



## JOIN THESE RETAILERS



## NEARBY RETAILERS



## RETAIL FOR LEASE

- Ground level retail of Tenley View: mixed-use development along Wisconsin Ave (23,340 ADT) with 60 apartments.
- In close vicinity to Tenley Town Metro Station (5,785 ADR), Target, Whole Foods, and American University (14,852 total student enrollment)
- Average household income of over \$268,000 within a 10-minute walk.

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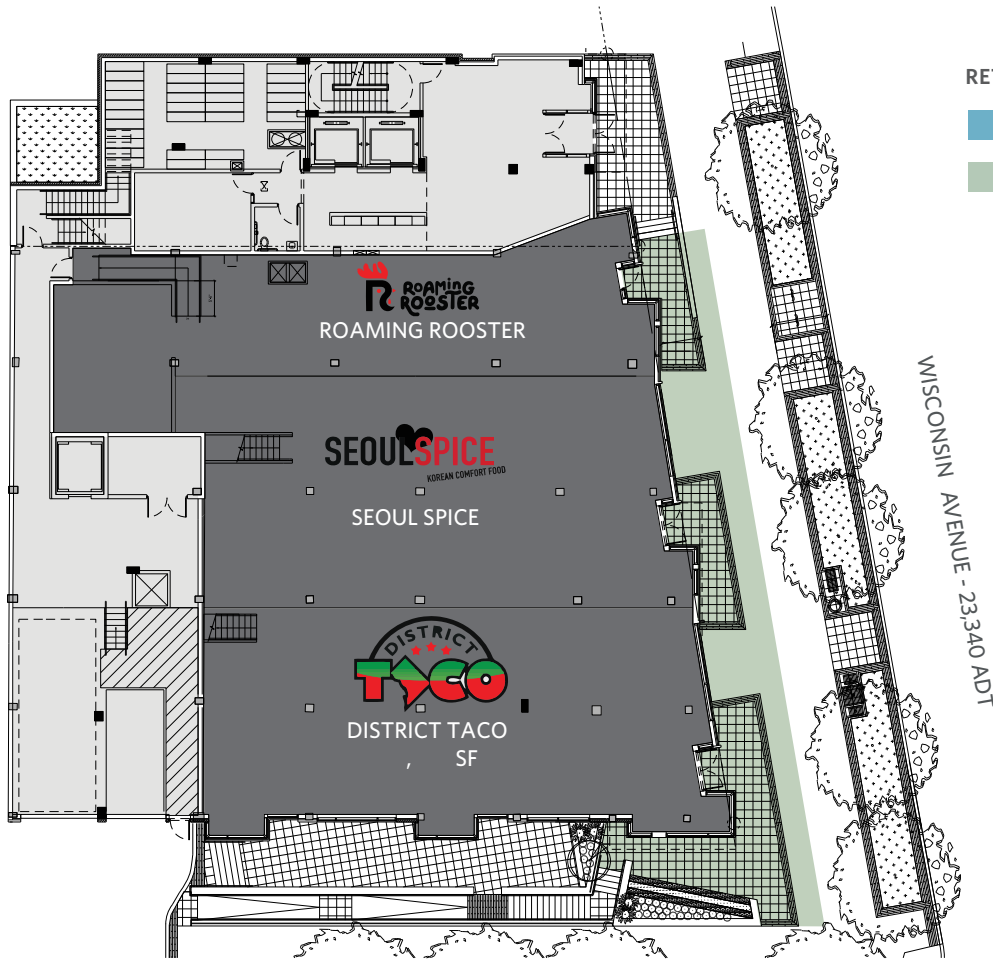
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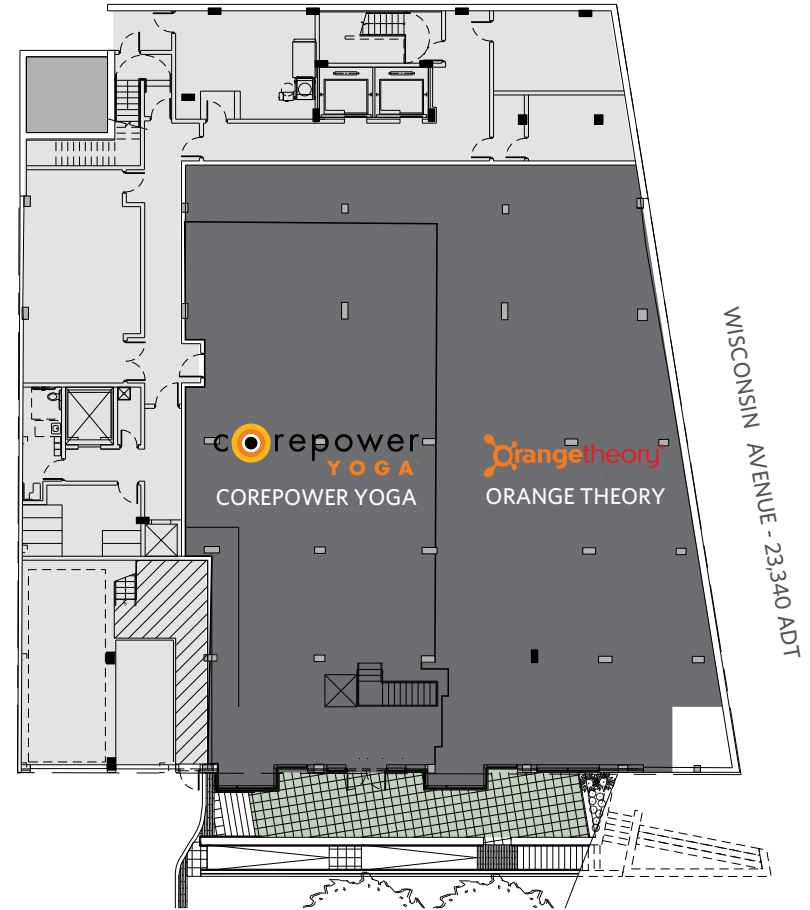
## WISCONSIN AVENUE LEVEL



