



the shops at wisconsin place

**WHOLE FOODS & BLOOMINGDALE'S
ANCHORED LIFESTYLE CENTER**

5310 Western Ave NW
Chevy Chase, MD 20815

klnb

n

the one-stop spot for all things fabulous



Ideally situated on **Wisconsin Avenue**, this urban and vibrant lifestyle center is the crown jewel of one of the region's most affluent neighborhoods, **Chevy Chase** (Median HH Income: \$217,500).

On-site access to **Friendship Heights Metro Station** (3,368 ADR).

Dynamic mix of exciting **national** and **local boutiques & restaurants**, first-class office space, and luxury residential space.



MUCH MORE THAN A LIFESTYLE CENTER

COMMUNITY-CENTRIC

A community center and park-like public spaces located in high density area

OVER 63K CARS

Pass by the property daily

Western Ave - 22,967 VPD | Wisconsin Ave - 27,120 VPD

Friendship BLVD - 7,318 VPD | Willard Ave - 5,691 VPD



bloomingdales

WHOLE FOODS
MARKET



EILEEN
FISHER

THE
CAPITAL
G·R·I·L·L·E

well
Friendship
Heights
by KAISER PERMANENTE



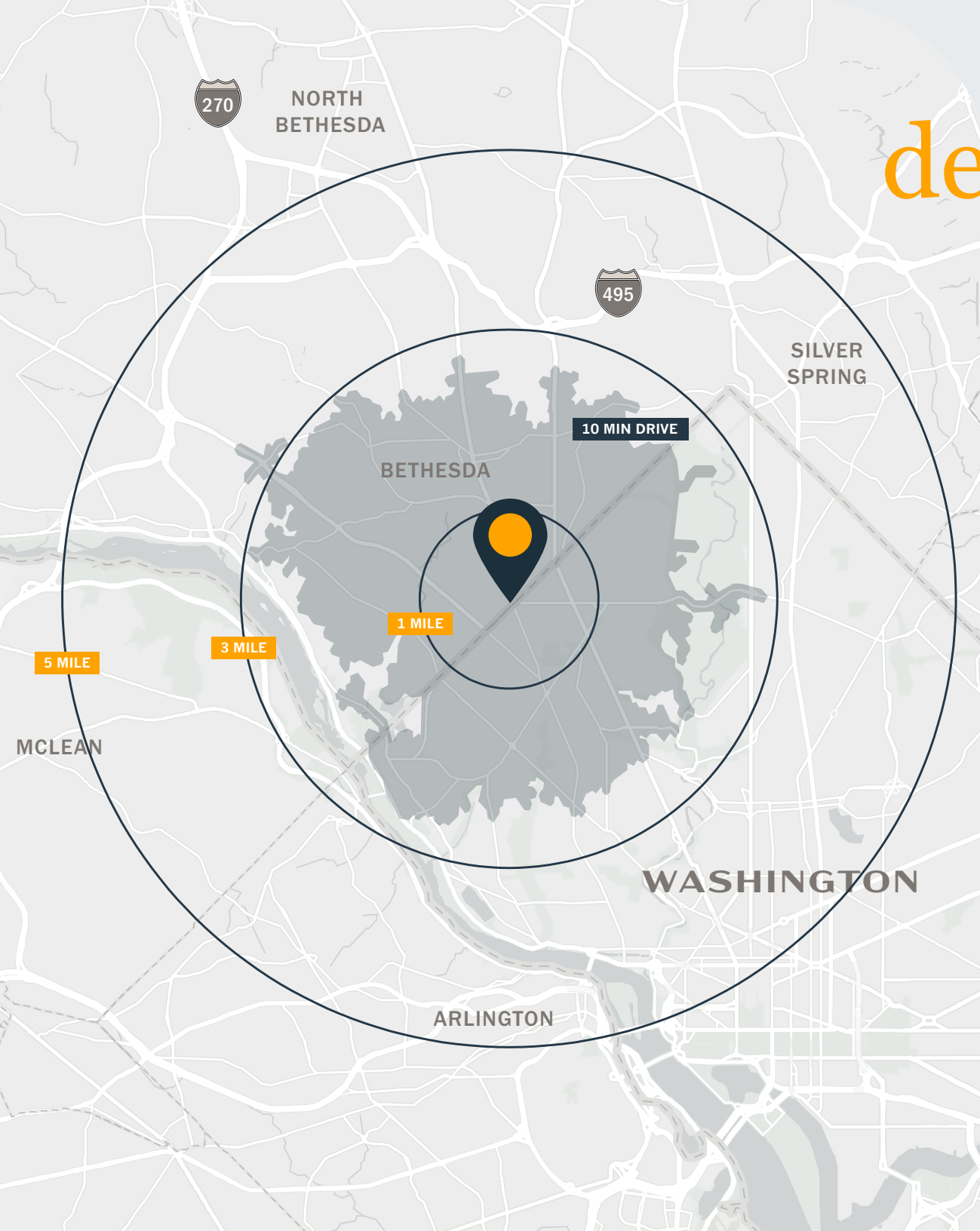
J.Jill



T Mobile

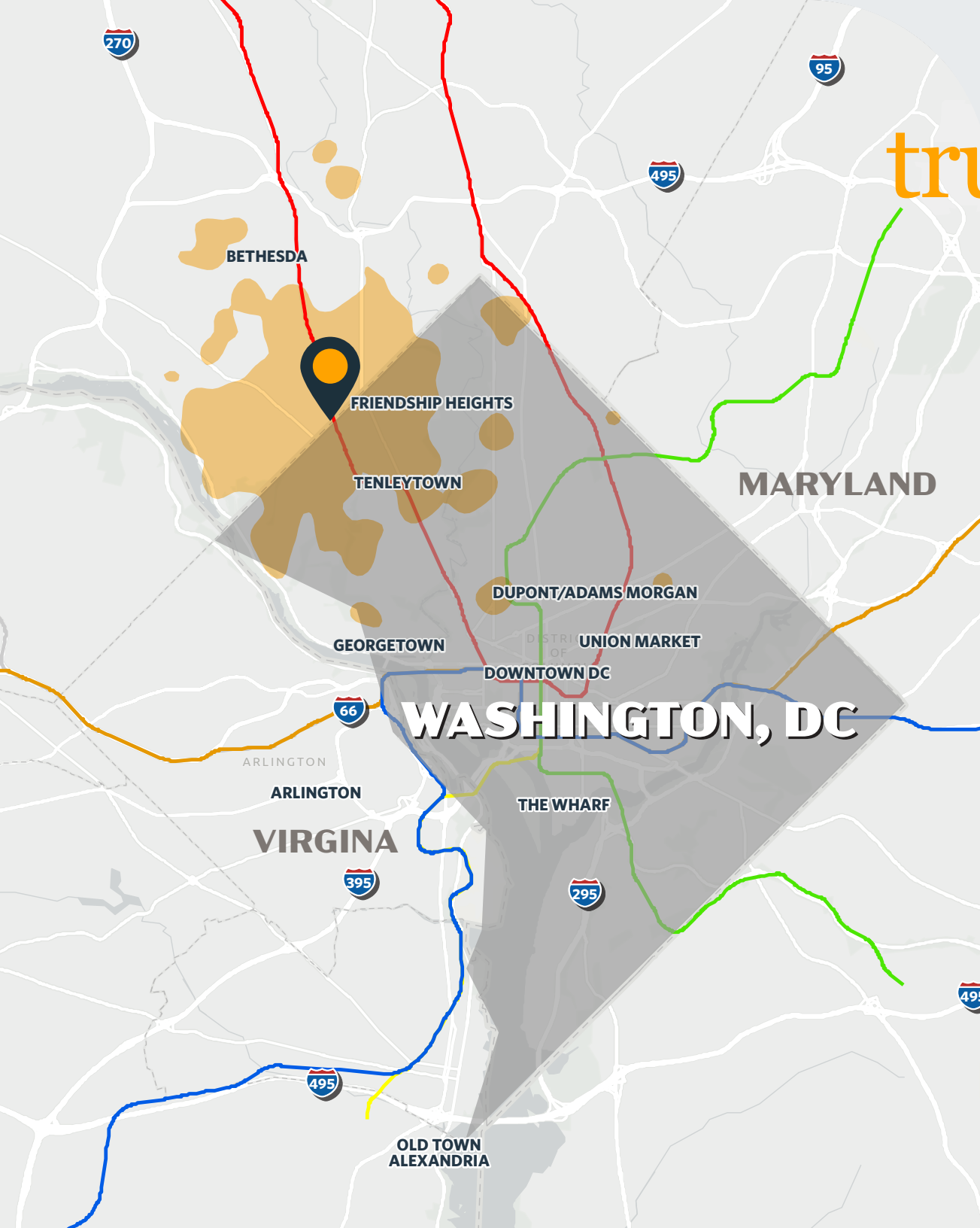
nuveen

demographics



1 Mile	3 Mile	5 Mile	10 Min Drive
Population			
28,641	178,302	628,893	128,087
Daytime Population			
40,747	221,095	898,345	106,630
Average Household Income			
\$245,312	\$234,633	\$200,056	\$245,439
Higher Education			
87%	87%	79%	89%
Households			
13,159	79,702	280,459	56,389
Spending on Apparel & Services			
\$67.02 M	\$394.54 M	\$1.21 B	\$289.63 M
Spending on Food Away from Home			
\$110.56 M	\$649.91 M	\$2.00 B	\$477.73 M

true trade area



TOP PSYCHOGRAPHICS

Power Elite 65.0%

The wealthiest households in the US, living in the most exclusive neighborhoods, and enjoying all that life has to offer

Booming with Confidence 17.4%

Prosperous, established couples in their peak earning years living in suburban homes

