

TRADER JOE'S
RECENTLY RENEWED
FOR 10 YEARS

136 PARKING SPACES



JOIN THESE RETAILERS



2,709 SF & 2,462 SF SPACES AVAILABLE

- Recently renovated 4 level shopping center with 136 parking spaces
- Billboard signage opportunity fronting Wisconsin Avenue's 35,000 + average cars per day and located at a lighted intersection
- Walking distance to  ,  and Bethesda Row
- 7 day trade area with extremely dense daytime and affluent residential demographics

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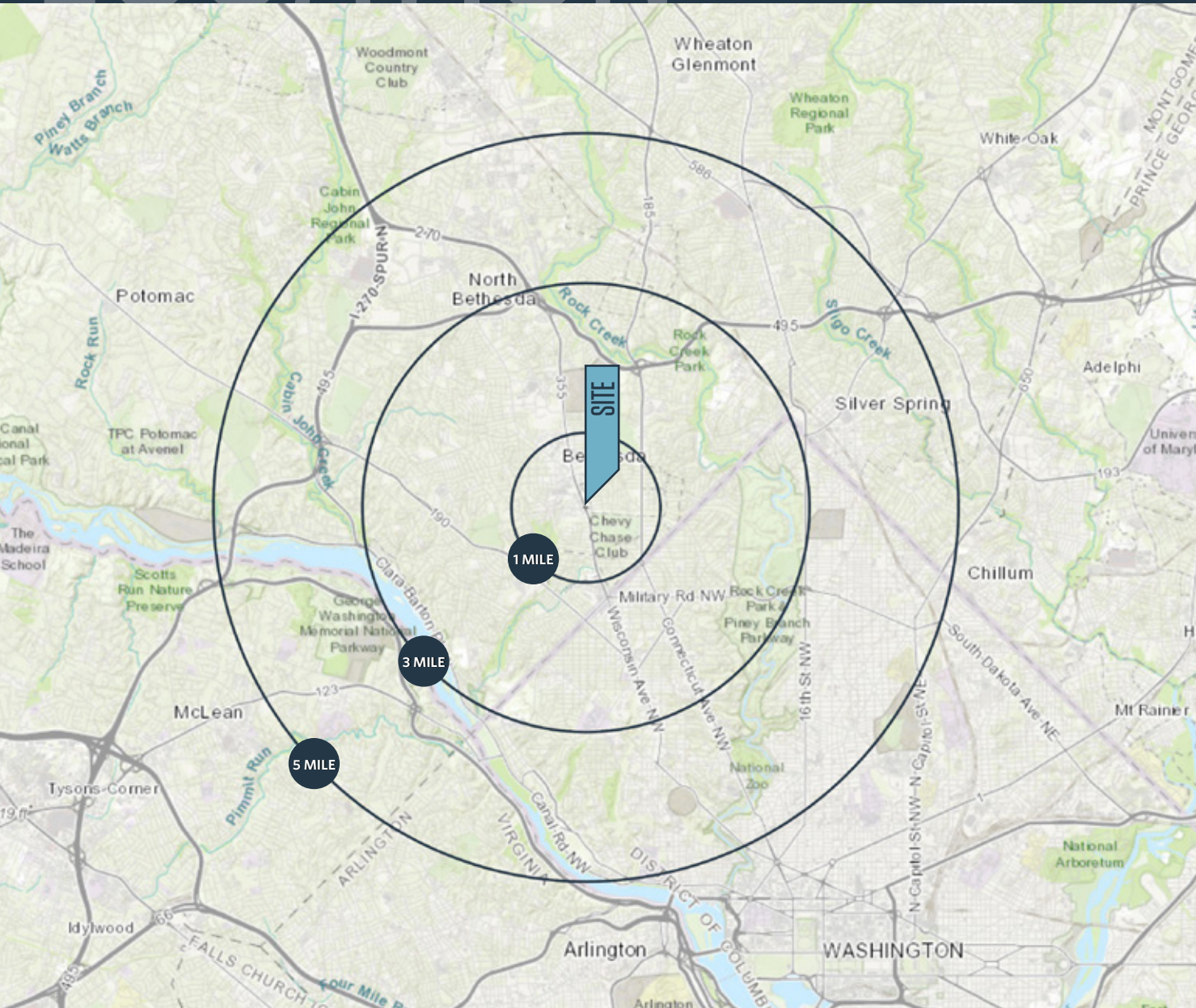
STEVE COMBS

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LOCATION

SHOPS OF WISCONSIN

6831 WISCONSIN AVENUE, BETHESDA, MD 20815



PROPERTY HIGHLIGHTS:

2,709 SF & 2,462 SF spaces anchored by:



