



DOCHTER & ALEXANDER
RETAIL ADVISORS

Bethesda
Systems

4844 CORDELL AVE
WOODMONT TRIANGLE | MD



CONCEPTUAL RENDERING

Square Footage | 4,090 SF

Ceiling Heights | 12' 11"

Timing | Immediate

Rent/Nets | Negotiable

A GREENHILL PROPERTY

CONTACT

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HIGHLIGHTS

- Former restaurant with **kitchen infrastructure** in place & **outdoor patio space**
- Woodmont Triangle is a **vibrant mixed-use market** featuring top restaurants, major employers, high-density residential, a variety of grocers, and boutique fitness. Highlights include **Woodmont Grill**, **Trader Joe's**, **Medium Rare**, the **NIH**, and **Marriott Global HQ**
- Substantial multifamily development nearby with **5,241 units** under construction or planned

NEARBY TENANTS

TRADER JOE'S

ala



WOODMONT
GRILL

MEDIUM
RARE

OLAZZO

BARREL
+ CROW



CONCEPTUAL RENDERING

4844 Cordell Ave
Woodmont Triangle, MD

THE MARKET



18,000 On-Campus Employees

15-MINUTE WALK TIME

WOODMONT TRIANGLE DEMOS

	1 mile	3 miles	5 miles
Population	29,217	155,656	476,787
Households	14,456	64,622	200,689
Employees	41,428	107,028	260,447
Daytime Population	59,820	200,449	525,576
Average Household Income	\$218,026	\$249,248	\$205,641
Food Away from Home	\$113,320,259	\$553,100,784	\$1,453,985,675
Hotel Keys	1,605	2,436	5,658

WOODMONT TRIANGLE



\$600M Project Delivered in 2022
3,500 Employees
245 Key On-Site Hotel

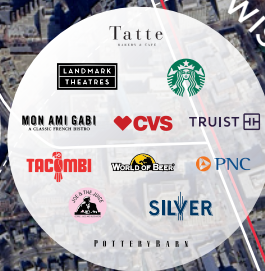


Bethesda Chevy Chase HS
2,335 Students

ELM STREET



BETHESDA ROW



WISCONSIN AVE

4844 Cordell Ave
Woodmont Triangle, MD

DEVELOPMENTS

- 1 4901 BATTERY LANE
399 RESI
- 2 4861 BATTERY LANE
453 RESI
- 3 4900 BATTERY LANE
1,530 RESI | 12,000 SF COMMERCIAL
- 4 4909 AUBURN AVENUE
167 RESI | 6,328 SF RETAIL
- 5 4820 AUBURN AVENUE
58 RESI | 2,800 SF COMMERCIAL
- 6 8008 WISCONSIN AVENUE
106 RESI | 5,793 SF RETAIL
- 7 8000 WISCONSIN AVENUE
441 RESI
- 8 8001 WISCONSIN AVENUE
350 RESI | 15,000 SF RETAIL
- 9 7820 WISCONSIN AVENUE
450 RESI
- 10 4725 CHELTENHAM DRIVE
110 RESI
- 11 7749 OLD GEORGETOWN ROAD
240 RESI | 6,000 SF
- 12 4824 EDMOOR LANE
111 RESI
- 13 7340 WISCONSIN AVENUE
310 RESI | 3,296 SF RETAIL
- 14 4719 HAMPDEN LANE
150 RESI | 10,000 RETAIL | 330,000 OFFICE
- 15 7316 WISCONSIN AVENUE
366 RESI | 11,000 SF COMMERCIAL

