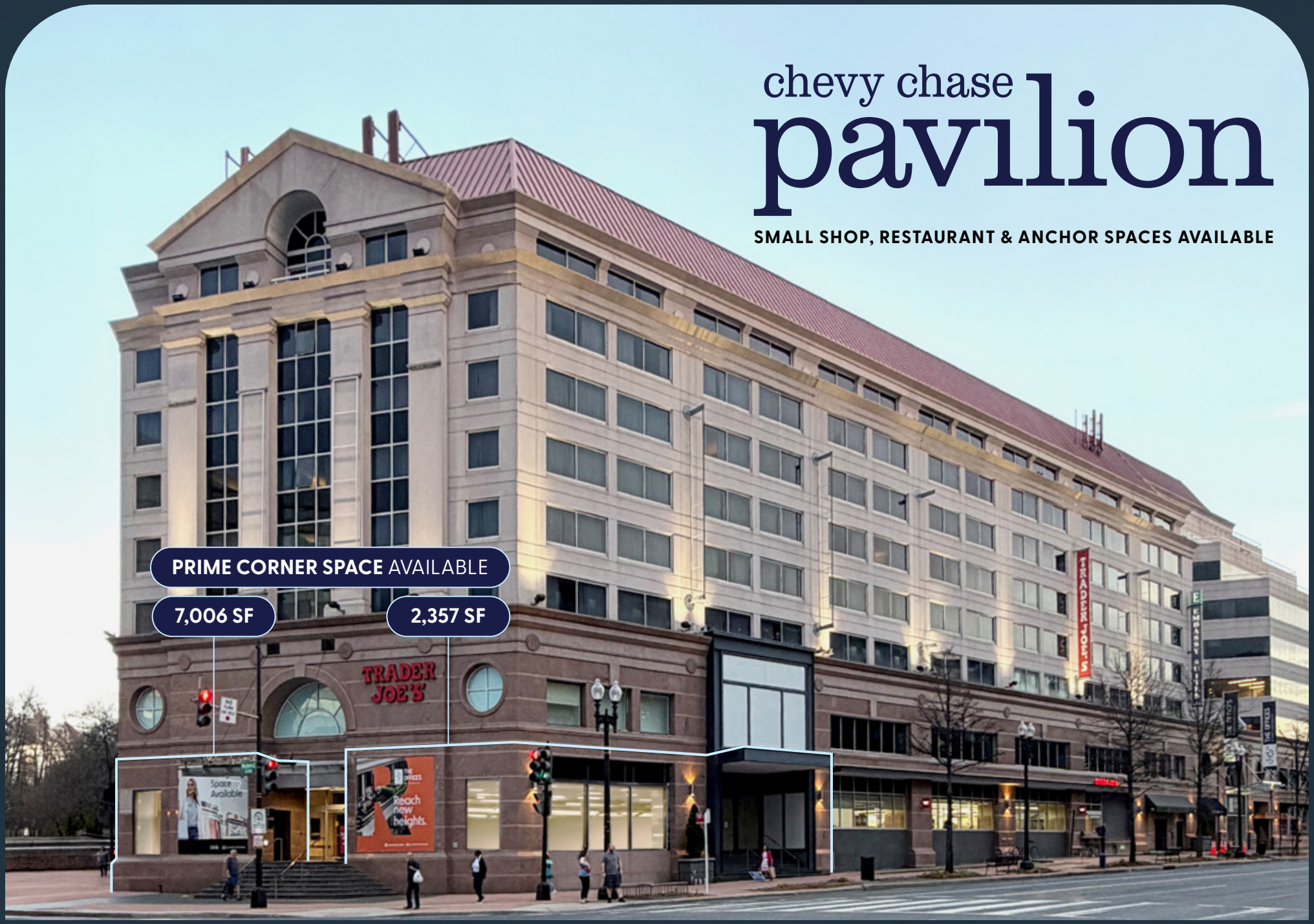
# chevy chase pavilion

**SMALL SHOP, RESTAURANT & ANCHOR SPACES AVAILABLE**




CLARION PARTNERS

**5335 WISCONSIN AVE NW** | WASHINGTON, D.C.

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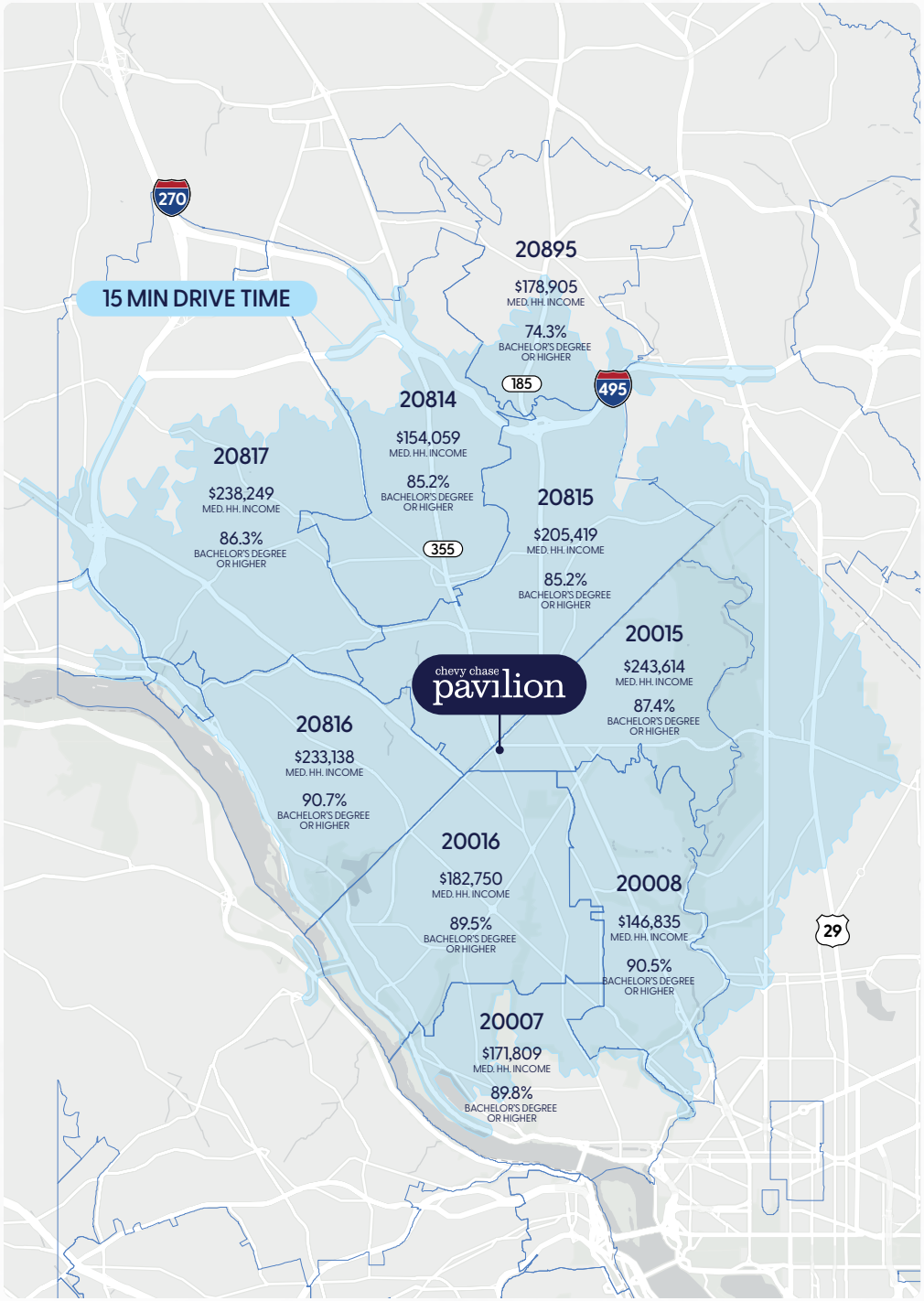
market aerial
COURTYARD
THE COLLECTION
EAGLEBANK
Sotheby's
GAP
BANANA REPUBLIC
GEORGETOWN VALET
WISCONSIN AVE NW
WILLARD AVE
6,899 VPD [2024]
27,711 [2024]
FRIENDSHIP BLVD
GEICO REDEVELOPMENT
500+ RESIDENTIAL UNITS - 96 CONDOS,
185 TOWNHOMES & 250 APARTMENTS
Friendship Heights
2,910 ADP
MILITARY RD NW
14,815 VPD [2024]
chevy chase pavilion
TRADER JOE'S
salons by jc
THE SHOPS AT WISCONSIN PLACE
WHOLE FOODS MARKET
THE CAPITAL GRILLE
TALBOTS
EILEEN FISHER
PILATES
bloomingdale's
30,509 VPD [2024]
WESTERN AVE NW
MAGGIANO'S
LITTLE ITALY
MAZZA
T.J.maxx
Total Wine & MORE
Inspire NAIL BAR
wonder
JUST SALAD
CHEVY CHASE METRO CENTER
Michaels
nazlymov fencing
verizon
5225 WISCONSIN AVENUE
FedEx Office
FOUNDERS BANK
FERGUSON
BANK OF AMERICA




