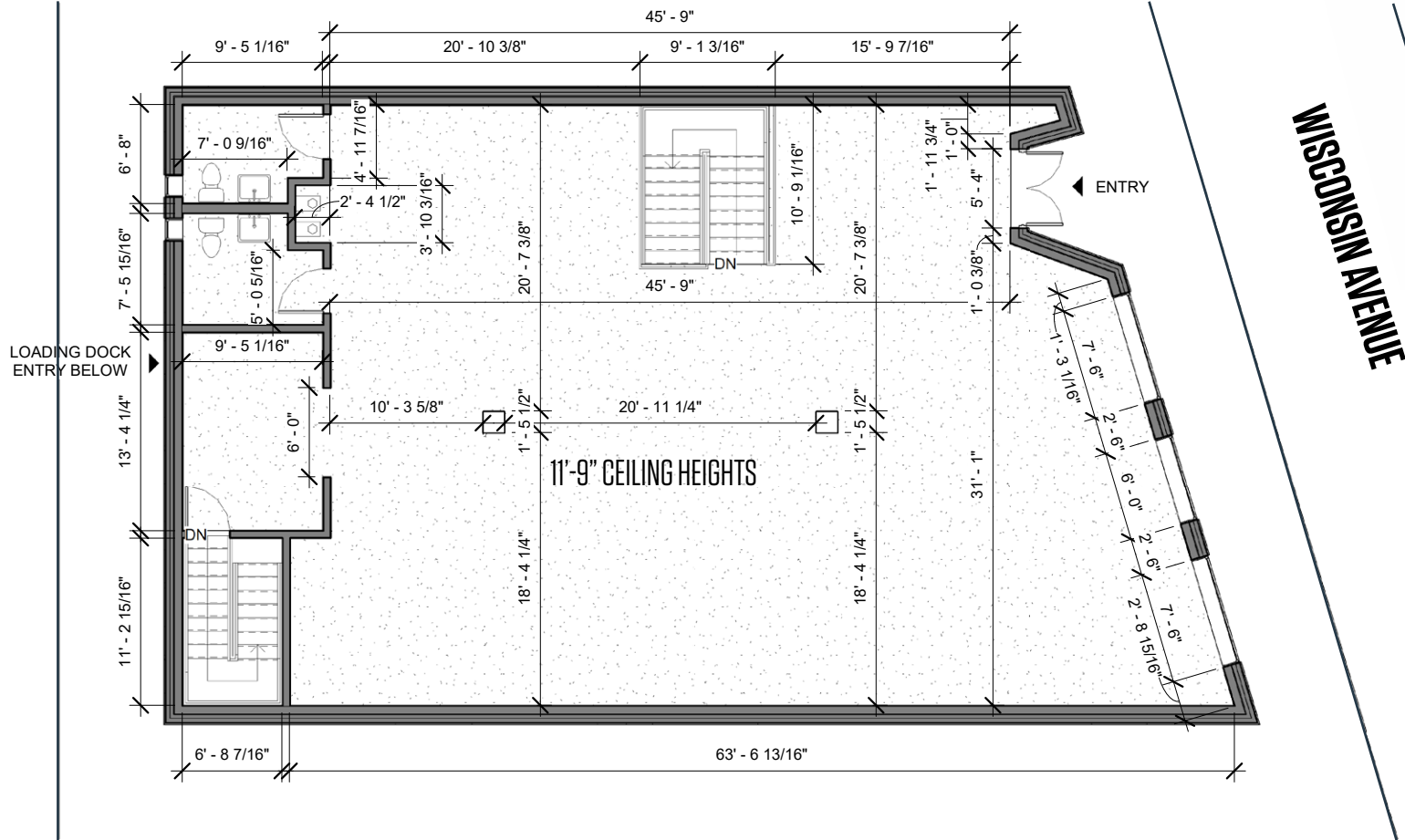
KELLY ATKINSON

katkinson@klnb.com | 202-420-7762

klnb

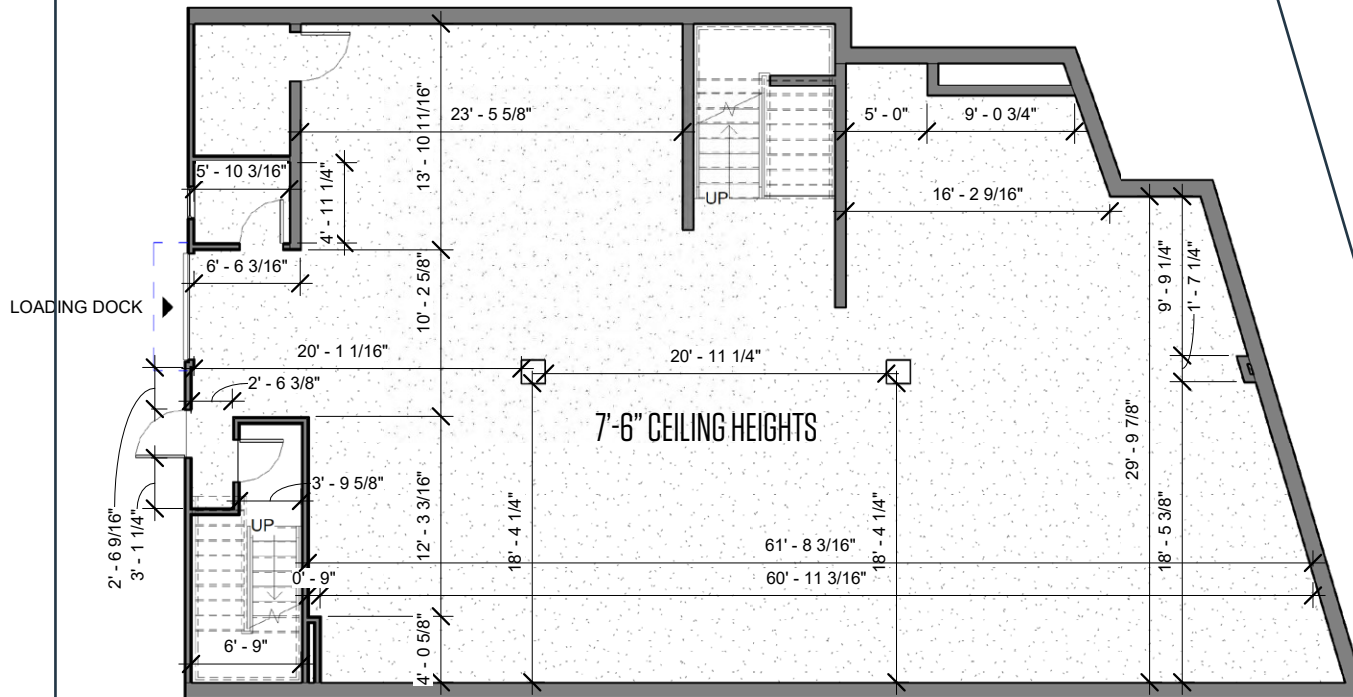
2,600 SF- STREET LEVEL

33RD STREET



33RD STREET

LOADING DOCK

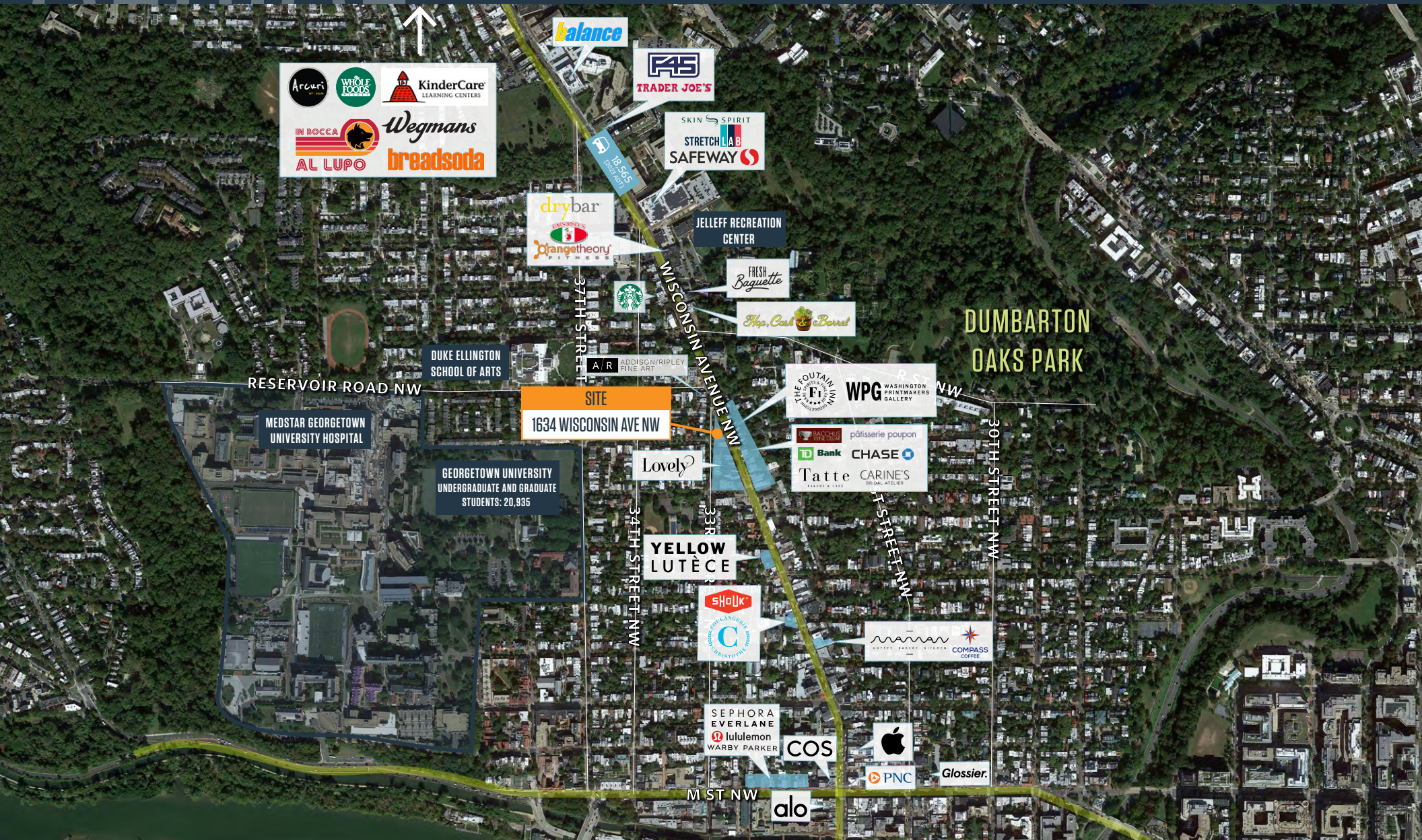


WISCONSIN AVENUE

AERIAL

1634 WISCONSIN AVENUE NW

WASHINGTON, DC 20007



MATT SKALET

m skalet@klnb.com | 202-420-7775

KIM STEIN

kstein@klnb.com | 202-652-2338

KELLY ATKINSON

katkinson@klnb.com | 202-420-7762

klnb



1634 WISCONSIN AVENUE NW

WASHINGTON, DC 20007

FOR MORE INFORMATION, PLEASE CONTACT:

MATT SKALET

mskalet@klnb.com
202-420-7775

KIM STEIN

kstein@klnb.com
202-652-2338

KELLY ATKINSON

katkinson@klnb.com
202-420-7762

1130 Connecticut Avenue, Suite 600, Washington, DC 20036

.....

klnb.com



instagram.com/klnbcre



linkedin.com/company/klnb



facebook.com/KLNBCRE

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.