



DOCHTER & ALEXANDER  
RETAIL ADVISORS



**2208 WISCONSIN AVE NW**  
WASHINGTON, DC | GLOVER PARK

**Square Footage** | 3,106 SF

**Frontage** | 37' 6"

**Ceiling Heights** | 10' 9"

**Rent/Nets** | Negotiable

**Timing** | Immediate

## CONTACT

### David Dochter

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### Matthew Alexander

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## HIGHLIGHTS

- **New mixed-use building** centrally located on DC's Wisconsin Avenue, near both **Georgetown University** and **American University**
- Steps from the Glover Park **Whole Foods** and **Trader Joes**
- Surrounded by **strong income demographics** and strong **retail co-tenancy**

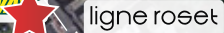
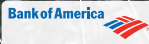
## NEARBY TENANTS







GLOVER PARK HOTEL



37TH STREET NW  
6,200 ADT

WISCONSIN AVE NW  
17,464 ADT



### THE NEIGHBORHOOD

Glover Park is a strong, **grocery-anchored market** with **Whole Foods**, **Trader Joe's**, and **Safeway** located within a quarter-mile of each other along Wisconsin Avenue. The retail along this stretch of Wisconsin Avenue offers neighborhood services, boutique and full service fitness options, and restaurant/entertainment offerings to service the surrounding residential population, where **Annual Household Income** tops **\$237,000** per year, on average. Although largely neighborhood focused, Glover Park retail also benefits from an **increased daytime population** due to surrounding office and nearby **MedStar Georgetown Hospital** and **Georgetown University**, reaching an average of over **40,000** people daily within one mile.

2208 Wisconsin Ave NW  
Washington, DC







## SPECS

**Square Footage** | 3,106 SF

**Frontage** | 37' 6"

**Ceiling Heights** | 10' 9"

**Timing** | Immediate

**Rent/Nets** | Pricing Upon Request

[EXPLORE VIRTUAL SPACE](#)

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[DOCHALEX.COM](https://www.dochalex.com)

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**GEORGETOWN STUDENTS**  
GRADUATE AND  
UNDERGRADUATE STUDENTS

**19,593**

**UNIVERSITY EMPLOYEES**  
GEORGETOWN UNIVERSITY  
AND HOSPITAL

**5,600**    **6,543**  
HOSPITAL    UNIVERSITY

**AVERAGE HOUSEHOLD INCOME**  
WITHIN .25 MILES

**\$237,835**

<b>DEMOGRAPHICS</b>	<b>.25 Miles</b>	<b>.5 Miles</b>	<b>1 Mile</b>
POPULATION	2,254	9,126	35,135
AVERAGE HOUSEHOLD INCOME	\$237,835	\$186,903	\$193,396
ANNUAL FOOD AWAY FROM HOME AVG	\$9,990	\$8,123	\$8,373
DAYTIME POPULATION	2,962	9,606	40,968
BACHELOR'S DEGREE +	91.34%	87.48%	90.13%