



DOCHTER & ALEXANDER
RETAIL ADVISORS



4856 CORDELL AVE
WOODMONT TRIANGLE | MD

Square Footage | 2,130 SF

Ceiling Heights | 11' 3"

Frontage | 14' 10"

Timing | Immediate

Rent/Nets | Negotiable

A GREENHILL PROPERTY

CONTACT

Matthew Alexander

202.971.8788 | matthew@dochalex.com

David Dochter

202.971.8989 | david@dochalex.com

Elena Kozak

301.300.7690 | elena@dochalex.com

HIGHLIGHTS

- Second generation restaurant with type one venting and high visibility on Cordell Avenue situated next to public parking
- 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 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



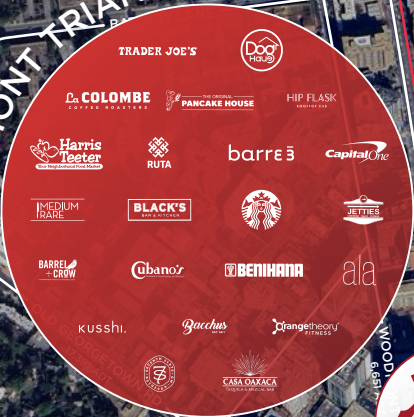
THE MARKET



18,000 On-Campus Employees

15-MINUTE WALK TIME

WOODMONT TRIANGLE



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



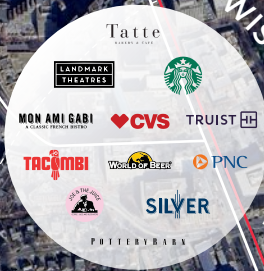
Bethesda Chevy Chase HS
2,335 Students

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

ELM STREET



BETHESDA ROW



WISCONSIN AVE

THE NEIGHBORHOOD

5 MINUTE WALK DEMOGRAPHICS	Woodmont Triangle	Bethesda Row
Total Population	7,402	2,844
Total Employees	9,629	8,467
Total Housing Units	4,899	1,784
Average HH Income	\$174,365	\$186,253
Bachelors Degree+	89.75%	89.46%
HH Spending on Food Away from Home	\$28.7M	\$11.1M
HH Spending on Entertainment	\$5.6M	\$2.2M

Woodmont Triangle is a well-situated and affluent neighborhood that offers strong advantages compared to Bethesda Row. It has 2.6 times the population, 1.13 times more employees, and 2.75 times more housing units, providing greater exposure and activity. The area also experiences higher total household spending on dining and entertainment, making it a strong location for businesses and visitors.

