



the shops at wisconsin place

**WHOLE FOODS & BLOOMINGDALE'S
ANCHORED LIFESTYLE CENTER**

5310 Western Ave NW
Chevy Chase, MD 20815

kInb

n

the one-stop spot for all things fabulous



Ideally situated on **Wisconsin Avenue**, this urban and vibrant lifestyle center is the crown jewel of one of the region's most affluent neighborhoods, **Chevy Chase** (Median HH Income: \$217,500).

On-site access to **Friendship Heights Metro Station** (3,368 ADR).

Dynamic mix of exciting **national** and **local boutiques & restaurants**, first-class office space, and luxury residential space.



MUCH MORE THAN A LIFESTYLE CENTER

COMMUNITY-CENTRIC

A community center and park-like public spaces located in high density area

OVER 63K CARS

Pass by the property daily
Western Ave - 22,967 VPD | Wisconsin Ave - 27,120 VPD
Friendship BLVD - 7,318 VPD | Willard Ave - 5,691 VPD



bloomingdales

WHOLE FOODS
MARKET



EILEEN
FISHER

THE
CAPITAL
G·R·I·L·L·E

well
Friendship
Heights
by KAISER PERMANENTE



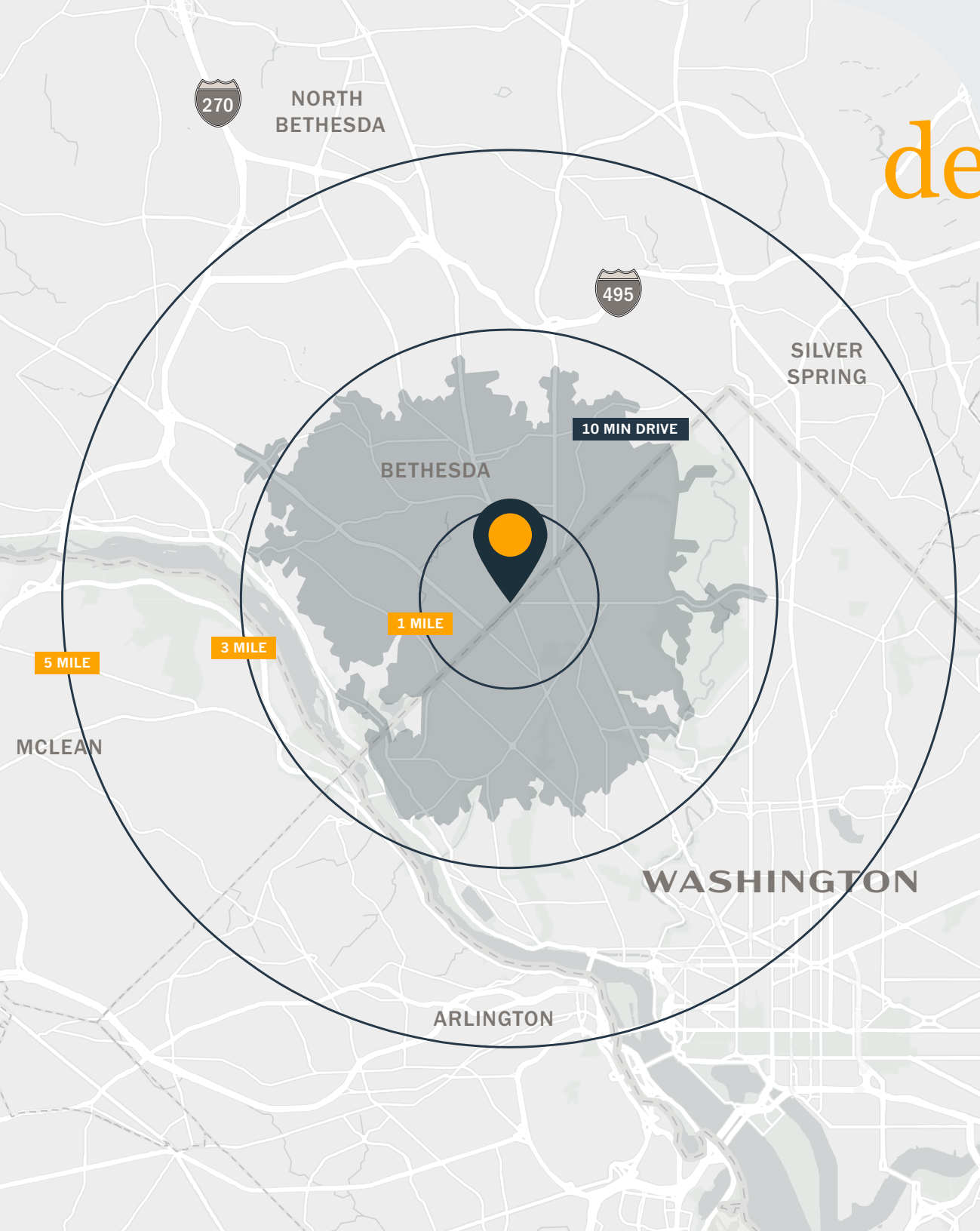
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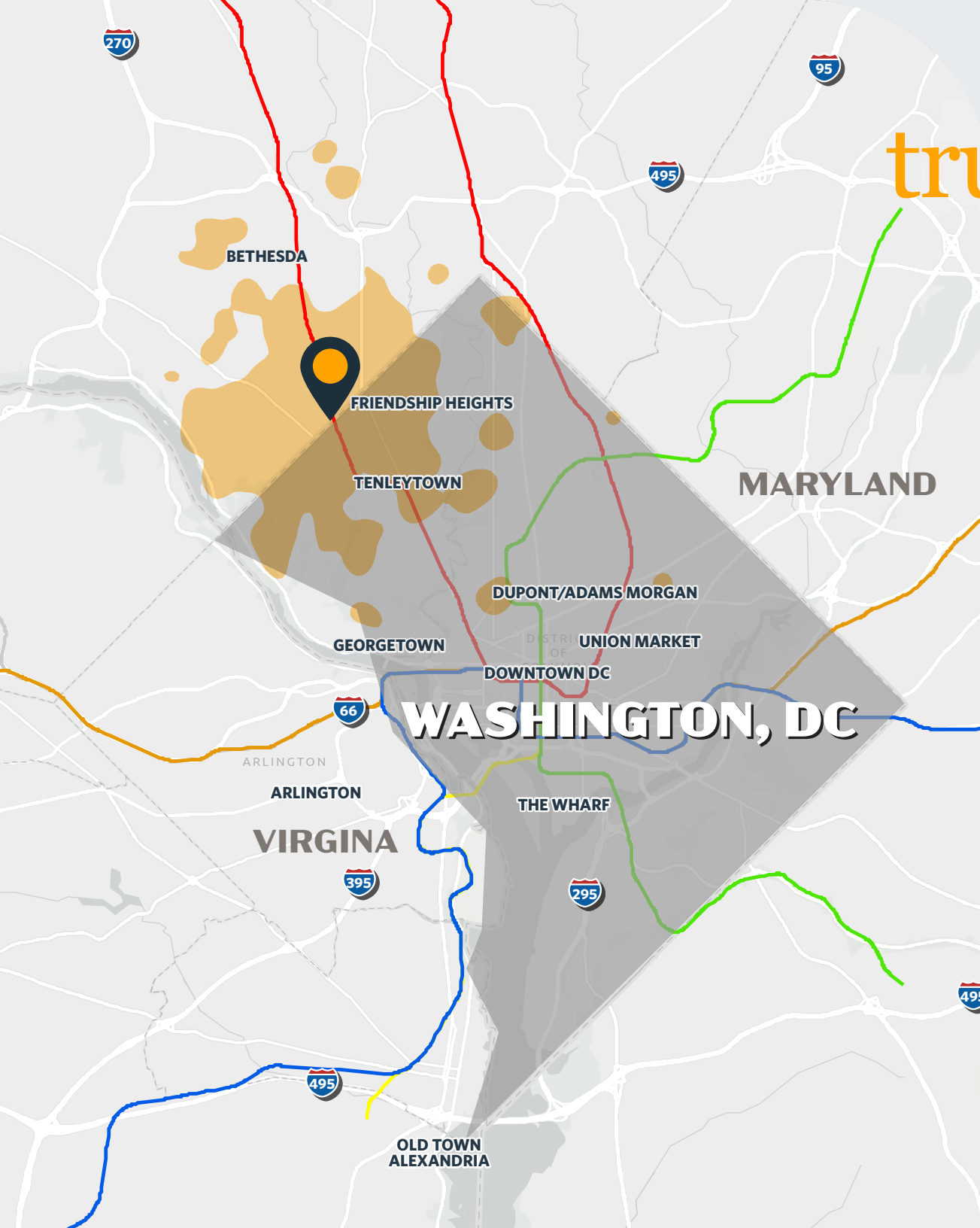
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demographics



1 Mile	3 Mile	5 Mile	10 Min Drive
Population			
28,641	178,302	628,893	128,087
Daytime Population			
40,747	221,095	898,345	106,630
Average Household Income			
\$245,312	\$234,633	\$200,056	\$245,439
Higher Education			
87%	87%	79%	89%
Households			
13,159	79,702	280,459	56,389
Spending on Apparel & Services			
\$67.02 M	\$394.54 M	\$1.21 B	\$289.63 M
Spending on Food Away from Home			
\$110.56 M	\$649.91 M	\$2.00 B	\$477.73 M

true trade area



TOP PSYCHOGRAPHICS

Power Elite 65.0%

The wealthiest households in the US, living in the most exclusive neighborhoods, and enjoying all that life has to offer

Booming with Confidence 17.4%

Prosperous, established couples in their peak earning years living in suburban homes