# demographics

The property is surround by 9 "Super Zips" - zip codes whose population falls within the 95th percentile in weighted averagemedian household income and percentage of adults with college degrees.

| | 1 MILE | 3 MILE | 5 MILE | 15 MIN DRIVE | TRUE TRADE AREA |
|---|---|---|---|---|---|
| Population | 29,679 | 183,026 | 636,358 | 269,717 | 738,872 |
| Avg. HH Income | $274,809 | $271,569 | $219,995 | $248,851 | $184,104 |
| Daytime Population | 40,957 | 227,187 | 870,327 | 299,854 | 768,853 |
| Households | 13,802 | 82,507 | 287,288 | 117,750 | 343,066 |
| Median Age | 44.9 | 40.7 | 36.5 | 39.4 | 36.0 |
| Total $ Spent on Food Away from Home | $135.57 M | $814.46 M | $2.35 B | $1.07 B | $2.37 B |
| Total $ Spent on Apparel & Services | $78.96 M | $477.96 M | $1.38 B | $629.10 M | $1.41 B |
| Top 3 Tapestry | 1. Urban Chic (28.0%)<br>2. Top Tier (26.2%)<br>3. Laptops & Lattes (24.7%) | 1. Top Tier (27.5%)<br>2. Laptops & Lattes (22.2%)<br>3. Metro Renters (20.4%) | 1. Metro Renters (28.0%)<br>2. Laptops & Lattes (23.2%)<br>3. Top Tier (18.1%) | 1. Top Tier (25.4%)<br>2. Laptops & Lattes (20.8%)<br>3. Metro Renters (19.4%) | 1. Metro Renters (27.2%)<br>2. Laptops & Lattes (25.4%)<br>3. Trendsetters (8.4%) |

