



ENTIRE BUILDING AVAILABLE  
CAN BE DEMISED

## JOIN THESE RETAILERS



## FULL BUILDING OPPORTUNITY IN THE HEART OF GLOVER PARK

- Up to 29,876 SF Available
  - 14,042 SF + 1,334 SF Lower Level
  - 14,500 SF - Formerly Washington Sports Club
- Space can be demised to approximately 4,500-6,500 SF
- Street Level space was previously occupied by Rite Aid and was newly built out in 2017
- Second Level space was previously occupied by Washington Sports Club
- **Up to 30 exclusive parking spaces with direct elevator access**
- Over 100 feet of frontage on Wisconsin Avenue
- Prominent signage and branding opportunity
- Underserved sub market with great demographics

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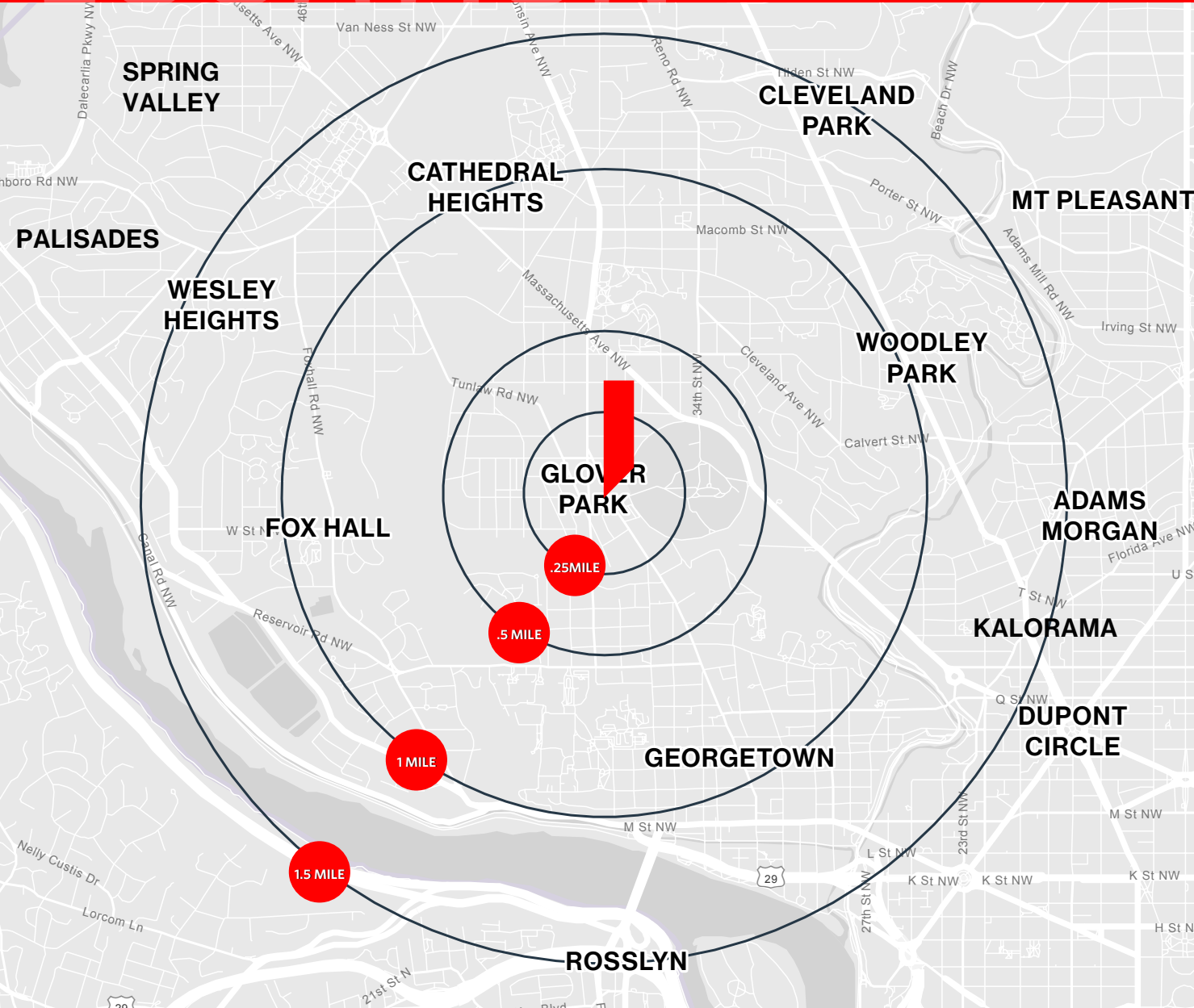
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# LOCATION

# 2251 WISCONSIN AVENUE NW



## AVAILABLE SPACE

- 14,042 SF + 1,334 SF Lower Level
- 14,500 SF - Formerly Washington Sports Club
- Up to 30 dedicated parking spaces
- Direct elevator access from retail parking into the premises

