



2,800 SF
2nd Gen Restaurant

JOIN THESE RETAILERS



NEARBY RETAILERS



RETAIL FOR LEASE

- Ground level retail of Tenley View: mixed-use development along Wisconsin Ave (22,778 ADT) with 60 apartments.
- In close vicinity to Tenley Town Metro Station (4,017 ADR), Target, Whole Foods, and American University (12,321 total student enrollment)
- Average household income of over \$268,000 within a 10-minute walk.
- 2,800 SF 2nd generation restaurant available.

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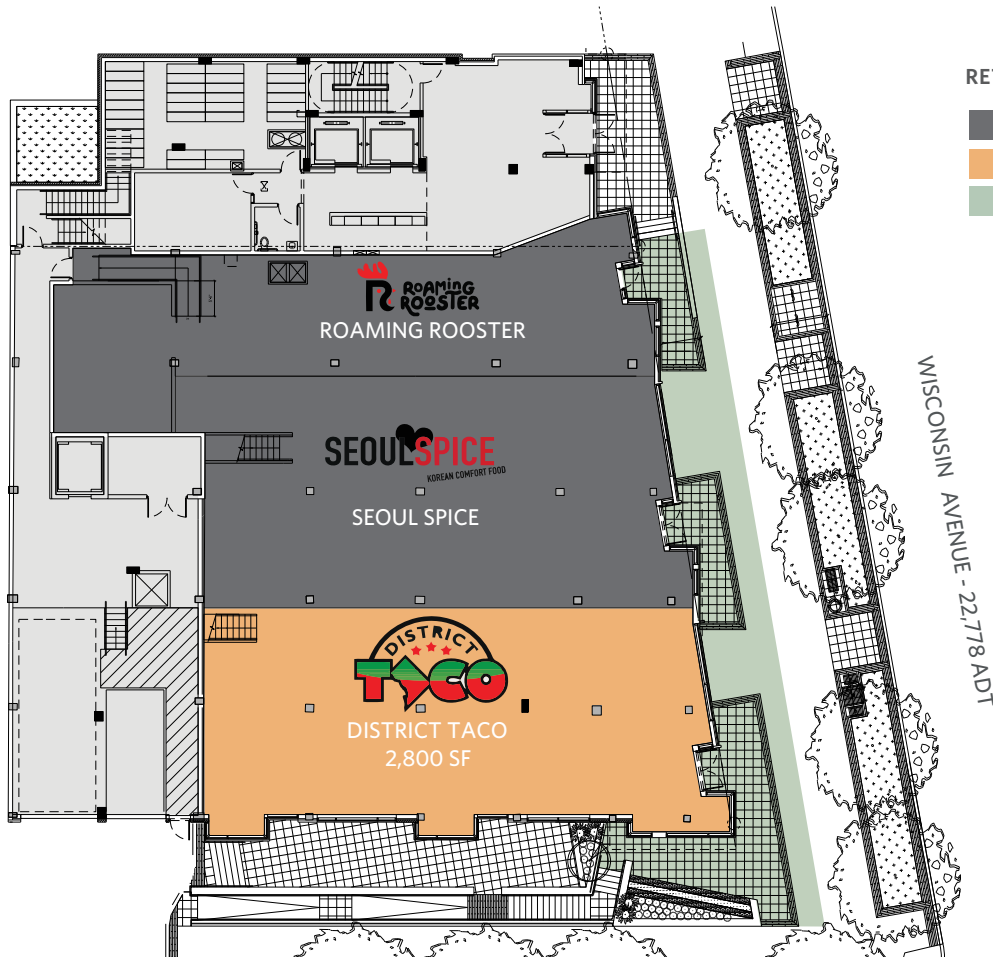
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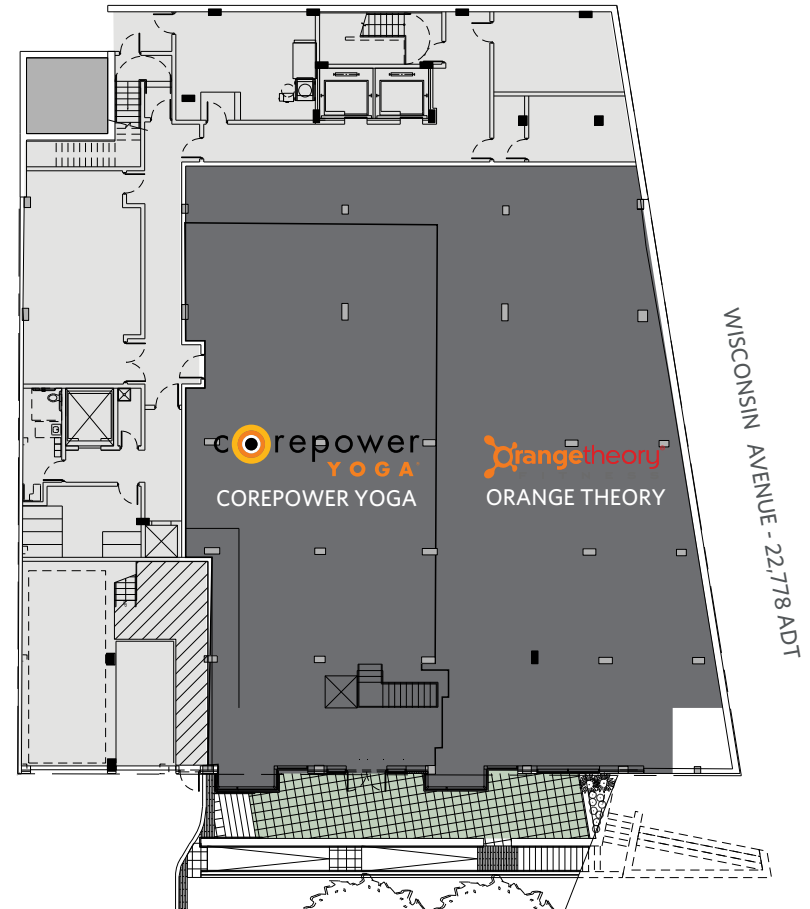
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WISCONSIN AVENUE LEVEL



