

# 1661 WISCONSIN AVE NW

Washington, DC 20007



## NEARBY RETAILERS



FRESH  
*Baguette*

Tatte  
BAKERY & CAFÉ

pâtisserie  
poupon

LUTÈCE YELLOW

## RETAIL/OFFICE/SHOWROOM FOR LEASE

- Approximately 555 SF boutique retail/office/showroom opportunity along Wisconsin Avenue NW with street-level access in Georgetown, one of Washington, DC's most established high-street retail corridors.
- Positioned within a highly walkable neighborhood retail node surrounded by variety of uses: cafés, bakeries, fitness, bridal, service retail, and destination food & beverage users.
- Located near Georgetown University, MedStar Georgetown University Hospital, Duke Ellington School of the Arts, Jelleff Recreation Center, and Dumbarton Oaks Park, supporting consistent daytime, student, residential, and tourist traffic.

LEASED BY:

**kInb**

**Victor Salcido**  
victor@kInb.com  
240-755-2704

**Cole Judd**  
cjudd@kInb.com  
571-405-9526

1130 Connecticut Ave, NW, Suite 600  
Washington, DC 20036  
kInb.com

# 1661 WISCONSIN AVE NW

Washington, DC 20007



## LOCATION

## & DEMOGRAPHICS

### TRAFFIC COUNTS | 2024

Wisconsin Avenue NW

19,560 ADT

1-MILE

3-MILES

5-MILES



Population

33,097

347,266

818,046



Households

15,365

176,905

390,744



Daytime Population

59,449

735,761

1,285,760



Average Household Income

\$240,285

\$205,568

\$200,633

**Victor Salcido**  
victor@klnb.com  
240-755-2704

**Cole Judd**  
cjudd@klnb.com  
571-405-9526

1130 Connecticut Ave, NW, Suite 600  
Washington, DC 20036

klnb.com



# 1661 WISCONSIN AVE NW

Washington, DC 20007

BIRD'S EYE VIEW



Victor Salcido  
victor@klnb.com  
240-755-2704

Cole Judd  
cjudd@klnb.com  
571-405-9526

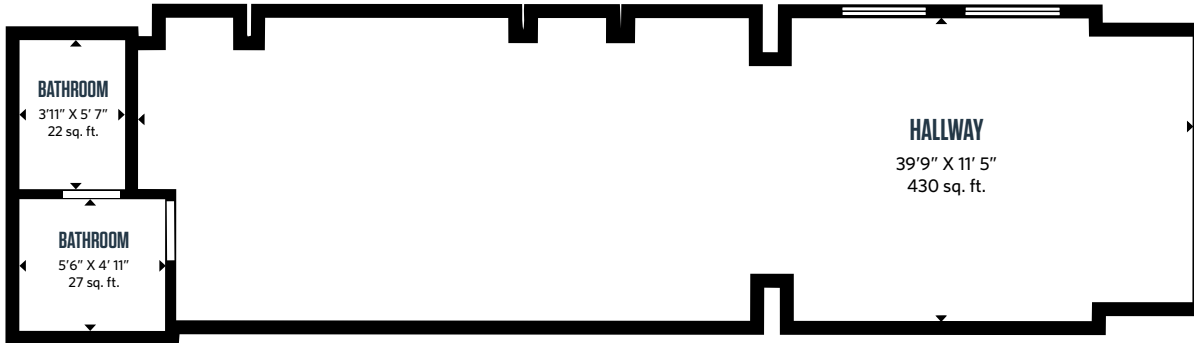
1130 Connecticut Ave, NW, Suite 600  
Washington, DC 20036  
klnb.com

klnb

# 1661 WISCONSIN AVE NW

Washington, DC 20007

555 SF IMMEDIATELY AVAILABLE



CLICK FOR VIRTUAL TOUR!

MAIN SALES FLOOR



ENTRANCE AND WINDOW LINE TO WISCONSIN AVE NW



EXISTING RESTROOM



Victor Salcido  
victor@klnb.com  
240-755-2704

Cole Judd  
cjudd@klnb.com  
571-405-9526

1130 Connecticut Ave, NW, Suite 600  
Washington, DC 20036  
klnb.com

klnb

# 1661 WISCONSIN AVE NW

Washington, DC 20007

[CLICK TO VIEW PROPERTY WEBSITE](#)

**For More Information, Please Contact:**

**Victor Salcido**  
victor@klnb.com  
240-755-2704

**Cole Judd**  
cjudd@klnb.com  
571-405-9526



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

1130 Connecticut Ave, NW, Suite 600  
Washington, DC 20036  
klnb.com

