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THE ST·JAMES



RETAIL FOR LEASE

- Prime 2nd Gen Showroom space available immediately in Downtown Bethesda
- Convenient access to 96 parking spaces located directly adjacent to the building
- Within a 15 minute walk, 60,221 Residential Units, 8.9M SF of Office Space & 1,605 Hotel Keys

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KELLY ATKINSON

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KIM STEIN

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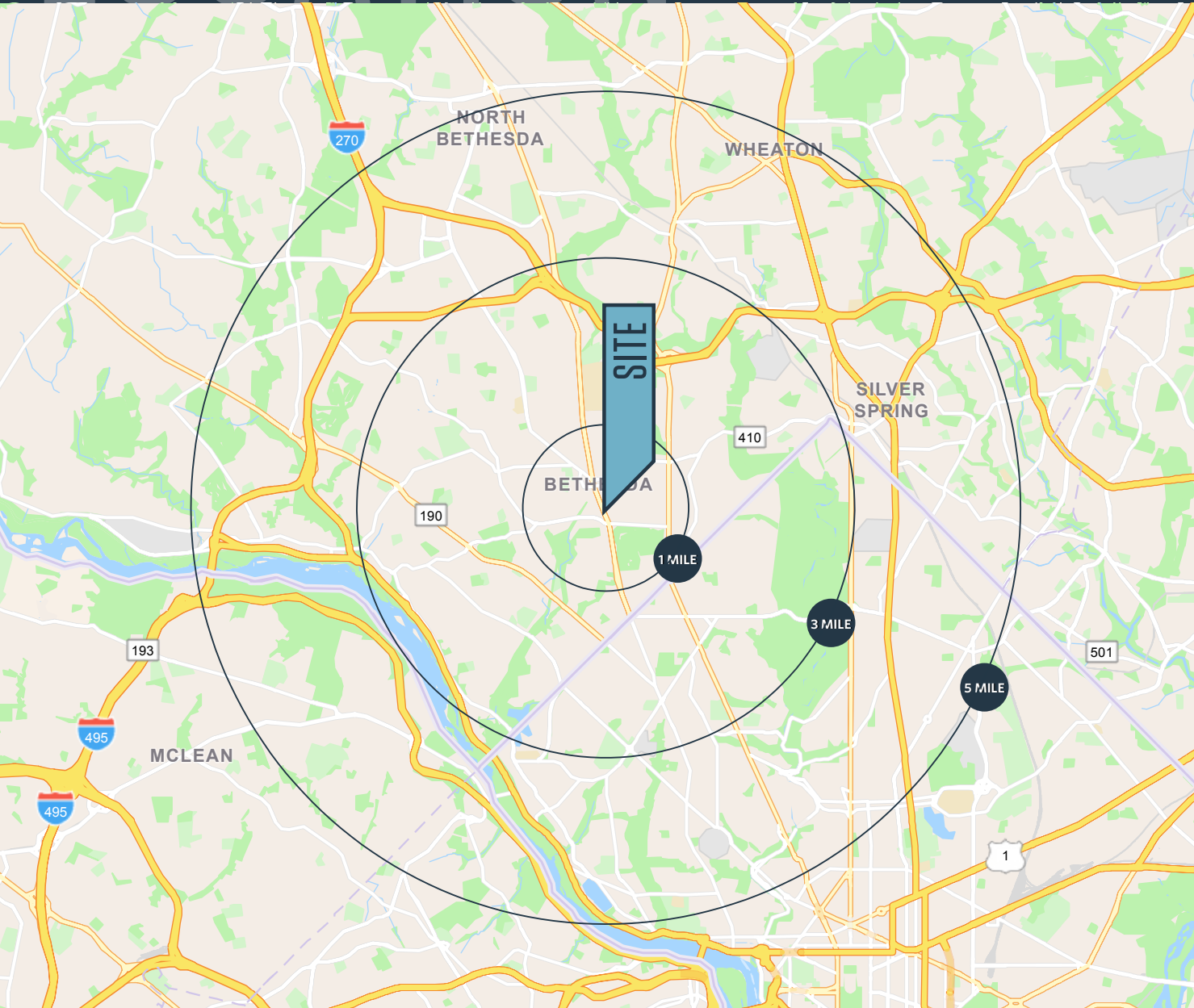
JENNIFER PRICE

jprice@klnb.com | 202-420-7768

LOCATION

4618 LELAND STREET

BETHESDA, MD 20815



DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
28,215	158,233	515,658
Daytime Population		
28,215	158,233	515,658
Households		
13,771	65,778	221,849
Average HH Income		
\$251,853	\$285,879	\$224,411

