



NEARBY RETAILERS



RETAIL FOR LEASE

- 2,739 SF 2nd Gen Bank - Available 1/1/2027
- 138,000 SF of medical space and amenities; home to many of the best medical practices in the city
- Located in Wesley Heights, minutes from American University, Tenleytown and Cathedral Commons
- Easy and accessible parking - 265 spaces on-site

MATT SKALET

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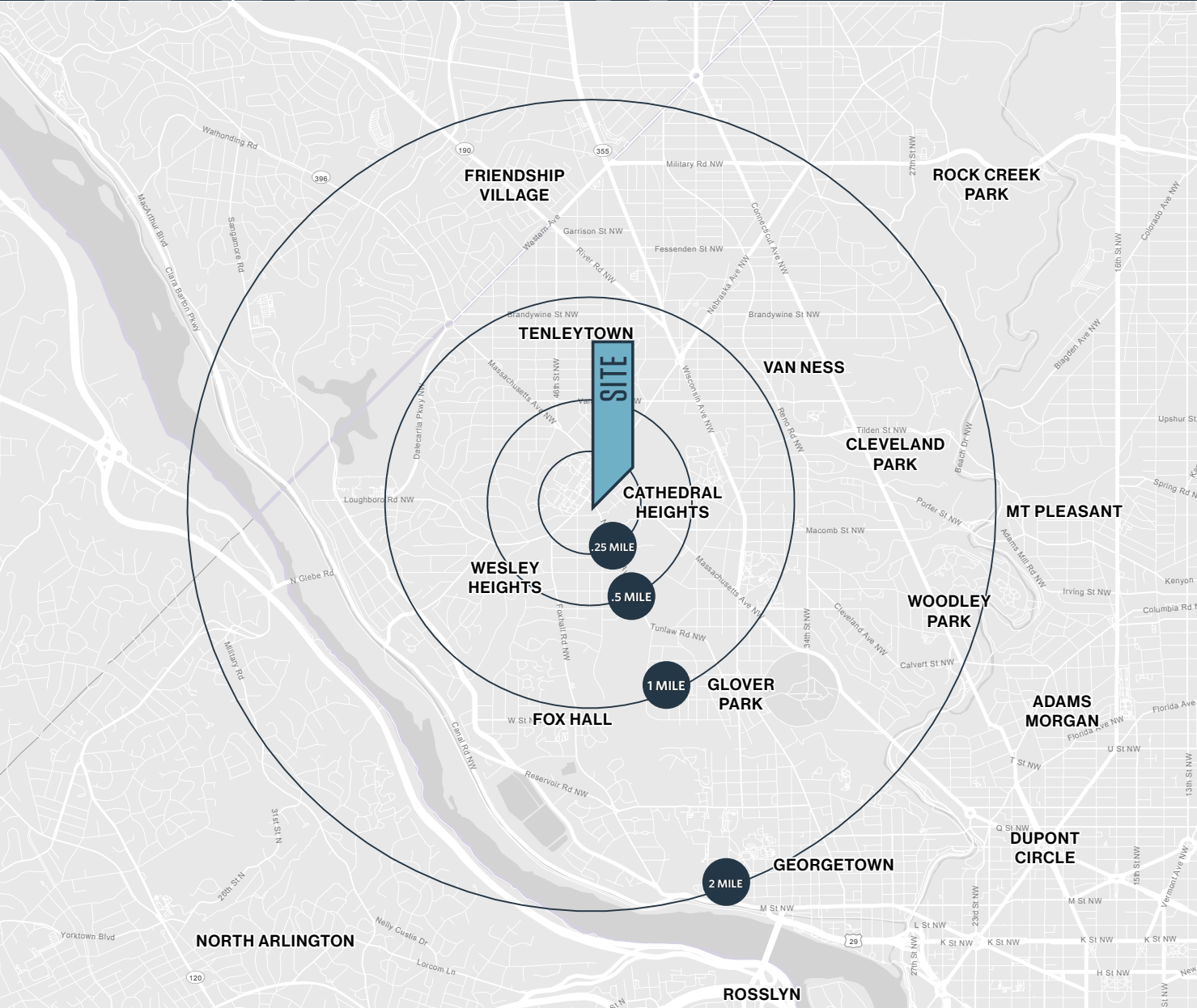
KELLY ATKINSON

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LOCATION

FOXHALL SQUARE

3301 NEW MEXICO AVE NW, WASHINGTON, DC 20016



AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
2,739 SF	Negotiable	As-Is	Coming Available

