



NEARBY ATTRACTIONS



CORNER BUILDING FOR LEASE

- Rare corner parcel in upper NW with approximately 12 dedicated parking
- 2nd generation bank building with drive thru
- Easily accessible at full movement traffic signal at Wisconsin Ave (22,861 ADT) and Harrison Street (1,515 ADT)
- 1 block to Friendship Heights Metro (2,910 RPD)
- Approximately 6,200 SF Full Building Available
 - 2,063 SF Basement
 - 2,063 SF Street Level with Drive Thru
 - 2,063 SF 2nd Level

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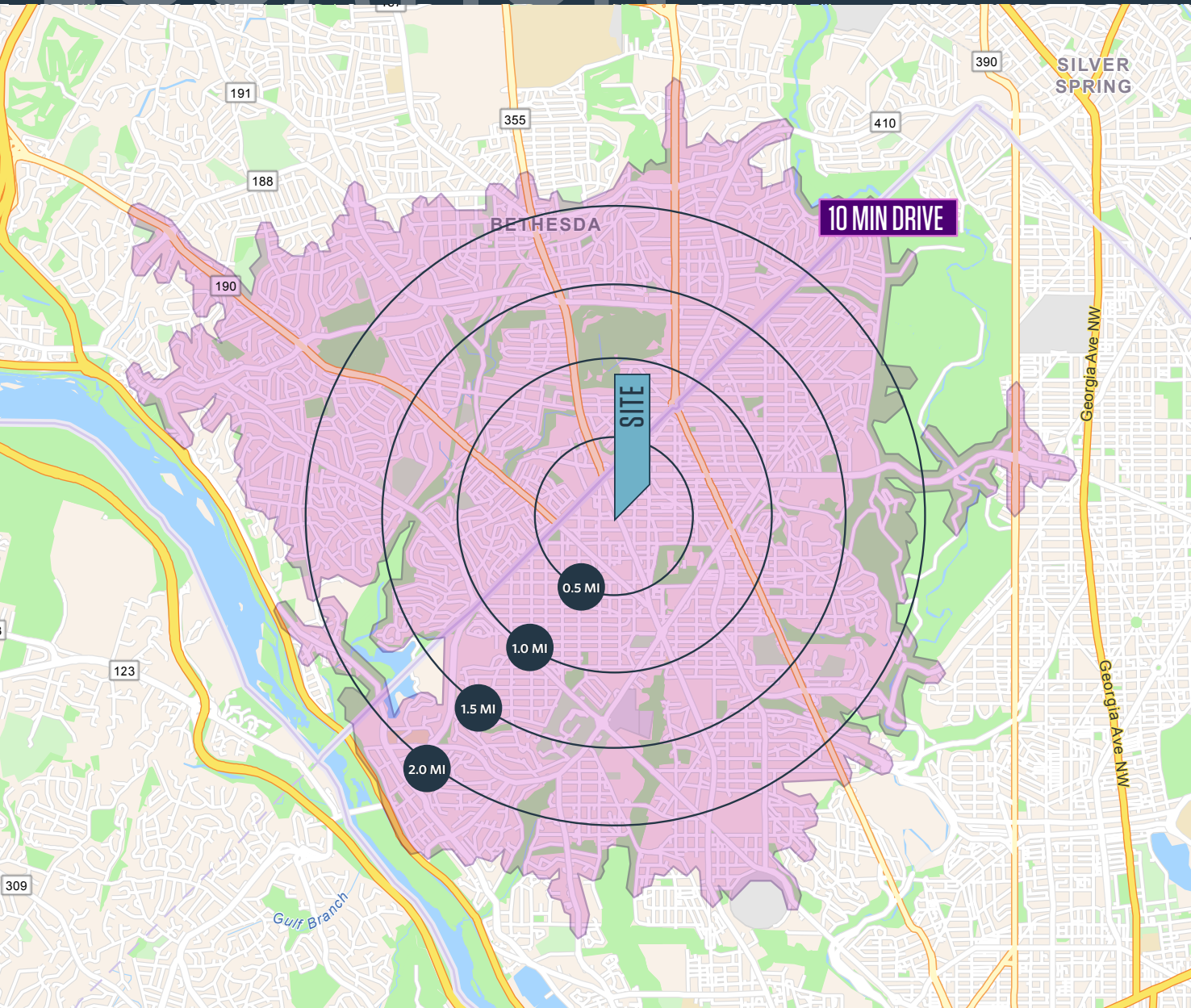
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LOCATION

5200 WISCONSIN AVE NW

WASHINGTON, DC 20015



DEMOGRAPHICS | 2024:

10 MIN DRIVE	.5-MILE	1-MILE	1.5 MILE	2 MILE
Population				
121,478	8,475	31,851	58,320	96,050
Daytime Population				
157,330	18,328	41,651	71,391	128,886
Households				
55,170	4,172	14,644	25,005	43,546
Average HH Income				
\$233,439	\$200,344	\$226,683	\$232,600	\$229,545

TRAFFIC COUNTS | 2023:

Wisconsin Ave NW	22,861 ADT
Harrison St NW	1,515 ADT
Walk Score	83 Very Walkable
Friendship Heights Metro	2,910 RPD
Tenleytown Metro	2,817 RPD

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PHOTO

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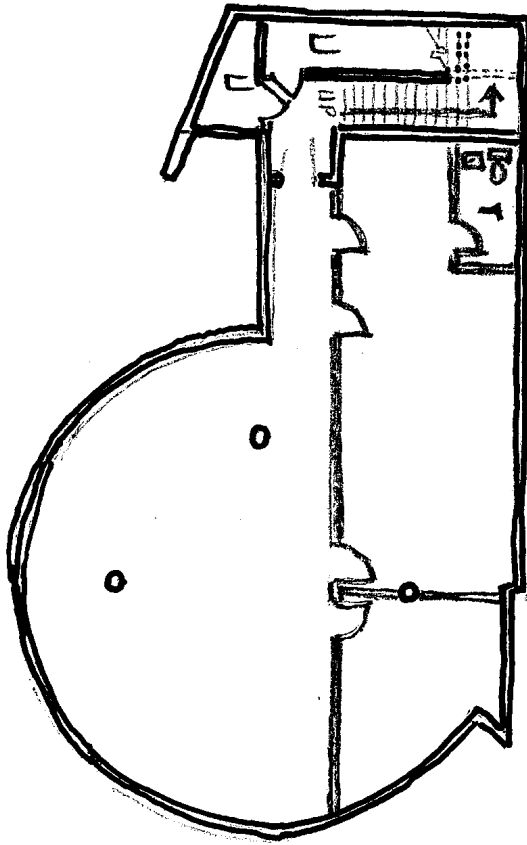
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SITE PLAN

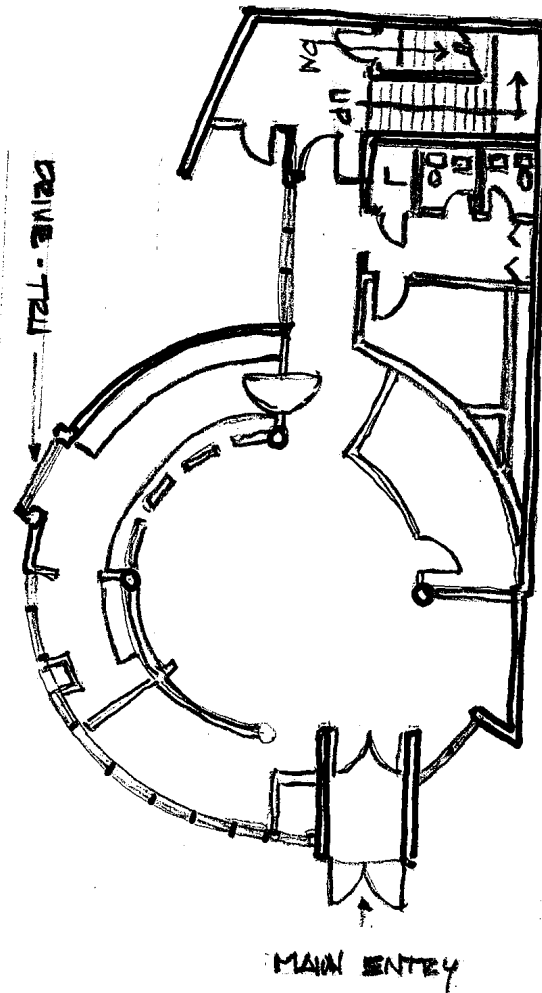
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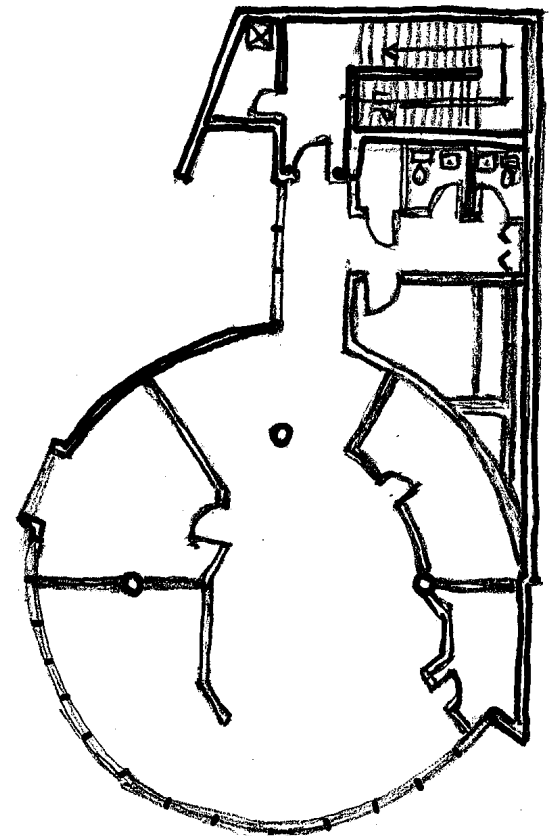
BASEMENT