BRANDYWINE STREET LEVEL



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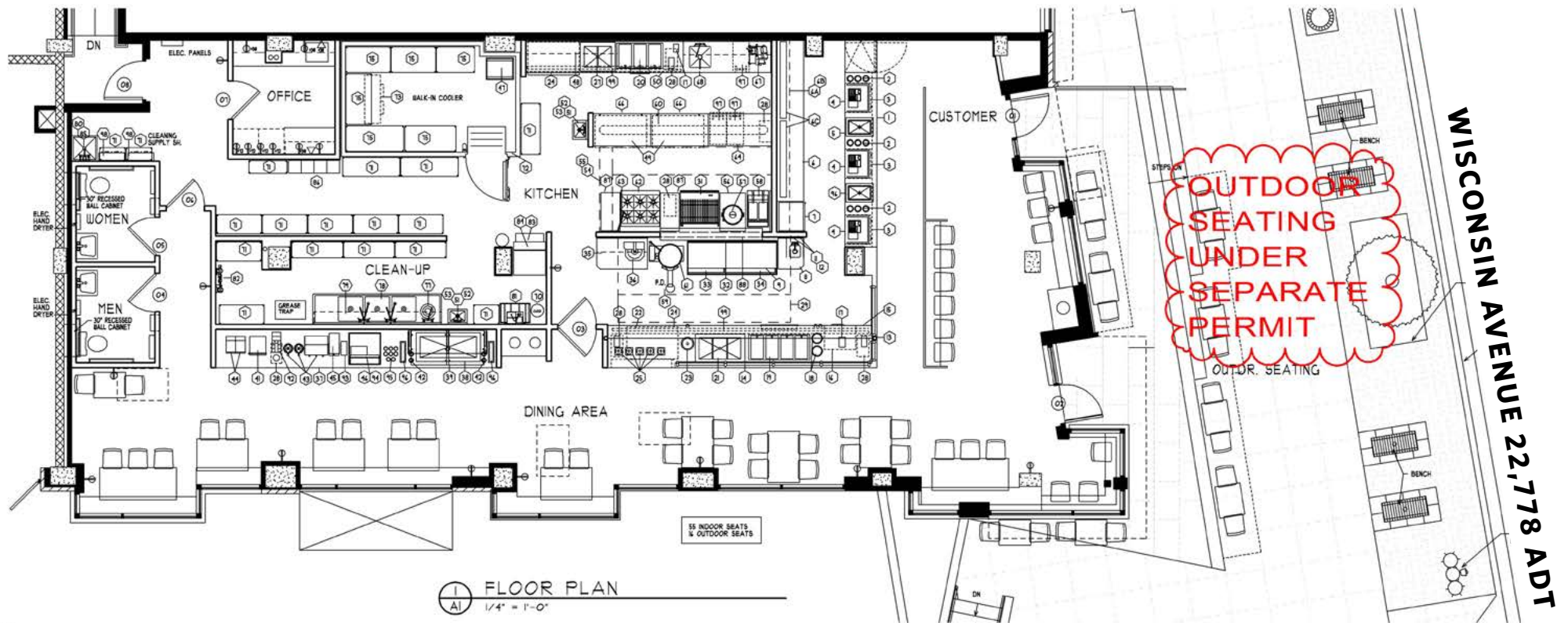
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FLOOR PLAN | TENLEY VIEW