## TRAFFIC

**30,509**
WESTERN AVE NW

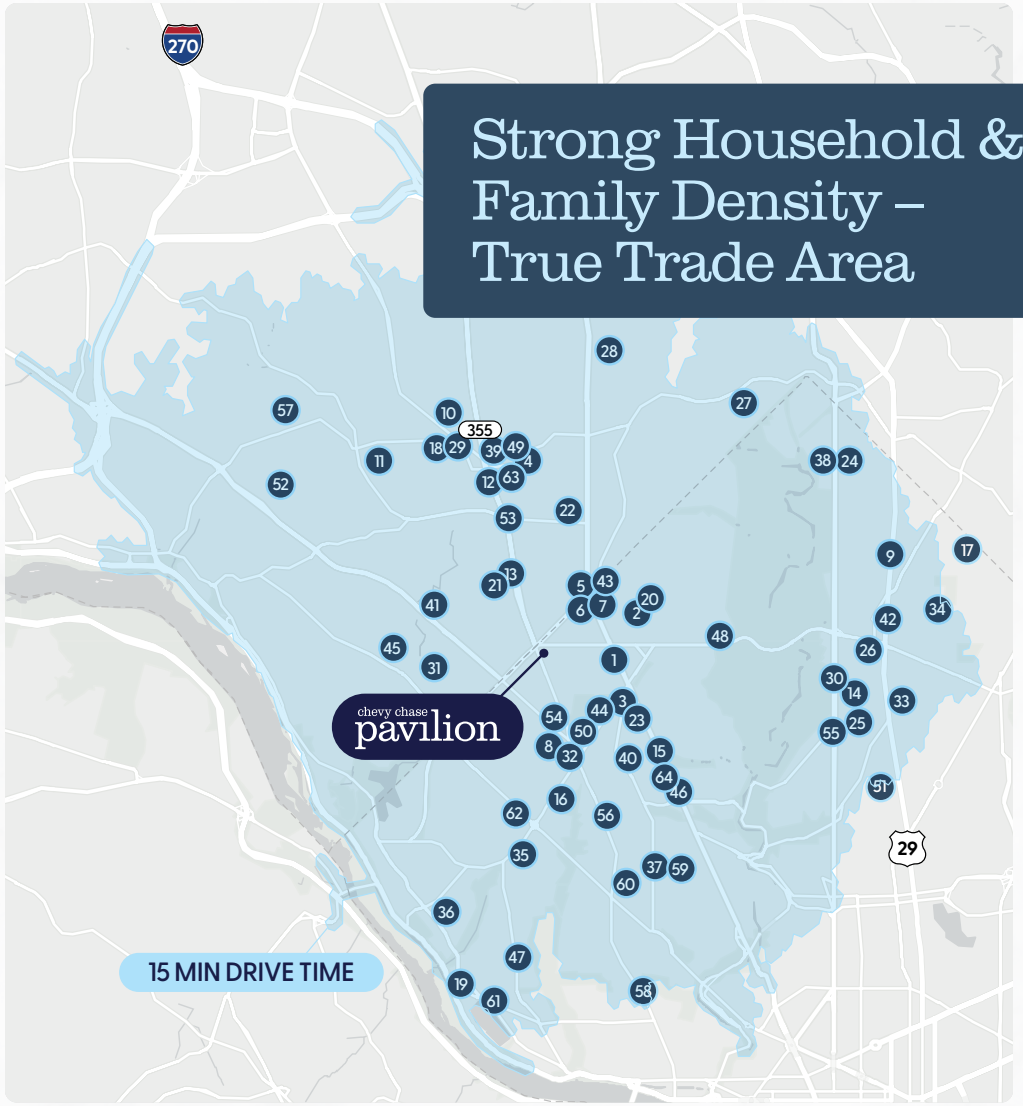
**29,771**
WISCONSIN AVE NW

**14,815**
MILITARY RD NW

## METRO RIDERSHIP

**2,910**
FRIENDSHIP HEIGHTS

| | SCHOOL | TYPE | PRIVATE/ PUBLIC | ENROLLMENT |
|---|---|---|---|---|
| 1 | Montessori School of Chevy Chase | Montessori | Private | 56 |
| 2 | Broad Branch Childrens House | Montessori | Private | 70–90 |
| 3 | Auguste Montessori School | Montessori | Private | 120–150 |
| 4 | The Family Academy of Bethesda | Pre K | Private | 80–120 |
| 5 | All Saints Preschool | Pre K | Private | 60–100 |
| 6 | CCBC Children's Center | Pre K | Private | 60–120 |
| 7 | CCPC Nursery School | Pre K | Private | 70–100 |
| 8 | St. Columba's Nursery School | Pre K | Private | ~60–90 |
| 9 | Primrose School at The Parks DC | Pre K | Private | ~150–200 |
| 10 | Primrose School of Downtown Bethesda | Pre K | Private | ~120–160 |
| 11 | Bethesda Community School | PreK/Kindergarten | Private | ~300–400 |
| 12 | Georgetown Hill Early School | Elementary | Private | 120 |
| 13 | Concord Hill School | Elementary | Private | 99 |
| 14 | Estrellitas Montessori School | Elementary | Private | ~80–120 |
| 15 | Franklin Montessori School | Elementary | Private | ~80–120 |
| 16 | National Presbyterian School | Elementary | Private | ~290–300 |
| 17 | Breakthrough Montessori PCS | Elementary | Private | ~250–300 |
| 18 | The Bethesda Montessori School Inc | Elementary | Private | ~80–120 |
| 19 | The River School | Elementary | Private | ~75–85 |
| 20 | Lafayette Elementary School | Elementary | Public | 933 |
| 21 | Somerset Elementary School | Elementary | Public | 600–650 |
| 22 | Chevy Chase Elementary School | Elementary | Public | 427 |
| 23 | Ben Murch Elementary School | Elementary | Public | 636 |
| 24 | Shepherd Elementary School | Elementary | Public | 363 |
| 25 | John Lewis Elementary School | Elementary | Public | 493 |
| 26 | Brightwood Elementary School | Elementary | Public | 646 |
| 27 | Rock Creek Forest Elementary School | Elementary | Public | 669 |
| 28 | North Chevy Chase Elementary School | Elementary | Public | 243 |
| 29 | Bethesda Elementary School | Elementary | Public | 584 |
| 30 | Mary McLeod Bethune Day Academy PCS | Elementary | Public | ~400–450 |
| 31 | Westbrook Elementary School | Elementary | Public | ~600–650 |
| 32 | Janney Elementary School | Elementary | Public | ~740–780 |
