



DOCHTER & ALEXANDER
RETAIL ADVISORS



4866 CORDELL AVE
WOODMONT TRIANGLE | MD

Square Footage | 1,800 SF

Timing | Immediate

Rent/Nets | Negotiable

A GREENHILL PROPERTY

CONTACT

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HIGHLIGHTS

- Built-out professional office space available with ground floor private entrance
- 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 **Mt. Airy 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

THE MARKET



18,000 On-Campus Employees

15-MINUTE WALK TIME

WOODMONT TRIANGLE



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

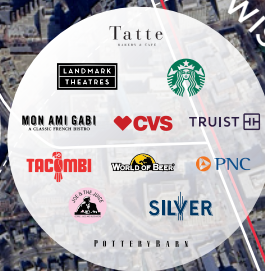


Bethesda Chevy Chase HS
2,335 Students

ELM STREET



BETHESDA ROW



WISCONSIN AVE

EAST-WEST HWY
10,597 ADT

GEORGETOWN BRANCH TRAIL

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

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

4866 Cordell Ave
Woodmont Triangle, MD

THE NEIGHBORHOOD

4844 Cordell Ave
Woodmont Triangle, MD



COTENANCY

58 RESI | 2,800 SF OFFICE

PALISADES OF BETHESDA

106 RESI | 5,793 SF RETAIL

441 RESI

BETHESDA WINE BAR & CAFE PRESS

Golf Care Center

USPS

UNPANDLING WASHINGTON DC

LULU FLORIST

Bethesda Chocolates

BENIHANA

CHASE

UNITED BANK

Bacchus

California TORTILLA

BARREL & CROW

CROSSFIT BETHESDA

glamher

Orangetheory FITNESS

TRADER JOE'S

Tommy Joe's

BR

Cubano's

ROCK & BOTTOM

Domino's

ARTISANS

PUREFIRE YOGA

Doot Haus

TOUT DE SWEET

FRESH PHILLY AVENUE CAFE

New 4You

GLO 30

Pooreed

UNITED CENTERS

Kusshi

HARDWOOD

JETTIES

BETHESDA BOARDS

WOODMONT AVE

Tea Spa

LA PANETERIA

Pines Of Rome

ST ELMO

NORFOLK AVE

EUROPEAN VAX CENTER

Rosetta

STARBUCKS

Tastee Diner

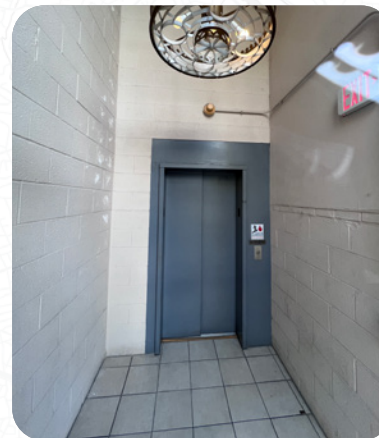
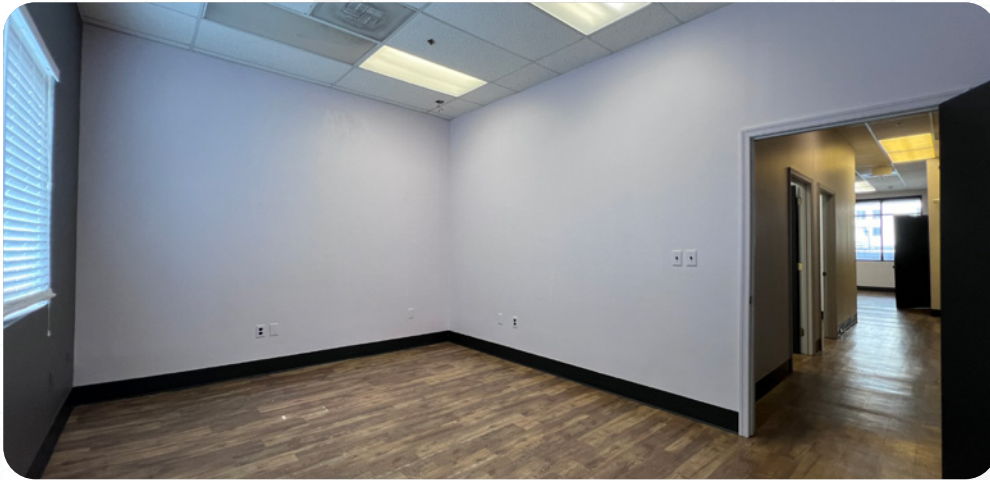
4844 Cordell Ave
Woodmont Triangle, MD

323 SPACES

DA

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INTERIOR PHOTOS



4866 Cordell Ave
Woodmont Triangle, MD



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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