

CHEVY CHASE PAVILION

5335 WISCONSIN AVE NW, WASHINGTON, DC 20015

**SMALL SHOP, RESTAURANT & ANCHOR
SPACES AVAILABLE**

TRADER JOE'S

M
metro
FRIENDSHIP HEIGHTS
4,623 ADR

 **CLARION
PARTNERS**

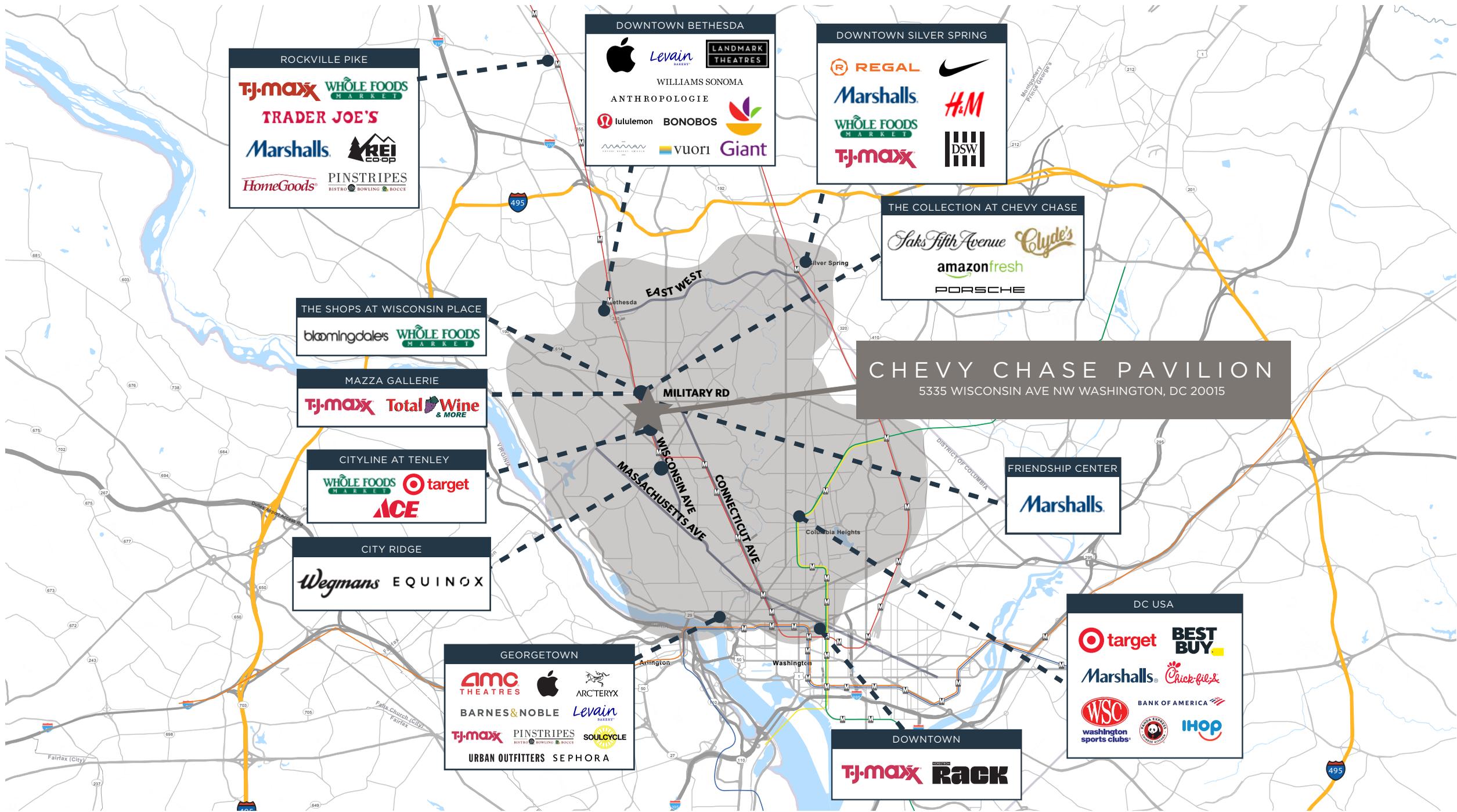
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	10 MIN DRIVE	TRADE AREA
POPULATION	29,330	182,294	568,726	165,420	270,125
AVERAGE HH INCOME	\$240,132	\$232,167	\$199,042	\$235,209	\$177,643
DAYTIME POPULATION	40,993	223,744	912,881	209,712	343,419
HOUSEHOLDS	13,574	81,300	283,682	73,665	129,636
AVERAGE AGE	45.8	41.0	37.5	41.8	38.8
\$ SPENT ON DINING	\$112,048,826	\$656,443,097	\$2,009,109,593	\$600,137,850	\$1,186,014,119
\$ SPENT ON GOODS & SERVICES	\$813,397,565	\$4,646,612,539	\$13,638,968,496	\$4,290,576,616	\$6,761,906,460