| 33 | Truesdell Elementary School | Elementary | Public | ~450–500 |
| 34 | Whittier Elementary School | Elementary | Public | ~300–350 |
| 35 | Horace Mann Elementary School | Elementary | Public | ~400–450 |
| 36 | Key Elementary School | Elementary | Public | ~320–350 |
| 37 | Eaton Elementary School | Elementary | Public | ~470–500 |
| 38 | Lowell School | Elementary/Middle | Private | 320 |
| 39 | Our Lady of Lourdes School | Elementary/Middle | Private | 275 |
| 40 | Sheridan School | Elementary/Middle | Private | 225 |
| 41 | Washington Episcopal School | Elementary/Middle | Private | 313 |
| 42 | Bridges Academy | Elementary/Middle | Private | ~90–120 |
| 43 | Blessed Sacrament School | Middle | Private | 508–519 |
| 44 | Alice Deal Middle School | Middle | Public | 1,420 |
| 45 | Westland Middle School | Middle | Public | ~1,000–1,100 |
| 46 | Edmund Burke School | Middle/High | Private | 285 |
| 47 | The Field School | Middle/High | Private | ~350–370 |
| 48 | St John's College High School | High | Private | 1,285 |
| 49 | Bethesda Chevy Chase High School | High | Public | 2,369 |
| 50 | Jackson-Reed High School | High | Public | 1,994 |
| 51 | Theodore Roosevelt High School | High | Public | ~650–700 |
| 52 | Walt Whitman High School | High | Public | ~2,000–2,100 |
| 53 | Oneness-Family Montessori School | Elementary/Middle/High | Private | 141 |
| 54 | Georgetown Day School | Elementary/Middle/High | Private | 1,075 |
| 55 | Parkmont School | Elementary/Middle/High | Private | 68 |
| 56 | Sidwell Friends | Elementary/Middle/High | Private | ~1,100–1,150 |
| 57 | Landon School | Elementary/Middle/High | Private | ~700–720 |
| 58 | British International School of Washington | Elementary/Middle/High | Private | ~500–550 |
| 59 | Washington International School | Elementary/Middle/High | Private | ~900–1,000 |
| 60 | St. Albans School | Elementary/Middle/High | Private | ~580–600 |
| 61 | The Lab School of Washington | Elementary/Middle/High | Private | ~370–400 |
| 62 | American University | University | Private | ~13,000–14,000 |
| 63 | DeVry University | University | Private | ~1,000–2,000 |
| 64 | University of the District of Columbia | University | Public | ~3,500–4,000 |




# Strong Household & Family Density – True Trade Area

## 15 MIN DRIVE TIME DATA | 2025

TOTAL POPULATION
269,717

AGE 0-9 POPULATION
26,483 (9.87%)