TRAFFIC COUNTS | 2025:

Wisconsin Ave (MD-355)	30,180 ADT
Bradley Blvd	18,760 ADT
Woodmont Ave	4,845 ADT

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MARKET

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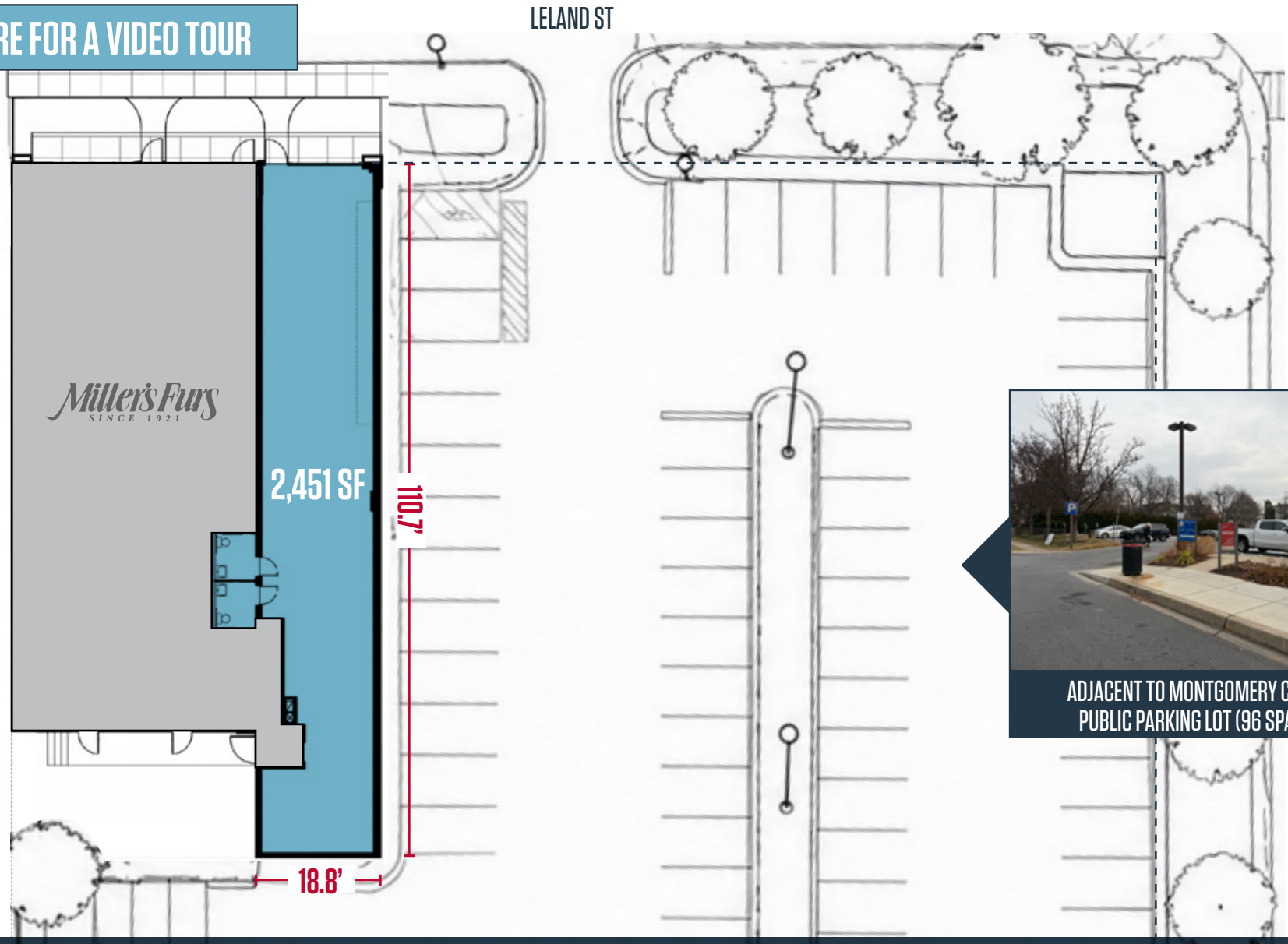


SITE PLAN

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