FIRST FLOOR



SECOND FLOOR



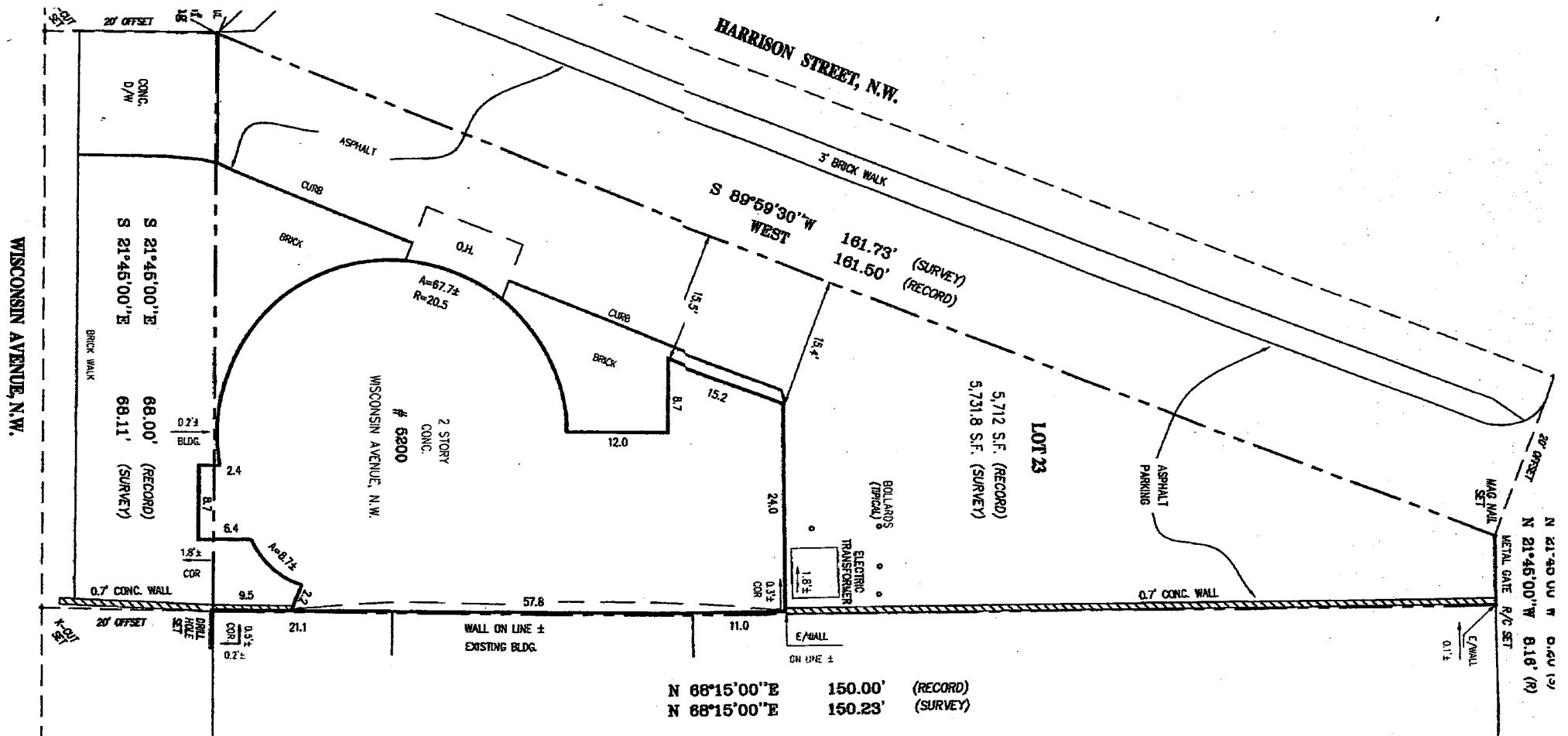
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