TOTALS

RESIDENTIAL UNITS	5,241
RETAIL SPACE	61,217 SF
COMMERCIAL SPACE	41,800 SF
OFFICE SPACE	330,000 SF

RECENTLY DELIVERED

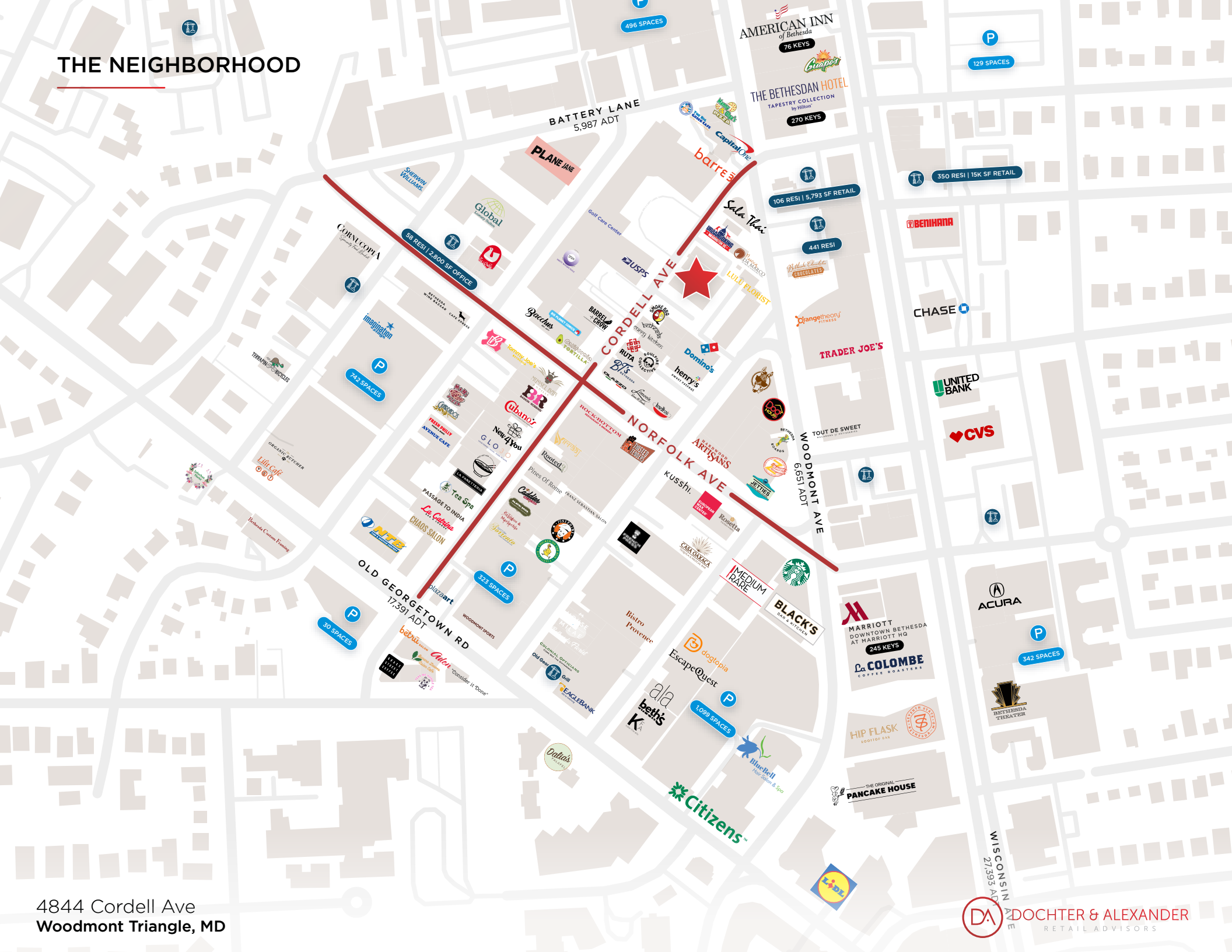
- 1 AVOCET TOWER / AC HOTEL
400,000 SF OFFICE | 220 KEYS
- 2 SOPHIA BETHESDA
276 RESI | 4,910 SF RETAIL
- 3 CECIL
297 RESI
- 4 SOLAIRE 7607
198 RESI | 1,700 SF RETAIL
- 5 MARRIOTT HQ
785,000 OFFICE | 245 KEYS