TRAFFIC



29,030 ADT
WISCONSIN AVENUE



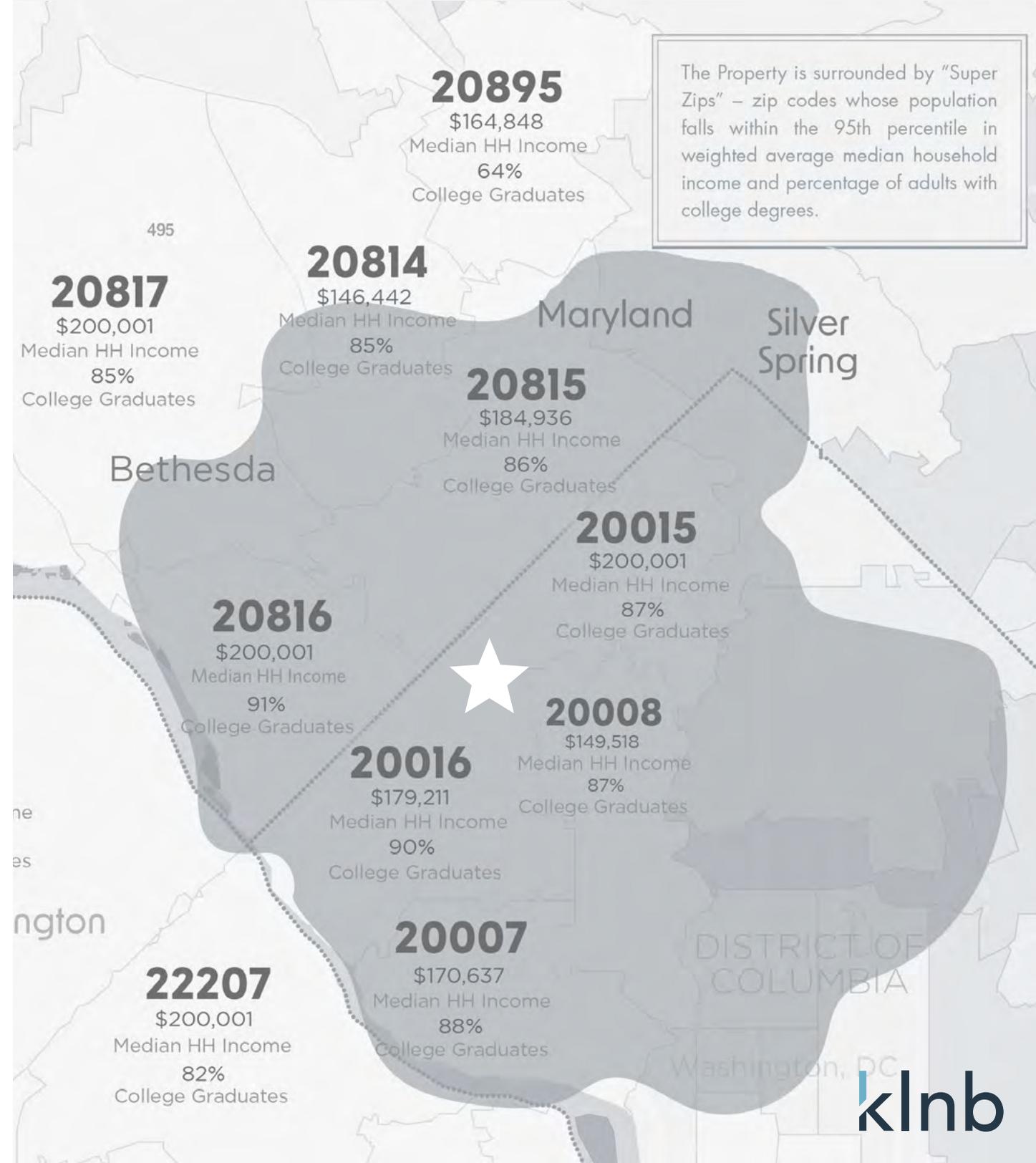
27,258 ADT
WESTERN AVENUE

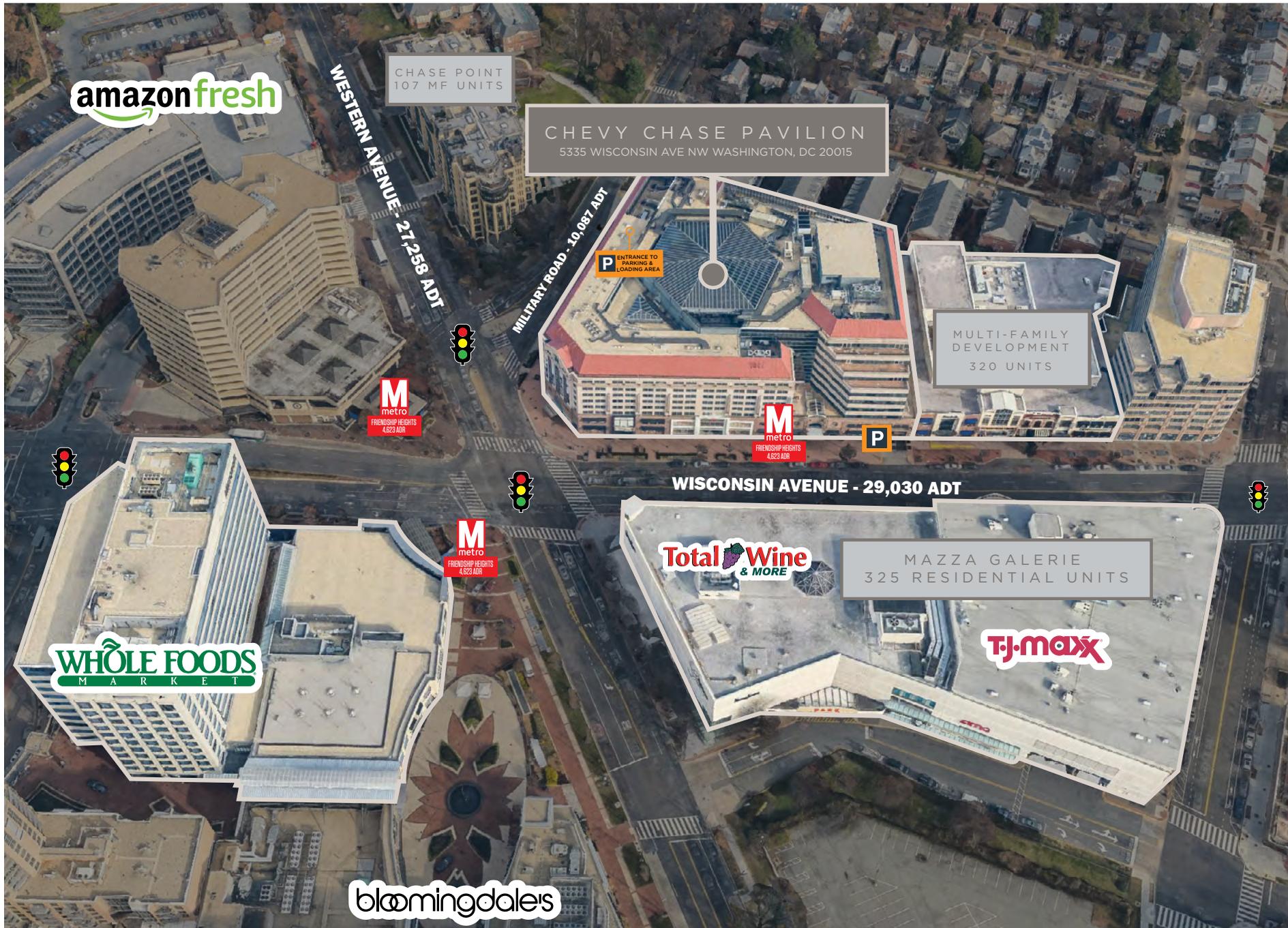


10,087 ADT
MILITARY ROAD



4,623 ADR
FRIENDSHIP HEIGHTS
METRO RED LINE





PROJECT AT A GLANCE

- Retail GLA: 170,000 SF
- Rare anchor opportunity within the district of up to 115,000 SF
- Anchor, Junior Anchor and small shop spaces available
- 601 parking spaces
- New lobby and multiple direct metro connections (Friendship Heights | 4,623 ADR)
- Direct access from parking into anchor premises