DEMOGRAPHICS | 2025:

	.25-MILE	.5-MILE	1-MILE	2-MILE
Population	3,236	12,850	31,723	96,662
Daytime Population	7,016	15,807	31,748	112,819
Households	1,585	5,755	15,117	44,376
Average HH Income	\$234,039	\$230,735	\$254,902	\$263,735

TRAFFIC COUNTS | 2024:

Massachusetts Ave NW	23,456 ADT
Nebraska Ave NW	24,138 ADT

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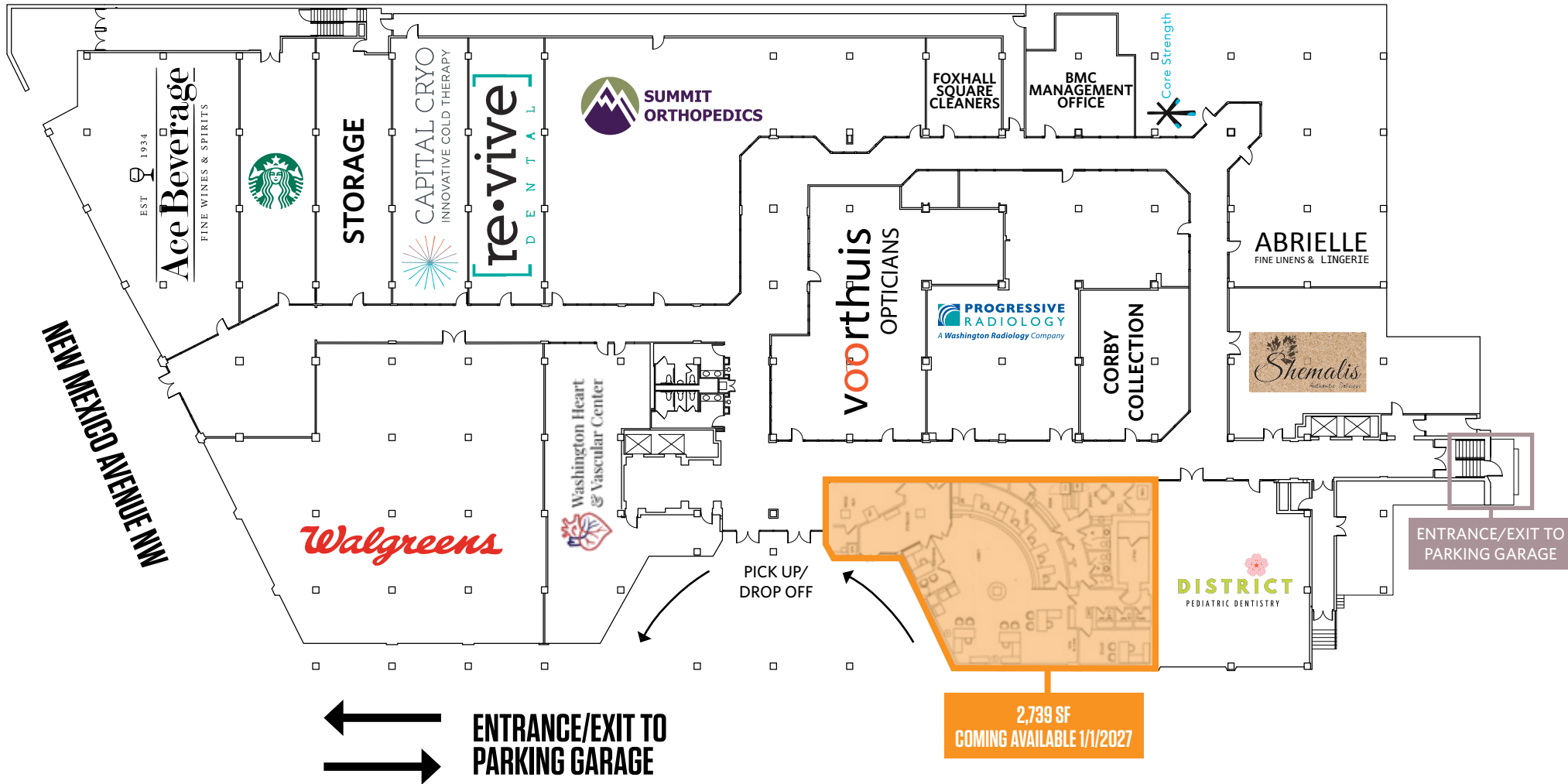
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SITE PLAN

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AERIAL

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