P 3,100+ PARKING SPACES

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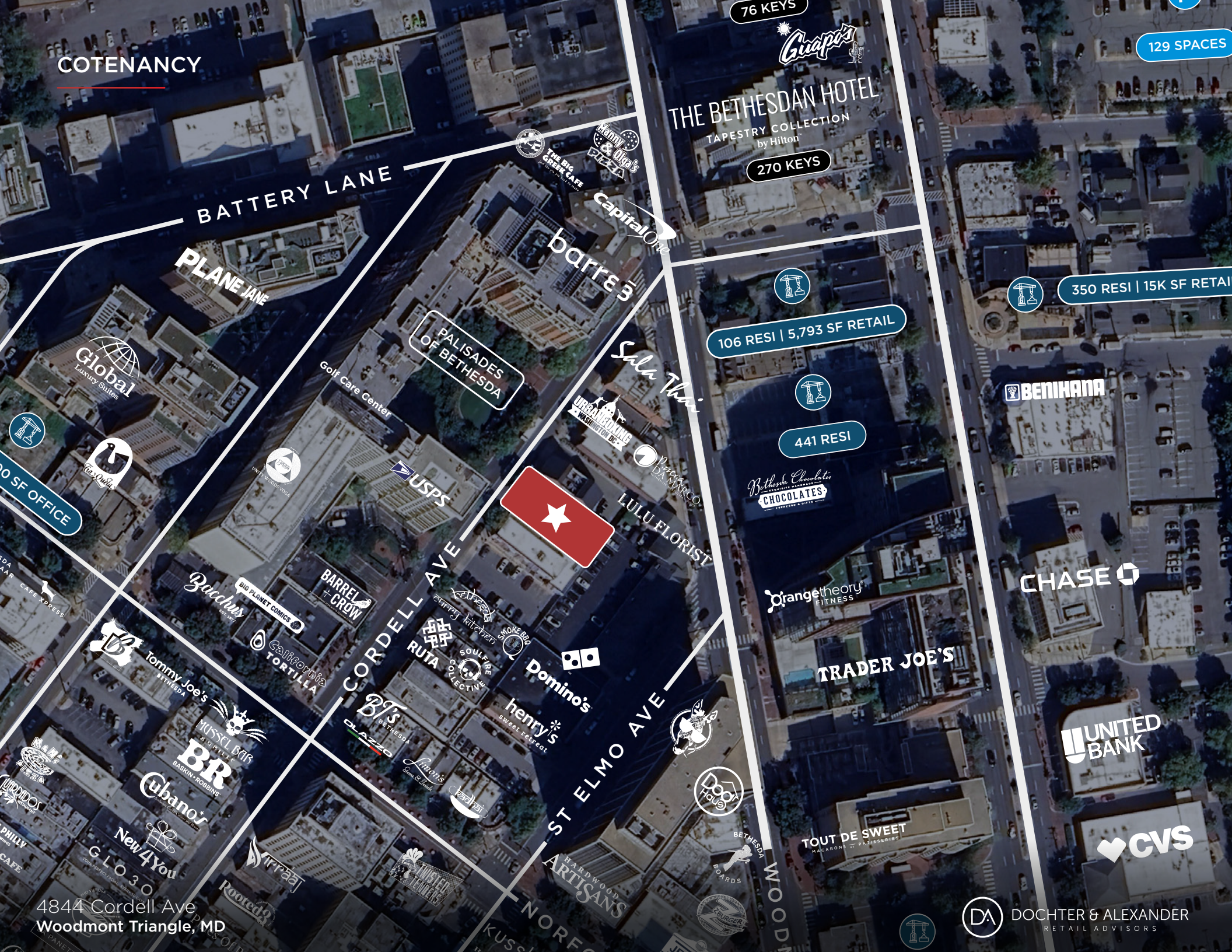
DA DOCHTER & ALEXANDER
RETAIL ADVISORS