### RETAIL PLAN KEY

- Retail Space
- Outdoor Patio

## BRANDYWINE STREET LEVEL



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# ELEVATION

## TENLEY VIEW

4600 WISCONSIN AVE NW, WASHINGTON, DC 20016

### ALONG WISCONSIN AVE NW



EAST ELEVATION

### ALONG BRANDYWINE ST NW



SOUTH ELEVATION

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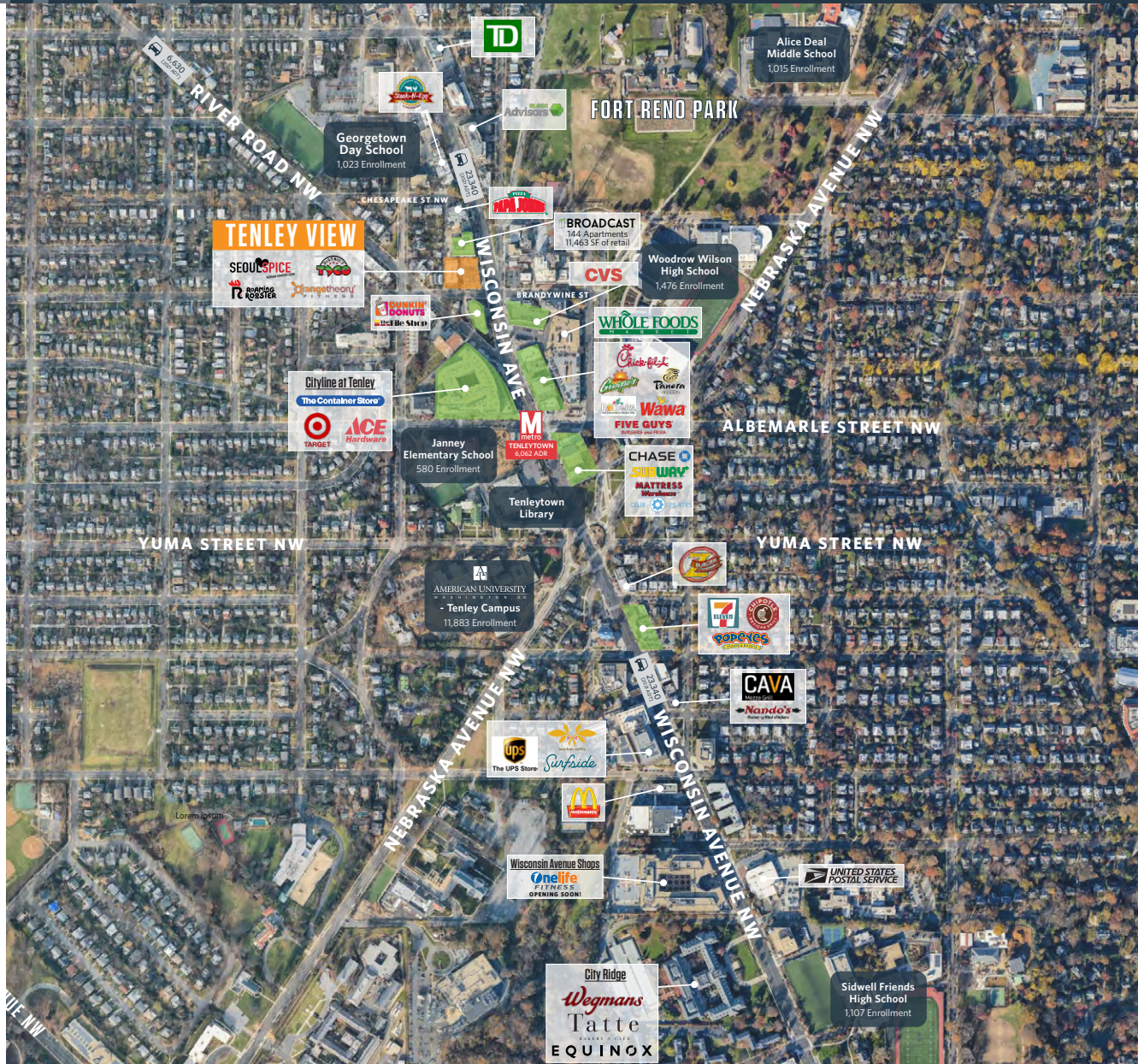
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# AERIAL