&



AVAILABLE SPACE

SIZE | RATE | CONDITION | DELIVERY | EST. NNN

2,709 SF | Negotiable | As-Is | Immediate | \$14.02 PSF

2,462 SF | Negotiable | As-Is | Immediate | \$14.02 PSF

DEMOGRAPHICS | 2026:

1-MILE	3-MILE	5-MILE
Population		
27,578	160,200	526,534
Daytime Population		
53,474	209,720	562,204
Average HH Income		
\$269,285	\$286,755	\$228,082

TRAFFIC COUNTS | 2024:

Wisconsin Avenue	36,274 ADT
Bradley Boulevard	22,494 ADT

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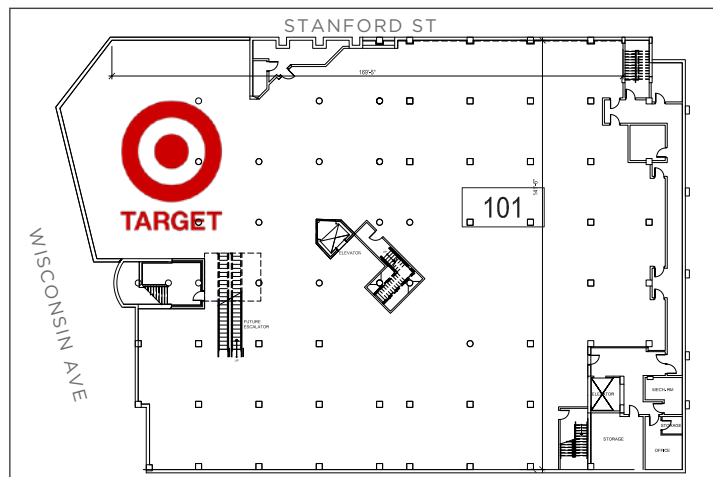
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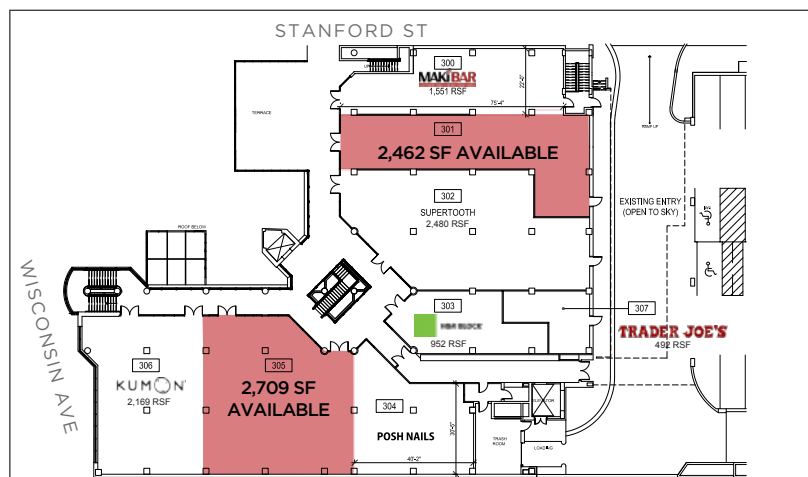
LOWER LEVEL FLOOR PLAN



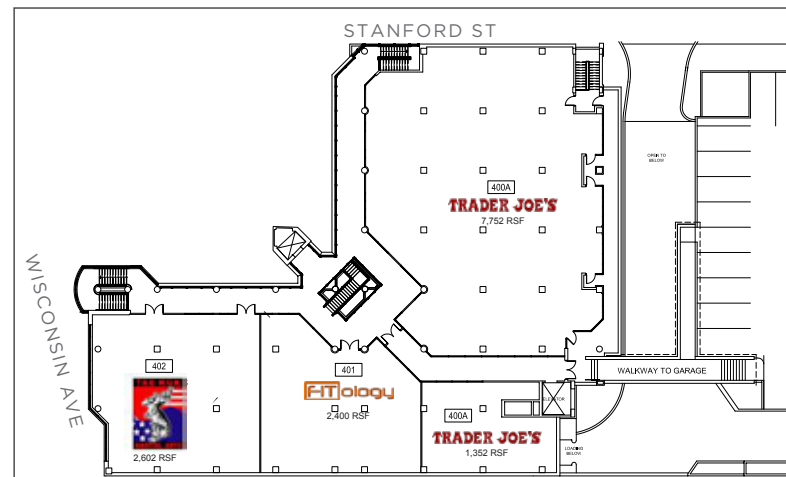
[WISCONSIN AVENUE] STREET FLOOR PLAN



SECOND LEVEL FLOOR PLAN



THIRD LEVEL FLOOR PLAN



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SHOPS OF WISCONSIN

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FOR MORE INFORMATION, PLEASE CONTACT:

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