THE NEIGHBORHOOD



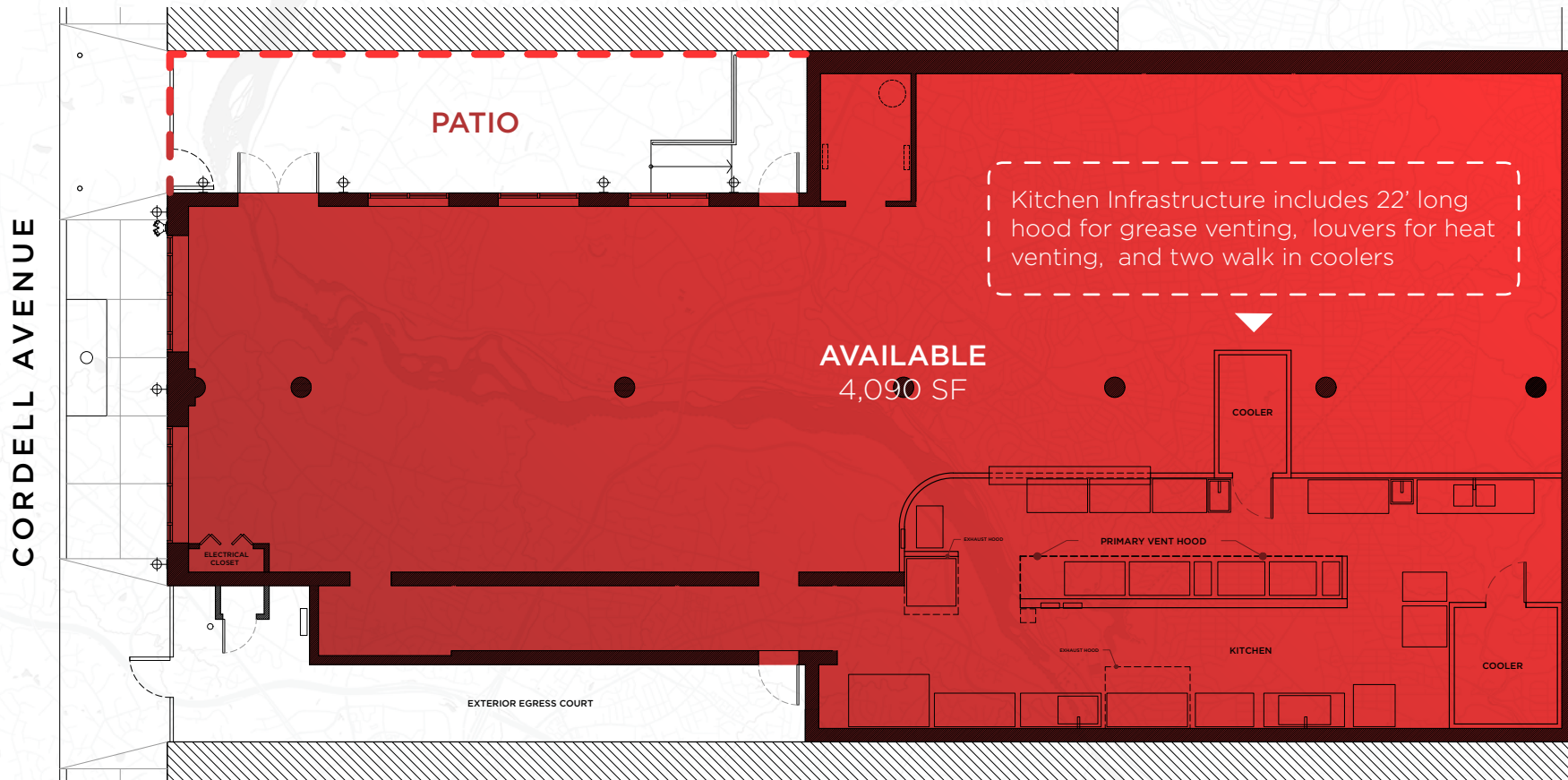
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Woodmont Triangle, MD

COTENANCY



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GROUND FLOOR SPACE



SPECS

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OFFICE TENANTS NEARBY PROPERTY



Booz | Allen | Hamilton

TOTAL EMPLOYEES WITHIN 1 MILE

41,428

PARKING SPACES NEARBY

3,100+

PIPELINE MULTIFAMILY UNITS NEARBY DEVELOPMENTS

5,241

DEMOGRAPHICS*

1 Miles

3 Miles

5 Mile

Population	29,217	155,656	476,787
Daytime Population	59,820	200,449	525,576
Average Household Income	\$218,026	\$249,248	\$205,641
Average Food Away from Home	\$7,838.98	\$8,559.02	\$7,244.97
Hotel Keys	1,605	2,436	5,658

*2024 Data

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