## DEMOGRAPHICS | 2026:

	.25-MILE	.5-MILE	1-MILE	1.5-MILE
Population	2,271	9,364	34,458	72,985
Daytime Population	3,490	9,172	38,348	97,890
Households	1,163	4,816	15,701	37,494
Average HH Income	\$324,283	\$240,177	\$255,323	\$244,302

## TRAFFIC COUNTS | 2024:

Wisconsin Ave NW 22,833 ADT

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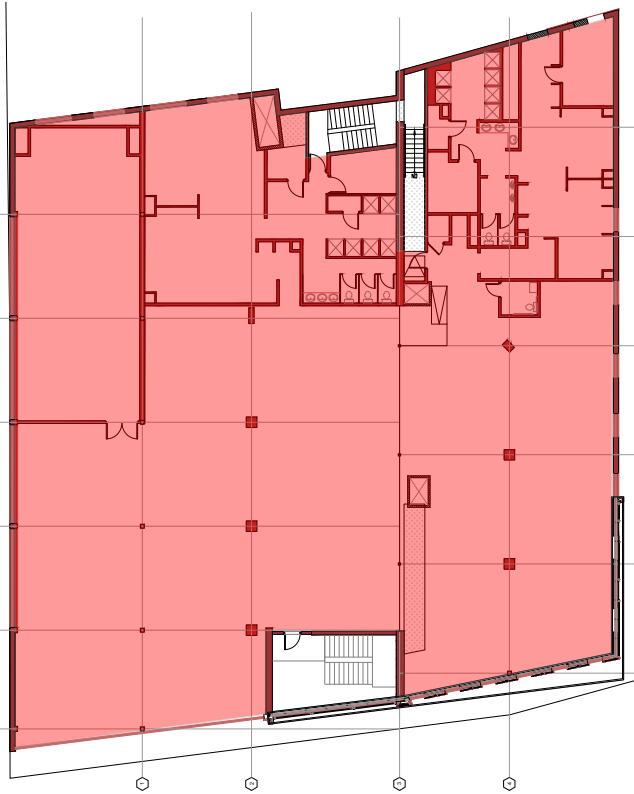
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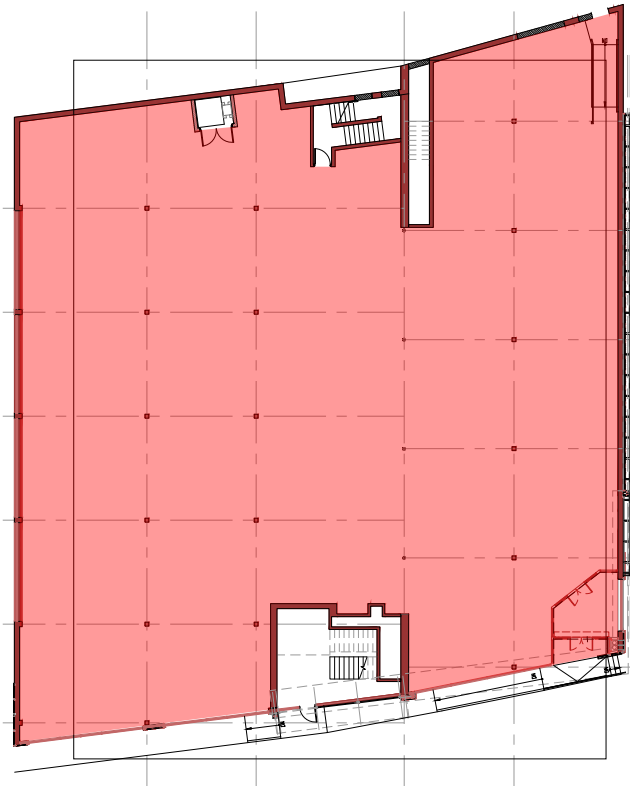
# SITE PLAN

