



DOCHTER & ALEXANDER
RETAIL ADVISORS



5416 WISCONSIN AVE
CHEVY CHASE | MARYLAND

Square Footage | 3,500 SF

Timing | Immediate

Frontage | 76' 8"

Rent/Nets | Negotiable

CONTACT

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HIGHLIGHTS

- ▶ **A prime flagship location in Chevy Chase**, situated at the intersection of Wisconsin and Willard, with **Friendship Heights Metro** access next door
- ▶ Encircled by prominent destinations like **The Collection** and **The Shops at Wisconsin Place**, with key drivers including **Whole Foods**, **Trader Joe's**, **Porsche**, **Sephora**, **Tiffany & Co.**, and more
- ▶ **Exceptional demographic mix** of income, population density, and education

NEARBY TENANTS

WHOLE FOODS
MARKET

SEPHORA

TRADER JOE'S

Capital One

bloomingdale's

Clyde's
an American
Boutique

PORSCHE

new balance

THE MARKET

Half Mile Demographics

Population
Daytime Population
Average Household Income
Bachelors Degree+
Total Businesses

Chevy Chase
10,604
21,599
\$209,437
87.36%
1,280

Tenleytown
5,739
8,864
\$237,480
89.07%
495

Bethesda
12,645
40,853
\$195,328
87.81%
2,594

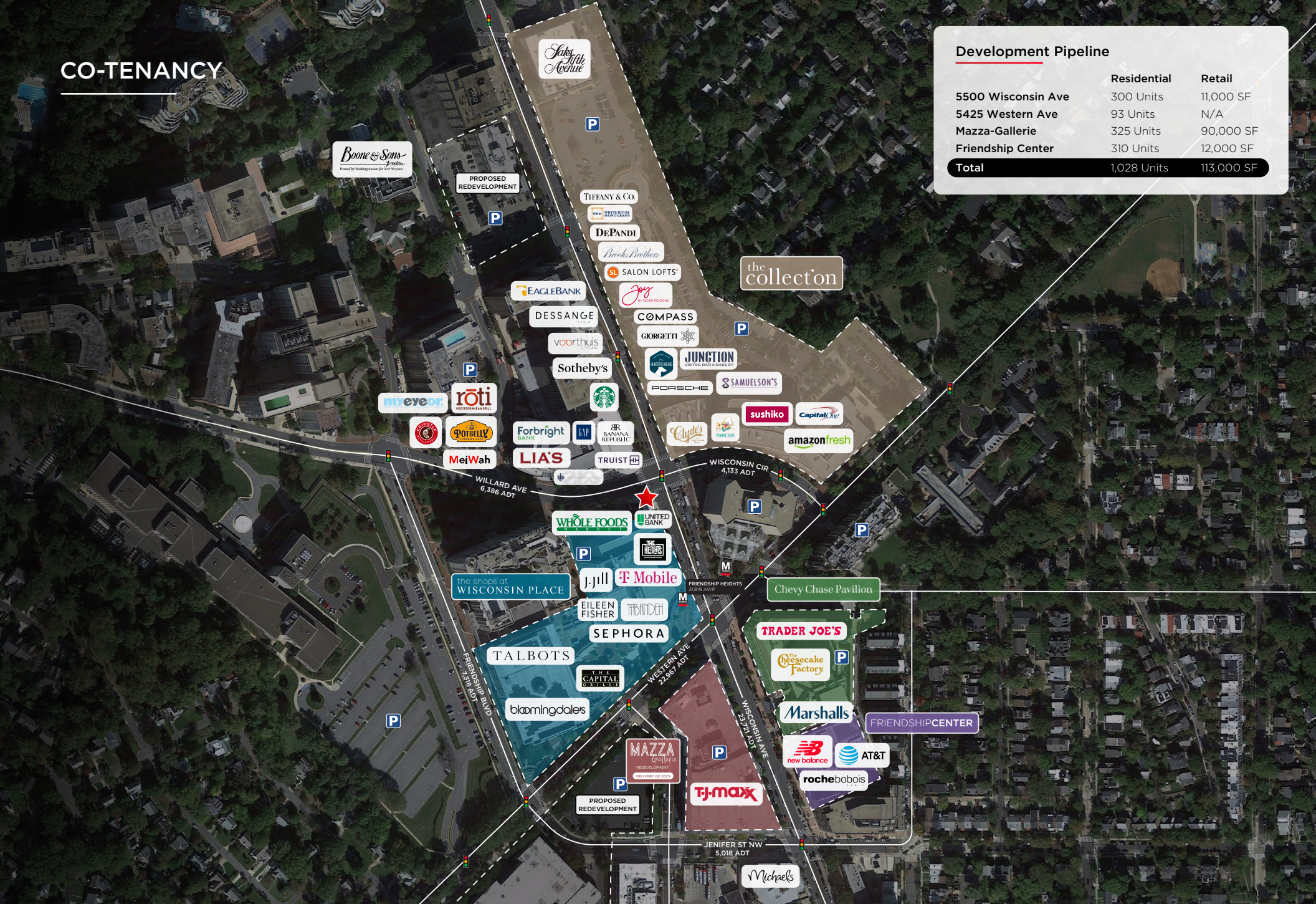
5416 Wisconsin Ave
Chevy Chase, MD

DOCHTER & ALEXANDER
REAL ESTATE ADVISORS

CO-TENANCY

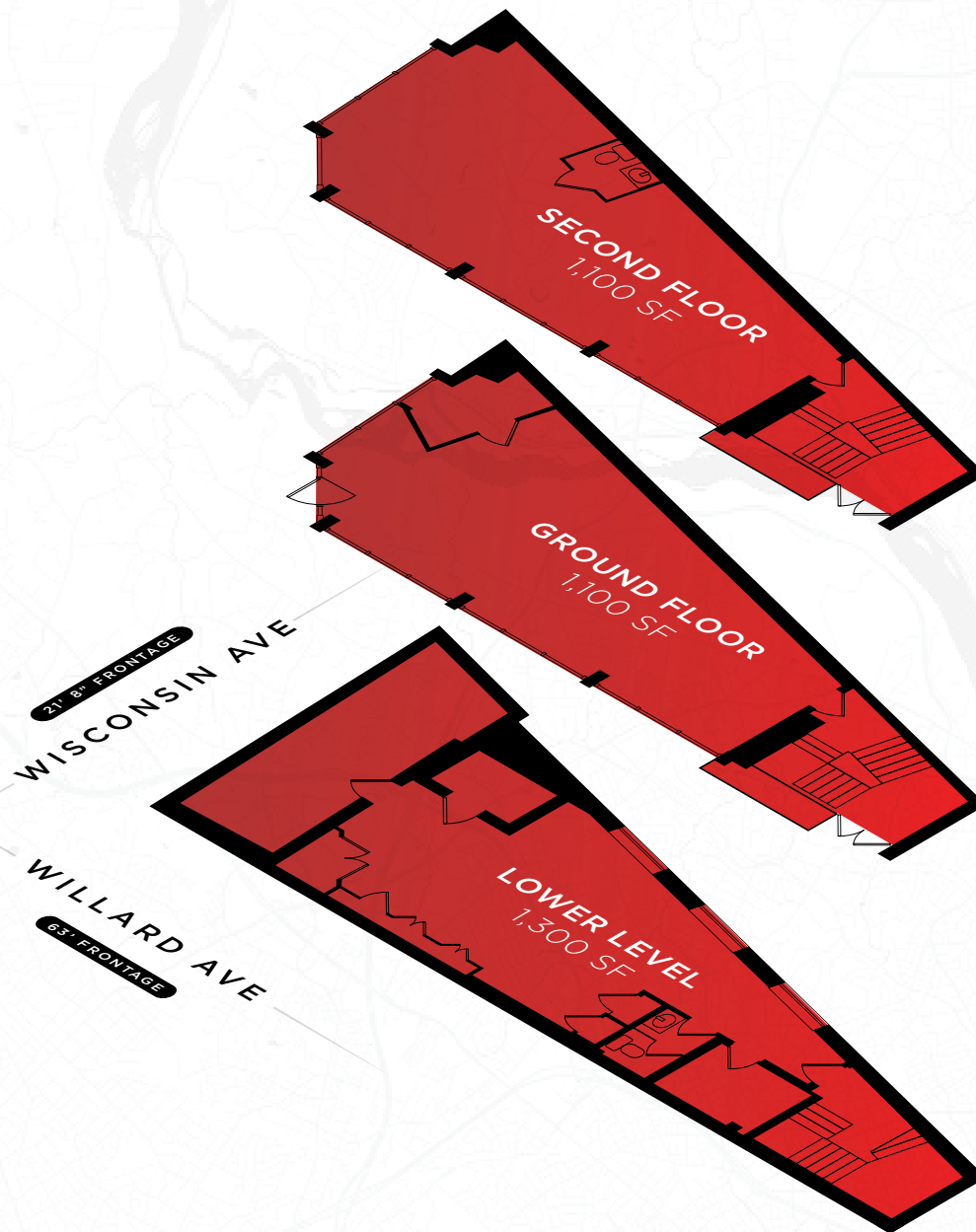
Development Pipeline

