



DOCHTER & ALEXANDER  
RETAIL ADVISORS

**1415 WISCONSIN AVE NW**  
WASHINGTON, DC | GEORGETOWN

**Square Footage** | 3,783 SF

**Timing** | Immediate

**Rent/Nets** | Pricing Upon Request

**GEORGETOWN PROPERTY**

## CONTACT

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## HIGHLIGHTS

- Free standing retail building with **great exposure** at an intersection of Wisconsin Ave
- Located near popular **boutiques, bridal shops, book hill galleries, and cafe's** of Georgetown
- Significant foot traffic** from tourists, shoppers and Georgetown students

## NEARBY TENANTS

&pizza

The Georgetown Club



RALPH LAUREN

DOLCEZZA

AVEDA

BOSS  
HUGO BOSS





## 1415 WISCONSIN AVE

Georgetown Is An Internationally Acclaimed Retail Destination That Serves The Entire Dc Region And Tourists Alike. Powerful Retail Brands With Flagship Stores And Bustling Restaurants Line The Streets Of Georgetown's Two Major Thruways. Wisconsin Avenue Is Georgetown's Main Street Running North To South Connecting The Neighborhood's Harbor To Affluent Upper Wisconsin Avenue.

**3,378 SF ON GRADE - 405 SF MEZZANINE**

**SPACE IS AVAILABLE IMMEDIATELY**





## STUDENT POPULATION

GEORGETOWN AND GWU

**18,957**

## AVERAGE HOUSEHOLD INCOME

WITHIN .5 MILE

**\$217,518**

## RETAIL CO-TENANCY

BY SQUARE FOOTAGE

**2M SF**

## HOTEL KEYS

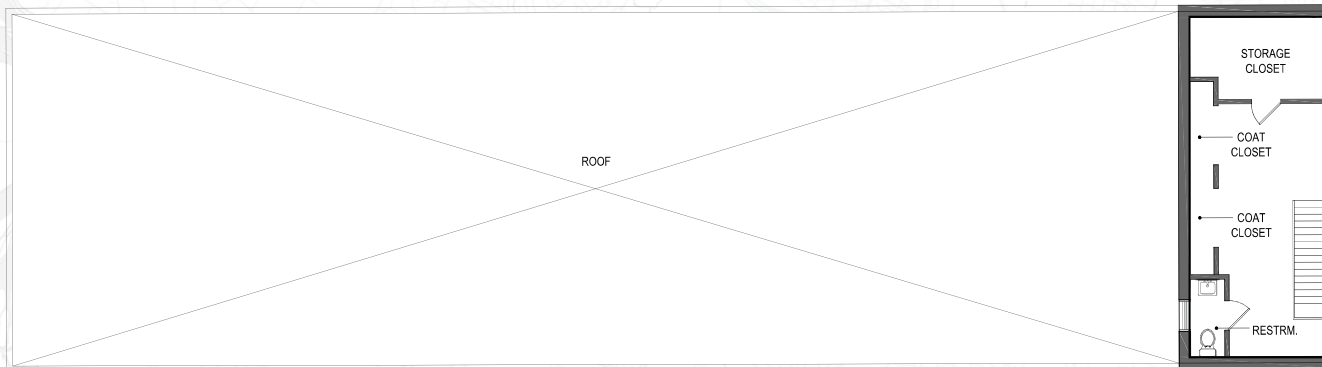
WITHIN A SHORT WALK

**6,897**

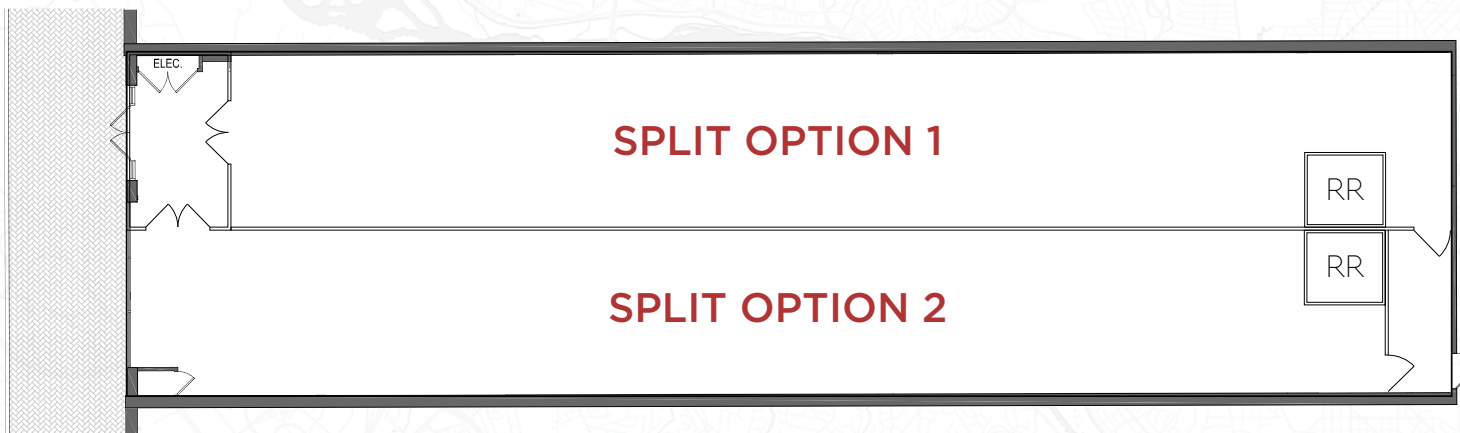
## DEMOGRAPHICS

	.25 Miles	.5 Miles	1 Mile
POPULATION	3,081	10,091	36,421
AVERAGE HOUSEHOLD INCOME	\$238,778	\$217,518	\$171,558
EMPLOYEES	4,321	18,800	70,455
BUSINESSES	477	1,500	3,752
BACHELOR'S DEGREE +	92.87%	93.74%	89.33%





**405 SF MEZZANINE**



**3,378 SF ON GRADE**

## **SPECS**

**Square Footage** | 3,783 SF

**Frontage** | 72'

**Timing** | Immediate

**Rent/Nets** | Available Upon Request

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