VISITATION DATA

689.6 K
Visits/Yr

242 K
Visitors/Yr

2.86 K
Visit Frequency/Yr

64 MIN
Avg. Dwell Time/Yr

Data from May 2023 - May 2024. Placer.ai

market aerial

the shops at wisconsin place

OF UNITS: 432 SF RETAIL: 117,202 SF

bloomingdales

WHOLE FOODS
MARKET

KNEADS
BREAD BAKERY

EILEEN
FISHER

THE CAPITAL
GRILL

TJ-maxx Total Wine
JUST SALAD Wonder

MAZZA GALLERIE

5500 WISCONSIN AVE NW
OF UNITS: 345 SF RETAIL: 11,000 SF

Sotheby's

GAP
BANANA REPUBLIC

Willard Ave

Friendship Bnd
7318

Western Ave NW
22,967

CHEVY CHASE METRO CENTER

Michaels
nazumov
fencing

BoosterNet
LOCAL PARTNERSHIP

THE COLLECTION

TIFFANY & CO. SL
COMPASS SALON LOFTS
Red Panda Art Studio
burn boat camp
nailsalon
Clyde's
ZEN
sushiko
LE CREUSET
CityVet
DEPANDI
PORSCHE
WESTWOOD CLEANERS

neighborhood retailers

TRADER JOE'S Total Wine
TJ-maxx bloomingdales
WHOLE FOODS JUST SALAD
Clyde's Wonder
KNEADS