## 2251 WISCONSIN AVENUE NW

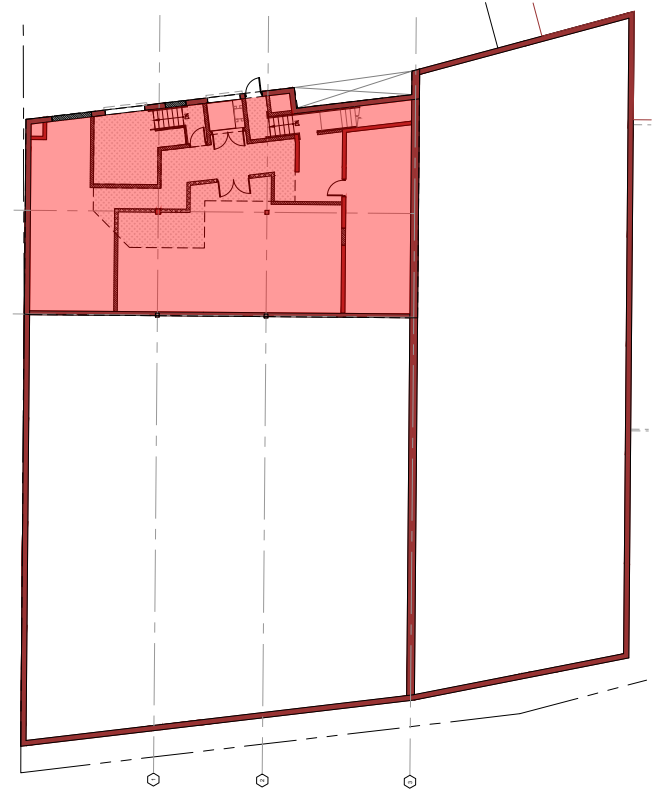
**2ND LEVEL**  
14,500 SF



**STREET LEVEL**  
14,042 SF



**LOWER LEVEL**  
1,334 SF



WISCONSIN AVE 22,833 ADT

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# DEMISING SCENARIO

# 2251 WISCONSIN AVENUE NW

## 1ST LEVEL DEMISING SCENARIO EXAMPLE



WISCONSIN AVE 22,833 ADT

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# PHOTO

# 2251 WISCONSIN AVENUE NW



**Street Level Space - 14,042 SF**

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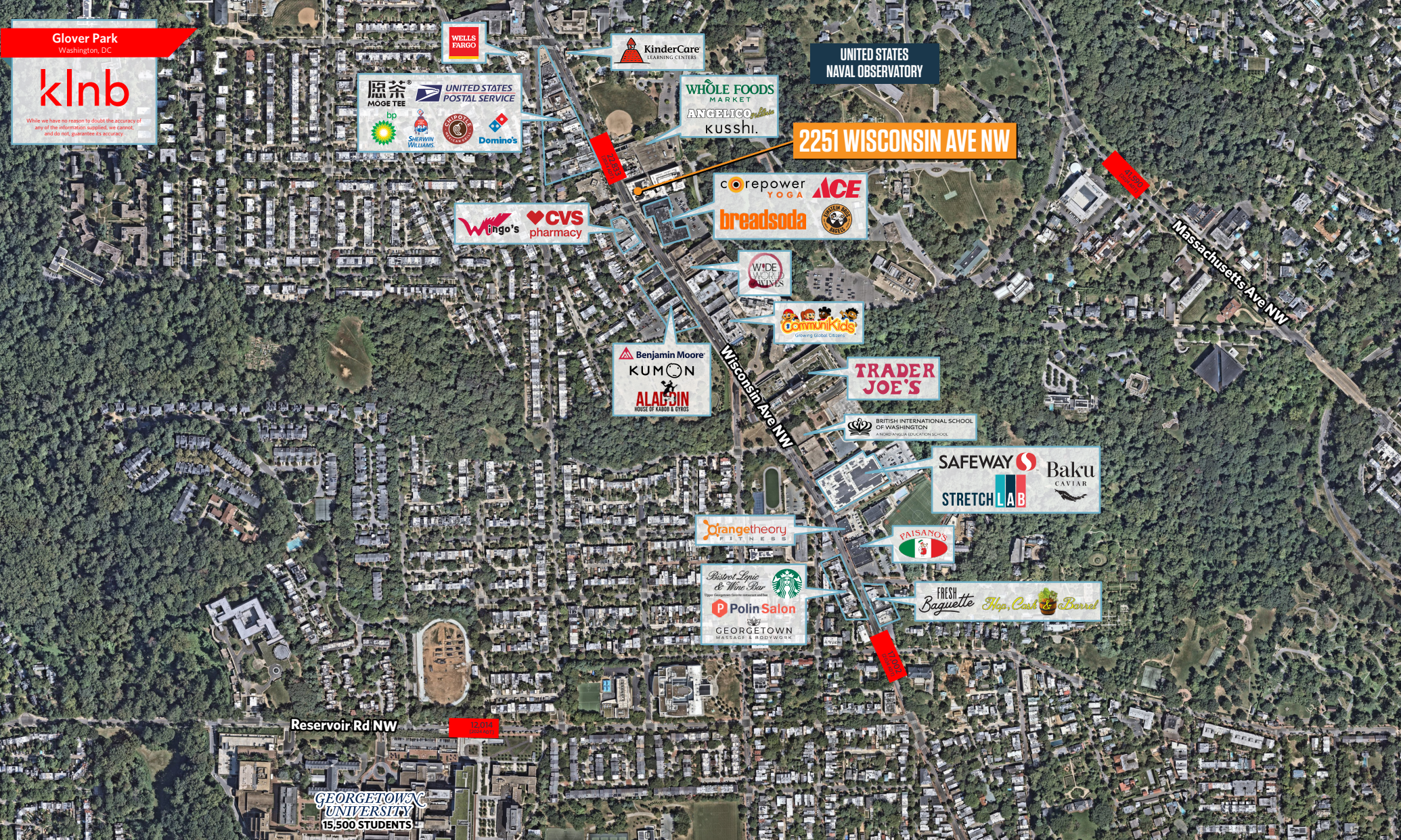
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**FOR MORE INFORMATION, PLEASE CONTACT:**

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