| | Residential | Retail |
|--------------------|--------------------|-------------------|
| 5500 Wisconsin Ave | 300 Units | 11,000 SF |
| 5425 Western Ave | 93 Units | N/A |
| Mazza-Gallerie | 325 Units | 90,000 SF |
| Friendship Center | 310 Units | 12,000 SF |
| Total | 1,028 Units | 113,000 SF |



5416 Wisconsin Ave
Chevy Chase, MD

FLOORPLAN



SPECS

Square Footage | 3,500 SF

1st | 1,100 SF

2nd | 1,100 SF

LL | 1,300 SF

Timing | Immediate

Rent/Nets | Negotiable

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DOCHALEX.COM

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NEARBY DEVELOPMENT

WITHIN A 5 MIN WALK

113K **1,028**

SF RETAIL

RESI UNITS

AVERAGE TRAFFIC COUNT

DAILY ON WISCONSIN AVE

23,721

AVERAGE HOUSEHOLD INCOME

WITHIN 1 MILE

\$236,180

AVERAGE METRO RIDERS

AT FRIENDSHIP HEIGHTS STATION

25,480

AVERAGE WEEKLY

DEMOGRAPHICS*

| | .5 Miles | 1 Miles | 3 Mile |
|----------------------------------|-----------|-----------|-----------|
| DAYTIME POPULATION | 21,560 | 39,682 | 222,244 |
| AVERAGE HOUSEHOLD INCOME | \$209,246 | \$236,180 | \$229,513 |
| BACHELORS DEGREE+ | 87.32% | 88.39% | 87.14% |
| RETAIL, FOOD & DRINK EXPENDITURE | \$295M | \$748M | \$4.4B |

*2024 Data

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Chevy Chase, MD