CHEVY CHASE PAVILION

TRADER JOE'S

5225 WISCONSIN AVENUE

FedEx Office
Print & Ship Services
FOUNDERS
BANK
FERGUSON

JENN PRICE
jprice@klnb.com
202.420.7768

KIM STEIN
kstein@klnb.com
202.652.2338

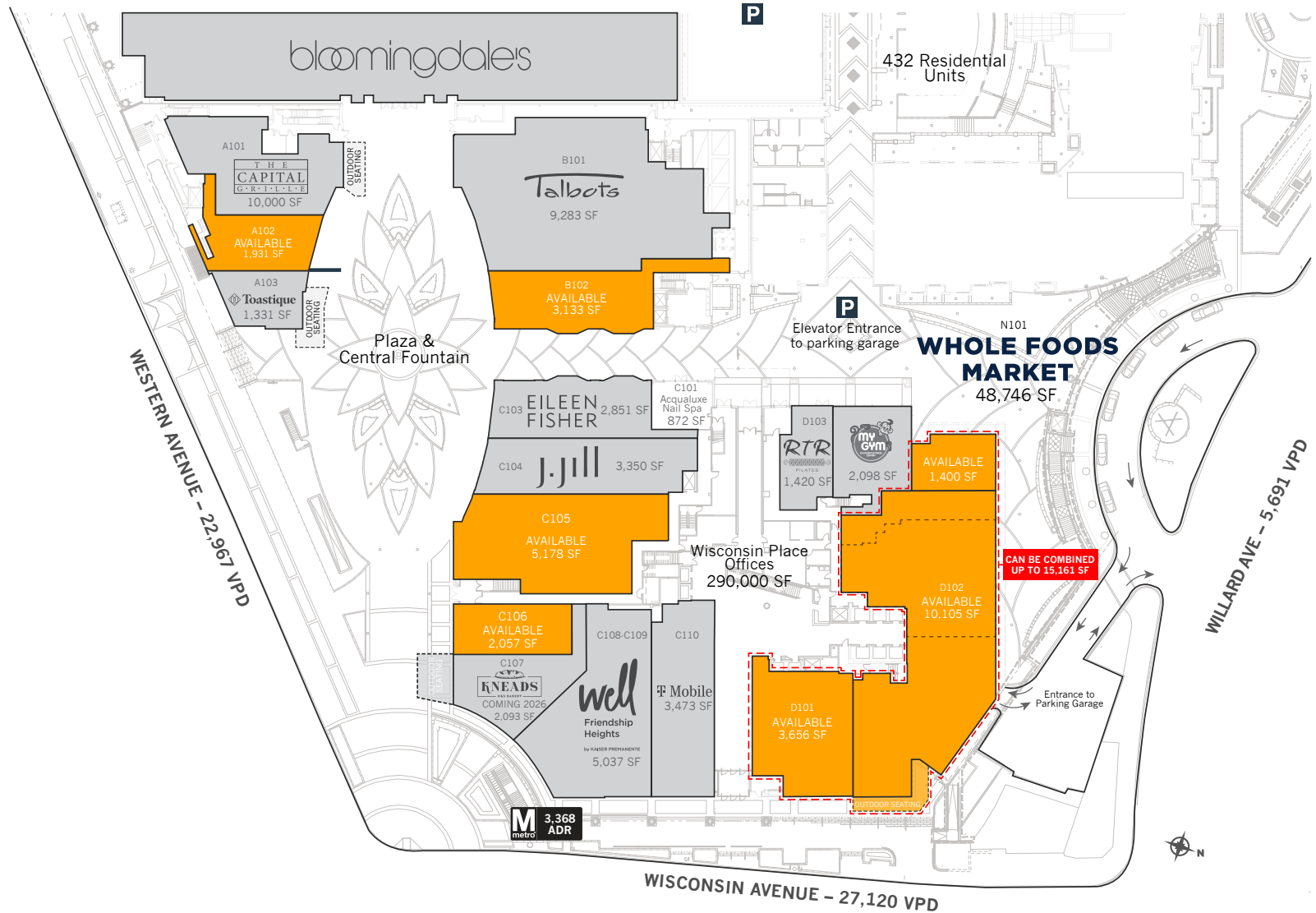
MATT SKALET
mskalet@klnb.com
202.420.7775

KELLY ATKINSON
katkinson@klnb.com
202.420.7762

klnb nuveen

site plan

FRIENDSHIP BLVD - 7,318 VPD



JENN PRICE
jprice@klnb.com
202.420.7768

KIM STEIN
kstein@klnb.com
202.652.2338

MATT SKALET
mskalet@klnb.com
202.420.7775

KELLY ATKINSON
katkinson@klnb.com
202.420.7762

klnb nuveen

the shops at wisconsin place

contact

JENN PRICE
jprice@klnb.com
202.420.7768

MATT SKALET
mskalet@klnb.com
202.420.7775

KIM STEIN
kstein@klnb.com
202.652.2338

KELLY ATKINSON
katkinson@klnb.com
202.420.7762

klnb

nuveen