## TENLEY VIEW

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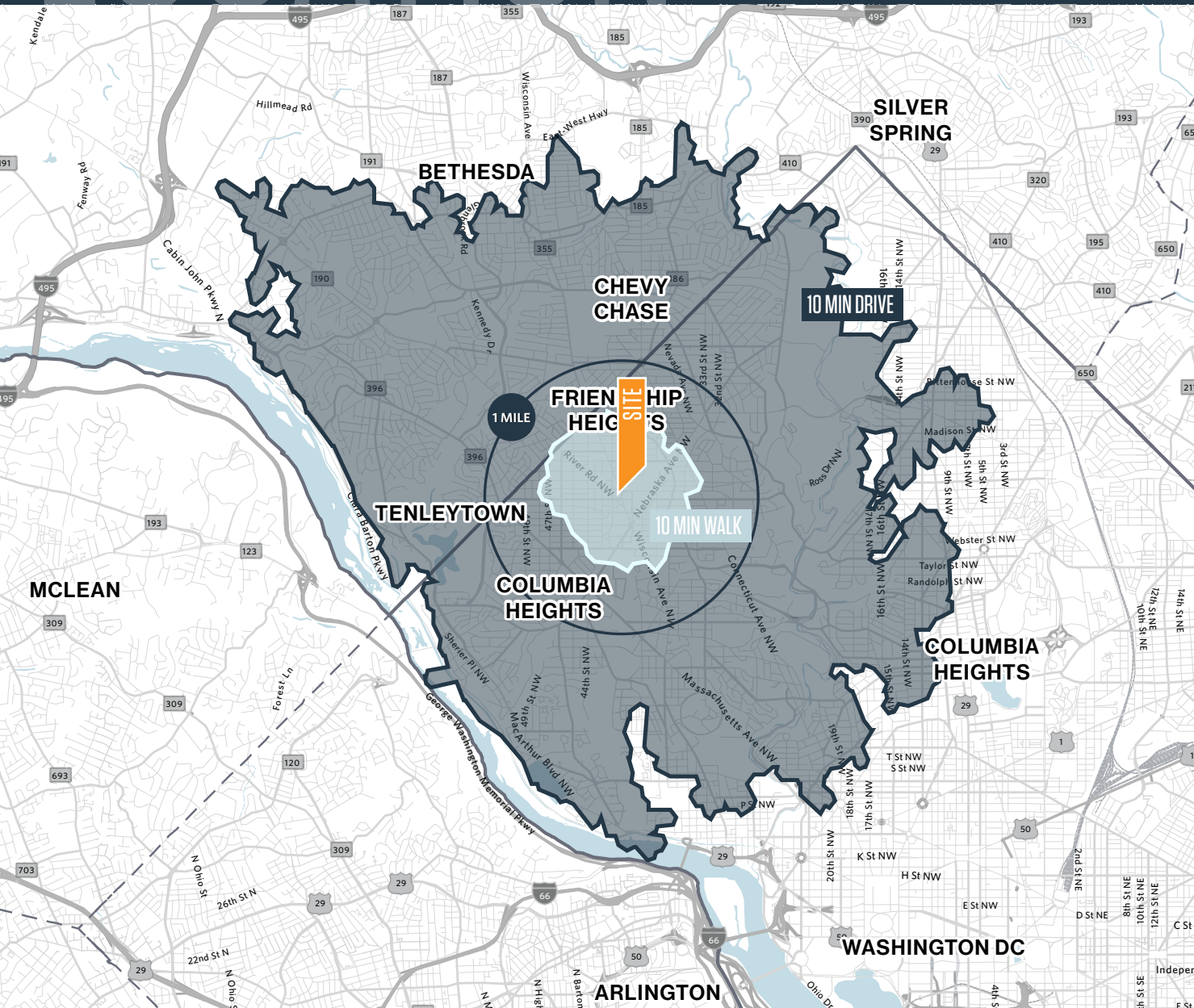
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# LOCATION

## TENLEY VIEW

4600 WISCONSIN AVE NW, WASHINGTON, DC 20016



### DEMOGRAPHICS | 2022:

| 1-MILE             | 10-MIN WALK | 10-MIN DRIVE |
|--------------------|-------------|--------------|
| Population         |             |              |
| 31,499             | 5,725       | 170,214      |
| Daytime Population |             |              |
| 41,176             | 9,363       | 194,888      |
| Households         |             |              |
| 14,632             | 2,178       | 76,719       |
| Average HH Income  |             |              |
| \$235,092          | \$268,696   | \$241,362    |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

### TRAFFIC COUNTS | 2021:

|                     |            |
|---------------------|------------|
| Wisconsin Avenue NW | 23,340 ADT |
|---------------------|------------|

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