TOTAL HOUSEHOLDS
117,264

ELEMENTARY-HIGH SCHOOL TUITION
$83.17 M

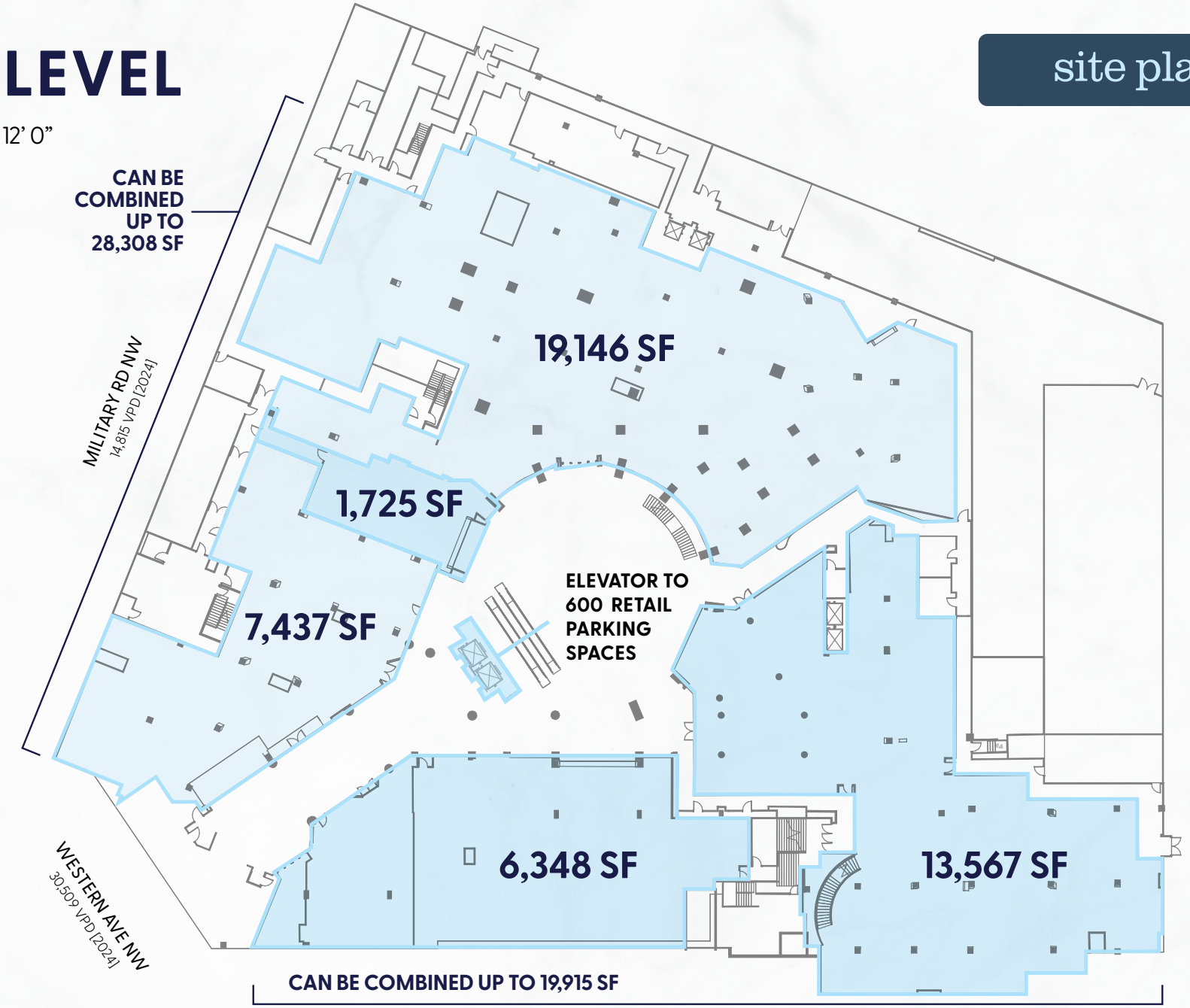
CHILD CARE SPENDING
$163.38 M

# METRO LEVEL

Ceiling Height: 10'6" to 12' 0"

site plan

- Available
- Signed Lease
- At Lease



# STREET LEVEL

Ceiling Height: 12’ 0”