WOODMONT TRIANGLE | 5 MINUTE WALK

NOTABLE CO-TENANCY



BETHESDA ROW | 5 MINUTE WALK

NOTABLE CO-TENANCY



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

4856 Cordell Ave
Woodmont Triangle, MD

DA DOCHTER & ALEXANDER
RETAIL ADVISORS

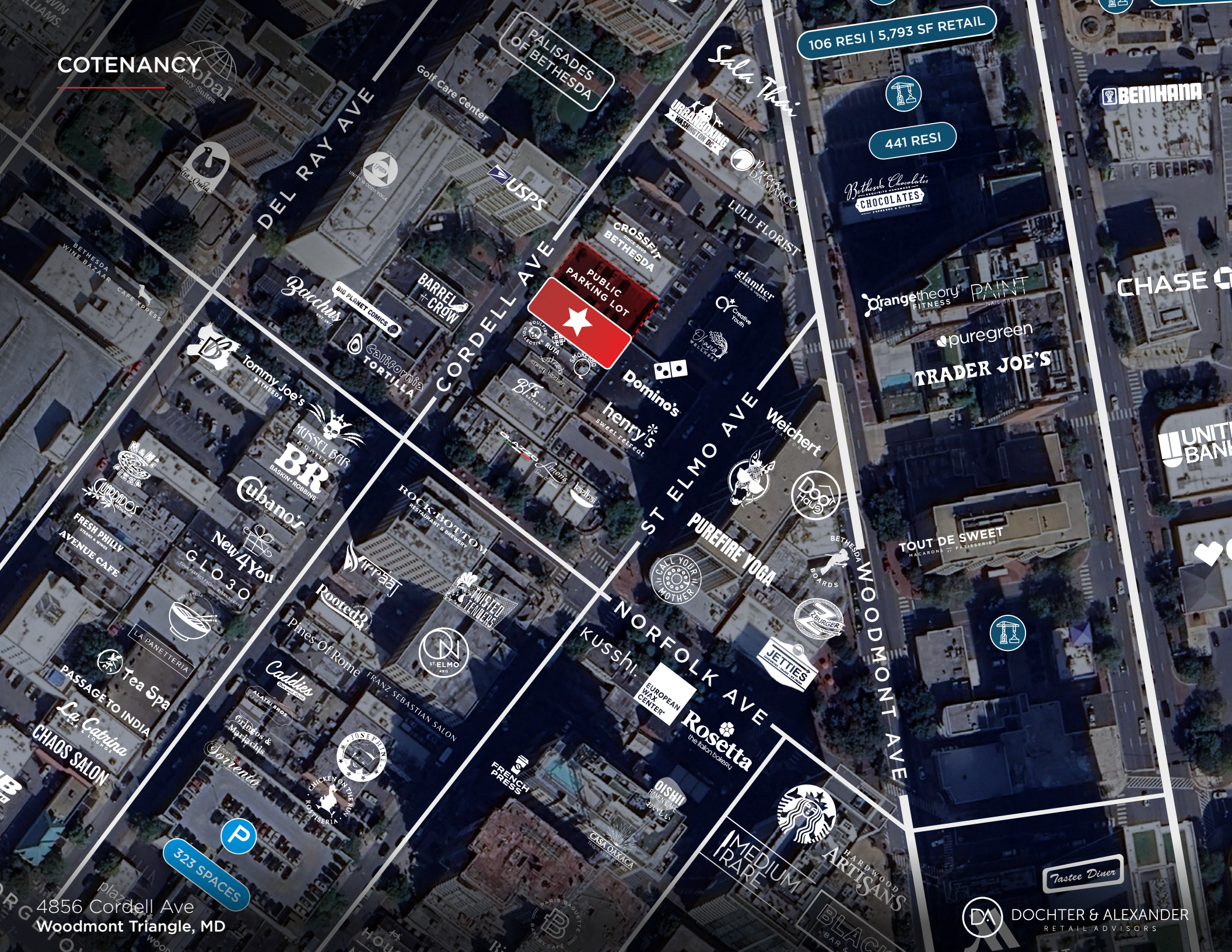
THE NEIGHBORHOOD

4856 Cordell Ave
Woodmont Triangle, MD



DOCHTER & ALEXANDER
RETAIL ADVISORS

COTENANCY



PALISADES
OF BETHESDA

106 RESI | 5,793 SF RETAIL

441 RESI

323 SPACES

4856 Cordell Ave
Woodmont Triangle, MD

DOCHTER & ALEXANDER
RETAIL ADVISORS

AVAILABLE SPACE

CORDELL AVE

PUBLIC PARKING LOT

OUTDOOR PATIO
534 SF

AVAILABLE
2,130 SF

SPECS

Square Footage | 2,130 SF
Frontage | 14' 10"
Ceiling Heights | 11' 3"
Timing | Immediate
Rent/Nets | Negotiable

CONTACT

Matthew Alexander
202.971.8788
matthew@dochalex.com

Elena Kozak
301.300.7690
elena@dochalex.com

David Dochter
202.971.8989
david@dochalex.com

DOCHALEX.COM

4856 Cordell Ave
Woodmont Triangle, MD

 **DOCHTER & ALEXANDER**
RETAIL ADVISORS



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

4856 Cordell Ave
Woodmont Triangle, MD