4600 WISCONSIN AVE NW, WASHINGTON, DC 20016

2,800 SF 2ND GENERATION RESTAURANT

 [CLICK HERE FOR ADDITIONAL PLANS](#)



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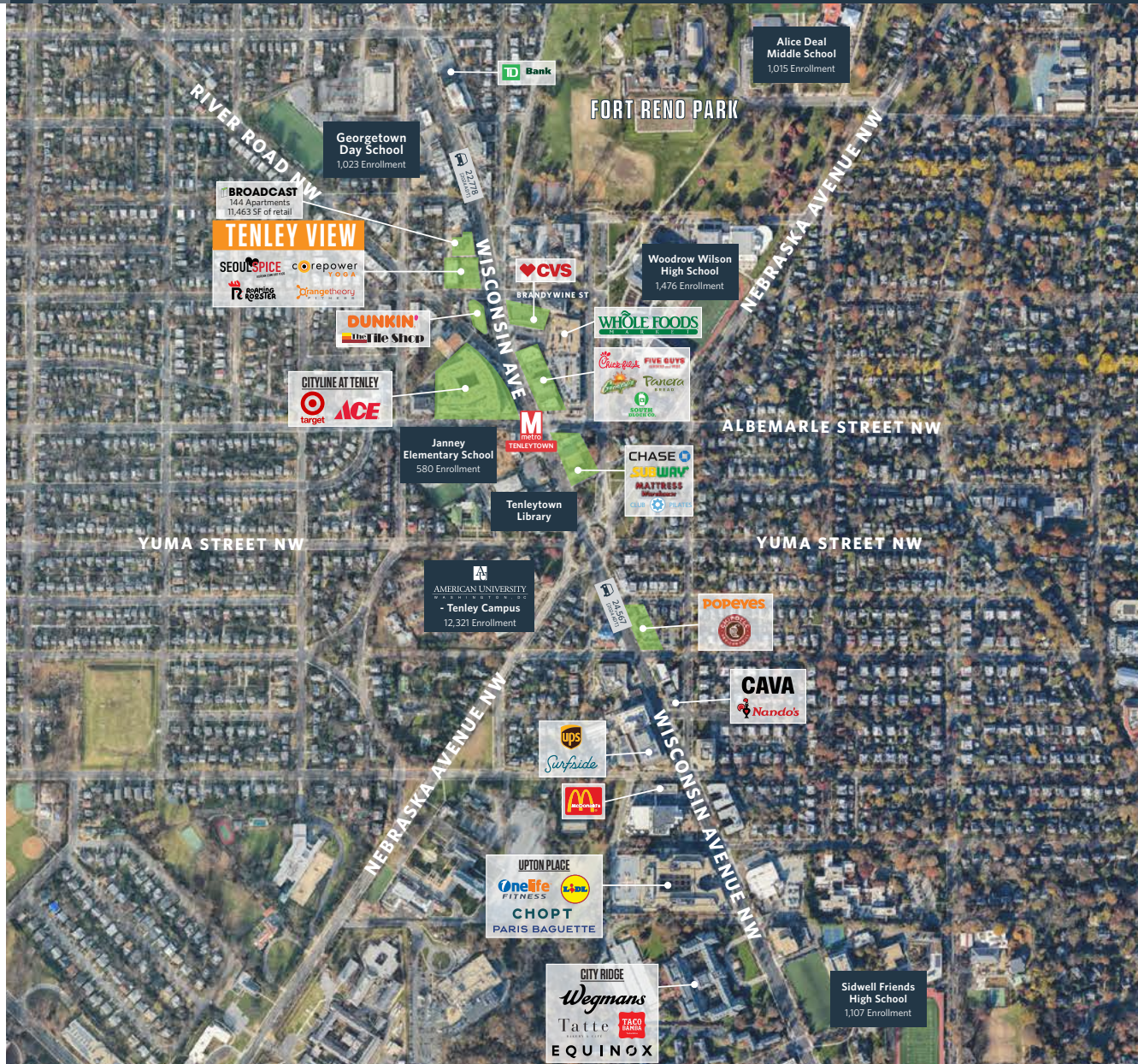
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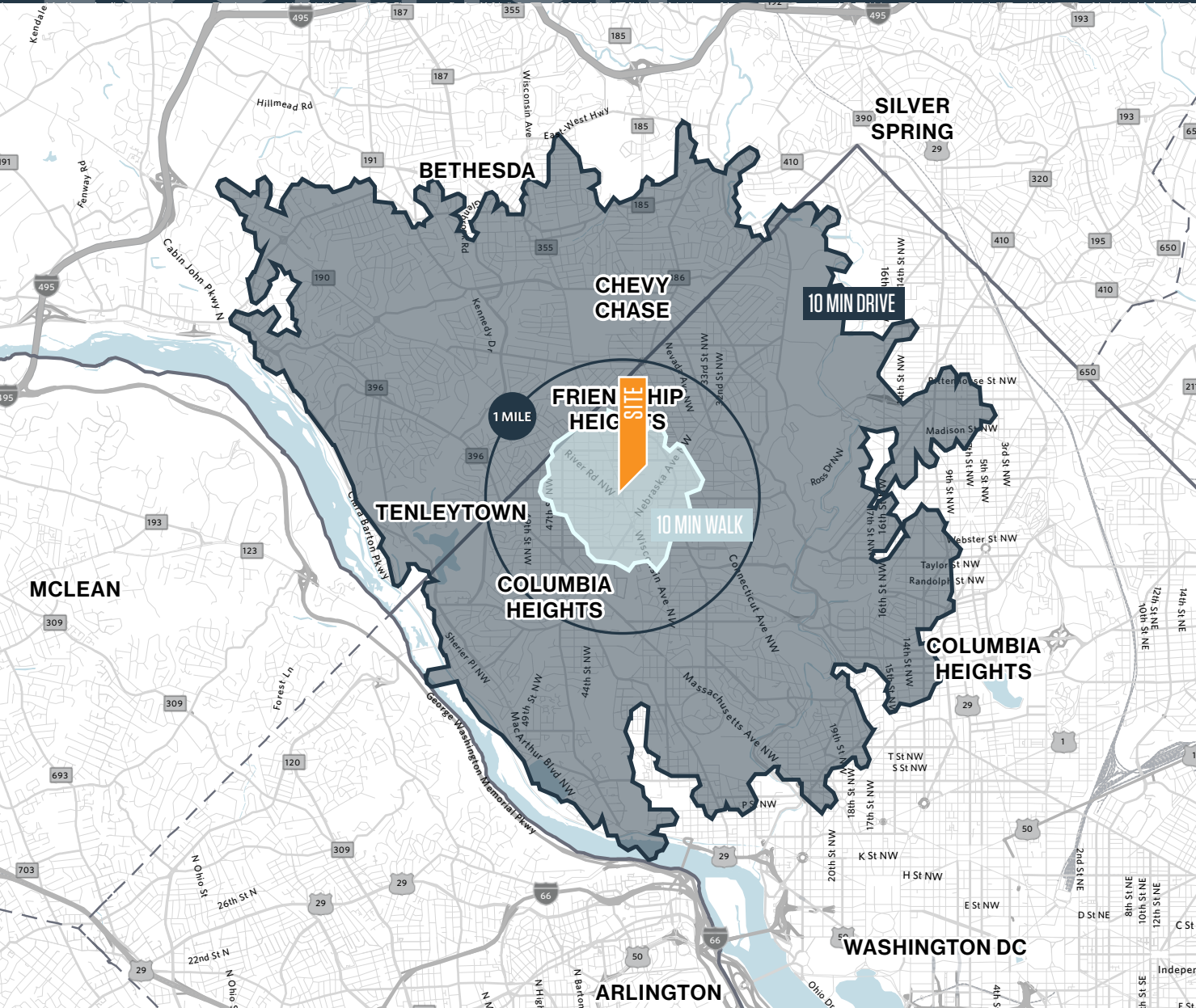
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LOCATION

TENLEY VIEW

4600 WISCONSIN AVE NW, WASHINGTON, DC 20016



DEMOGRAPHICS | 2026:

1-MILE	10-MIN WALK	10- MIN DRIVE
Population		
32,041	5,5275	110,818
Daytime Population		
28,771	6,747	71,602
Households		
15,385	2,145	52,155
Average HH Income		
\$245,971	\$257,255	\$265,971

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Wisconsin Avenue NW 22,778 ADT



Tenley Town
Metro Station

4,0174 ADR

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CLICK TO VIEW PROPERTY WEBSITE

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