NEIGHBORHOOD RETAILERS

blomingdales

Total Wine & MORE

amazon fresh

Michaels

Clyde's



TJ-maxx

TRADER JOE'S

METRO LEVEL

ceiling height: 10'6" to 12' 0"

signed lease = ■
available = ■

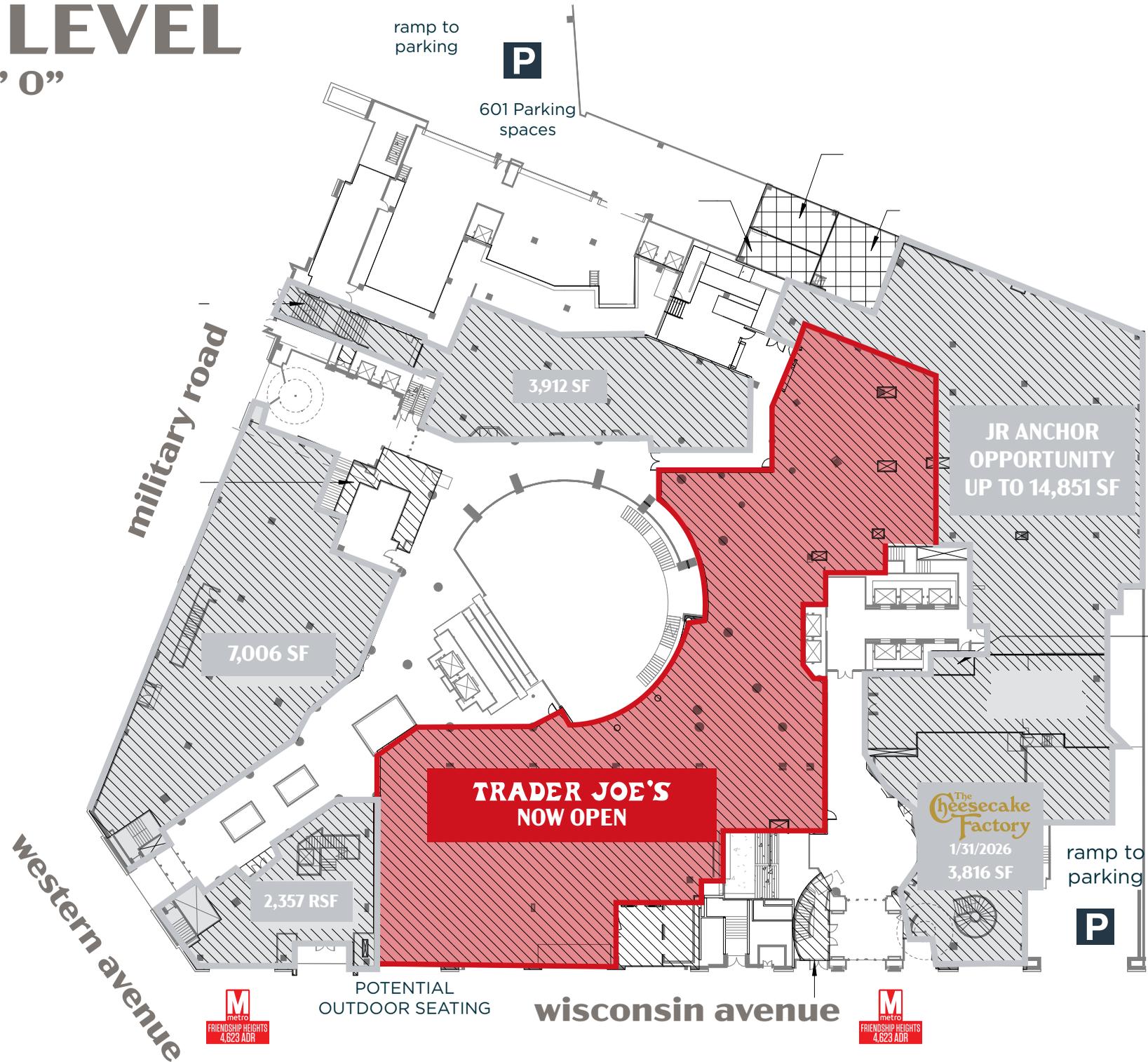


STREET LEVEL

ceiling height: 12' 0"