VISITATION DATA

689.6 K
Visits/Yr

242 K
Visitors/Yr

2.86 K
Visit Frequency/Yr

64 MIN
Avg. Dwell Time/Yr

Data from May 2023 - May 2024. Placer.ai

market aerial

neighborhood retailers



THE COLLECTION



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OF UNITS: 432 SF RETAIL: 117,202 SF

bloomingdales

WHOLE FOODS
MARKET

KNEADS
BREAD BAKERY

EILEEN
FISHER

THE CAPITAL
OSTEOPATH

GAP
BANANA REPUBLIC



TJ-maxx Total Wine & More
JUST SALAD Wonder

MAZZA GALLERIE
OF UNITS: 325 SF RETAIL: 40,500 SF

CHEVY CHASE METO CENTER

Michaels

Boothmonger
AN ARTS & CRAFTS MARKET

CHEVY CHASE PAVILION

TRADER JOE'S

5225 WISCONSIN AVENUE

FedEx Office
Print & Ship Services

FOUNDERS
BANK

FERGUSON

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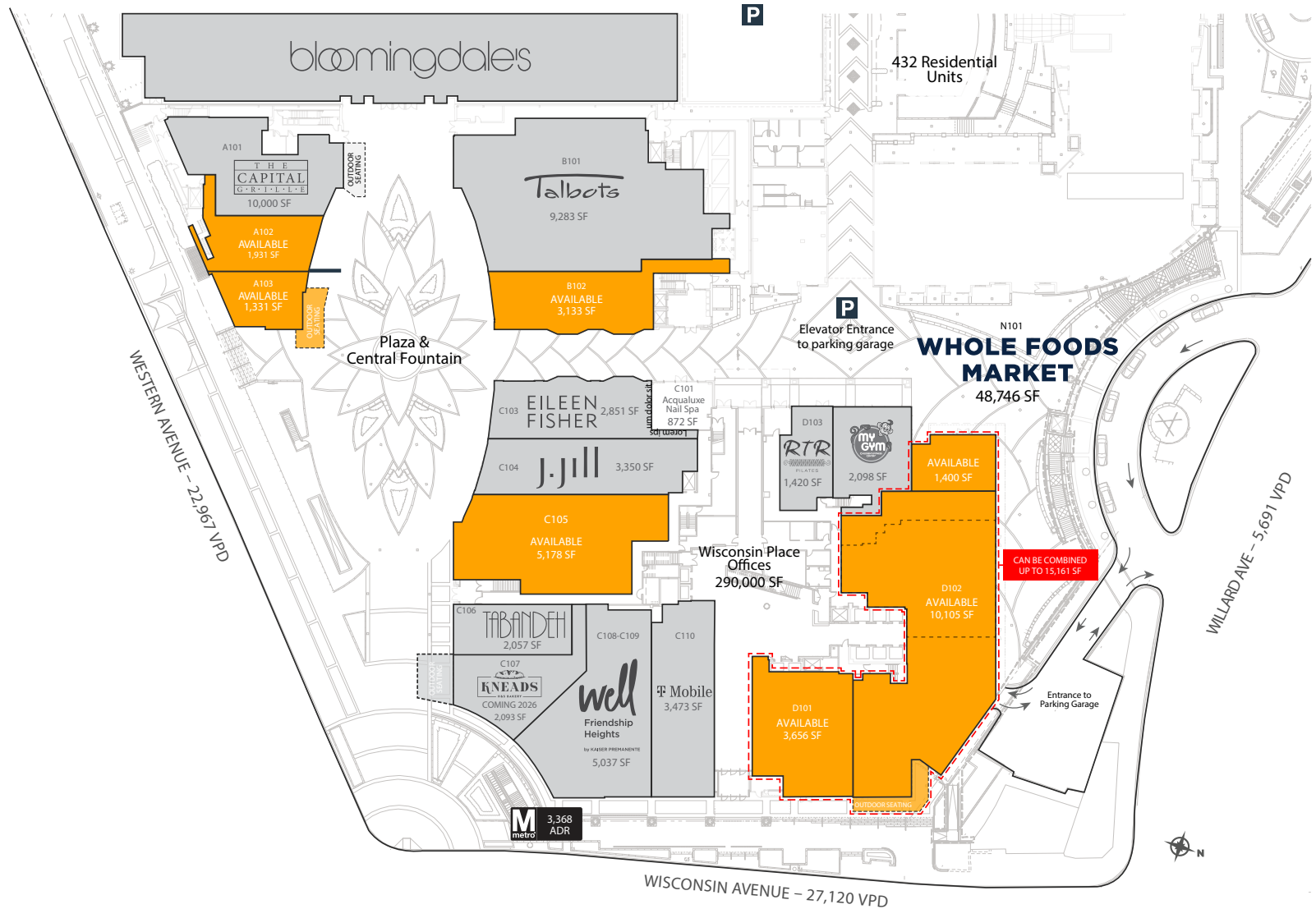
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site plan

FRIENDSHIP BLVD - 7,318 VPD



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