- Available
- Signed Lease
- At Lease

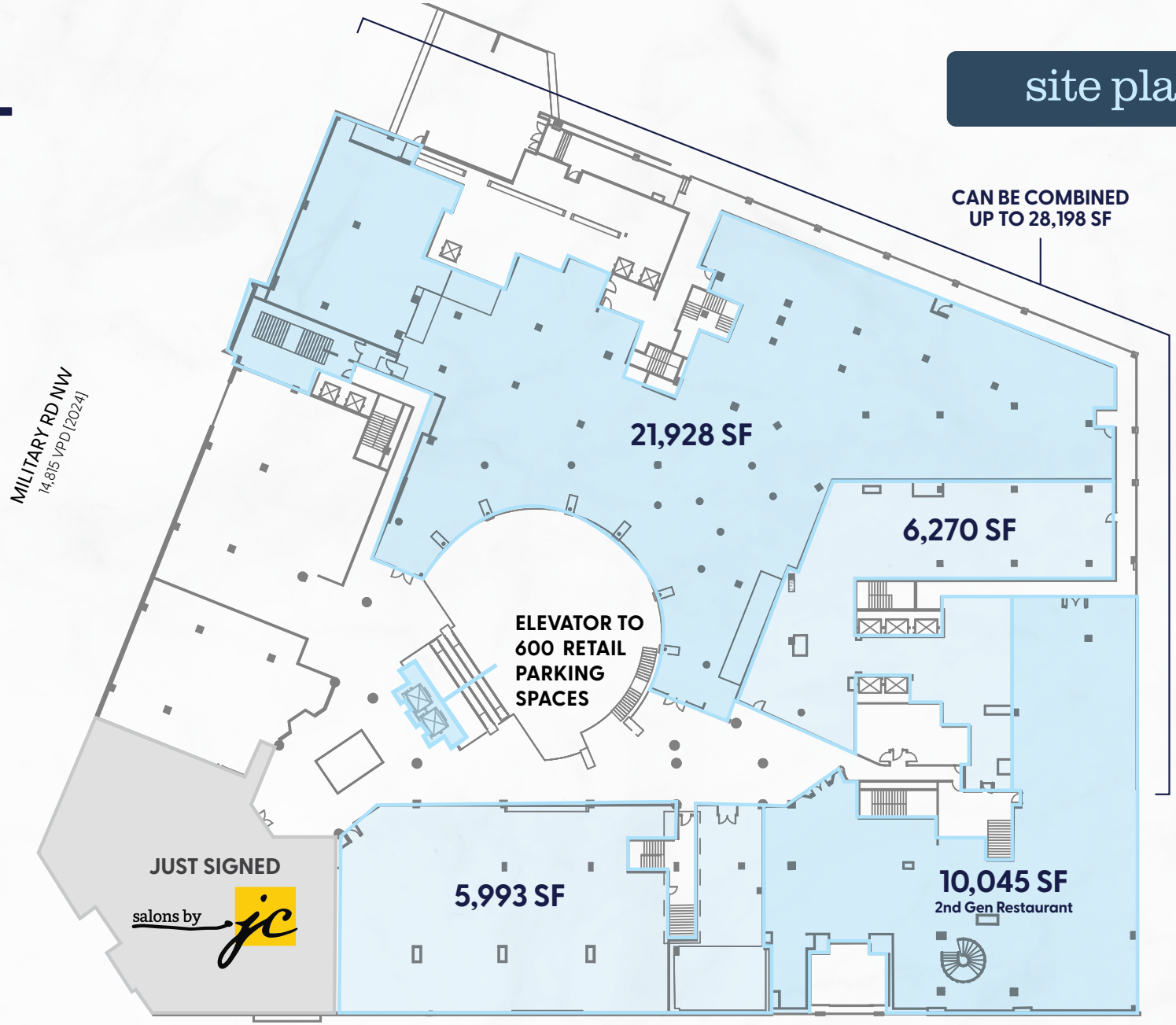
site plan

# 2ND LEVEL

Ceiling Height: 10'6" to 12' 0"

site plan

- Available
- Signed Lease
- At Lease




Friendship Heights
2,910 ADP

WISCONSIN AVE NW
29,771 VPD [2024]

Friendship Heights
2,910 ADP

# chevy chase pavilion

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