signed lease = ■

available = ■



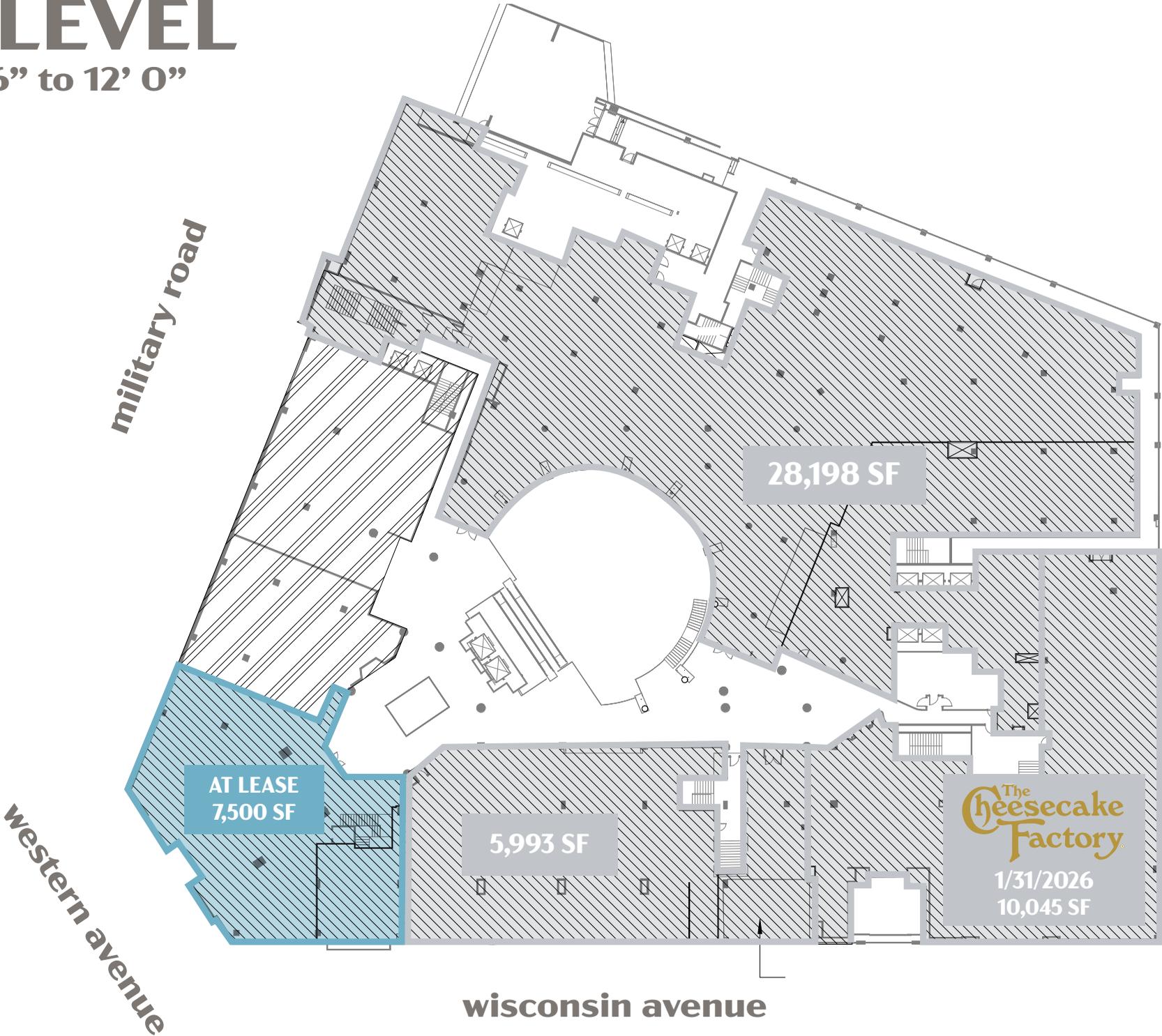
SECOND LEVEL

ceiling height: 10'6" to 12' 0"

available=



at lease=



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