



DOCHTER & ALEXANDER
RETAIL ADVISORS

SCENARIOS

1. PAD SITE | 11,671 SF
2. BUILT-TO-SUIT | 10,000 - 40,000 SF
3. MULTI-TENANT | 1,500 - 20,000 SF



8011 NORFOLK AVENUE
BETHESDA | MD

Square Footage | 1,500 - 40,000 SF

Timing | Arranged

Ceiling Heights | TBD

Frontage | Up to 147'

Rent/Nets | Negotiable

CONTACT

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HIGHLIGHTS

- Creative ground lease opportunity for preexisting building and adjacent land approved for redevelopment at the intersection of **Norfolk and Auburn Avenue**
- 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



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

TRADER JOE'S WOODMONT GRILL
 P. COLOMBE COFFEES & BREADS THE ORIGINAL PANCAKE HOUSE HIP FLASK
 Harris Teeter RUTA barre3 Capital One
 MEDIUM FRANK BLACK'S STARBUCKS SEVENS
 BARREL DRUM Ubano7 BENIHANA ala
 kusshi. Bacchus Orange Theory Fitness
 CASA OXACA

MARRIOTT
 GLOBAL HQ

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



Bethesda Chevy Chase HS
 2,335 Students

CHI-KO
 SOULCYCLE EQUINOX
 OVME pure barre
 WELLS FARGO

BETHESDA ROW

Apple DA
 lululemon HEYDAY UNCLE JULIUS
 AVEDA WILLIAMS-SONOMA jenis
 FIVE GUYS ANTHROPOLOGIE bluemercury
 PAPER+SOURCE drybar Room&Board
 LORDES WARBY PARKER

WISCONSIN AVE

Tatte
 LANDMARK THEATRES Starbucks
 MON AMI GABI CVS TRUIST
 TACOMBI Wellbabe PNC
 SILVER PRITTYBARI

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



M metro BETHESDA RED LINE
5,092 AWD EXITS

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 **8008 WISCONSIN AVENUE**
106 RESI | 5,793 SF RETAIL
- 6 **8000 WISCONSIN AVENUE**
441 RESI
- 7 **8001 WISCONSIN AVENUE**
350 RESI | 15,000 SF RETAIL
- 8 **7820 WISCONSIN AVENUE**
450 RESI
- 9 **4725 CHELTENHAM DRIVE**
110 RESI
- 10 **7749 OLD GEORGETOWN ROAD**
240 RESI | 6,000 SF
- 11 **4824 EDGEWOOD LANE**
111 RESI
- 12 **7340 WISCONSIN AVENUE**
310 RESI | 3,296 SF RETAIL
- 13 **4719 HAMPDEN LANE**
150 RESI | 10,000 RETAIL | 330,000 OFFICE
- 14 **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

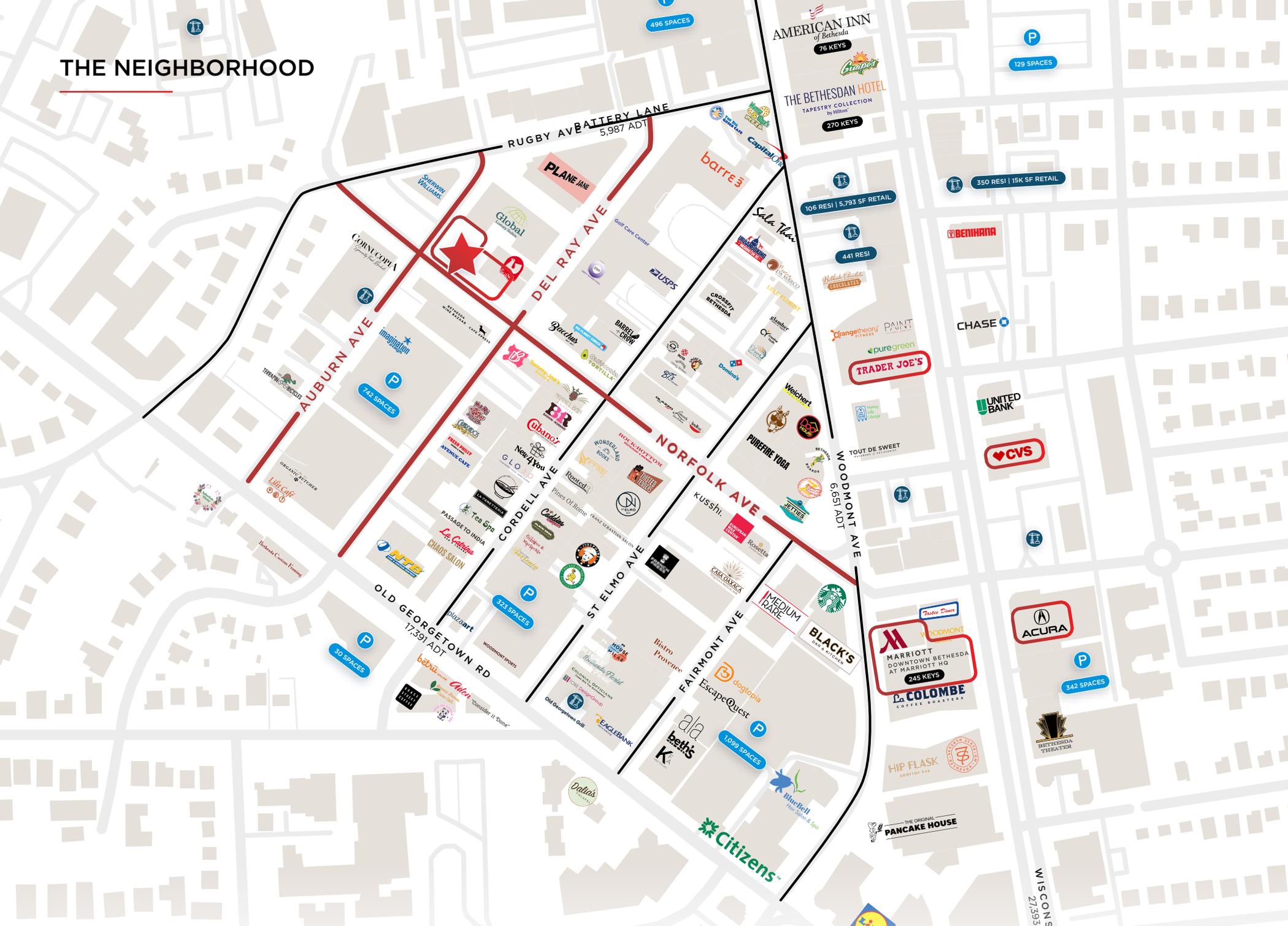
RECENTLY DELIVERED

- 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

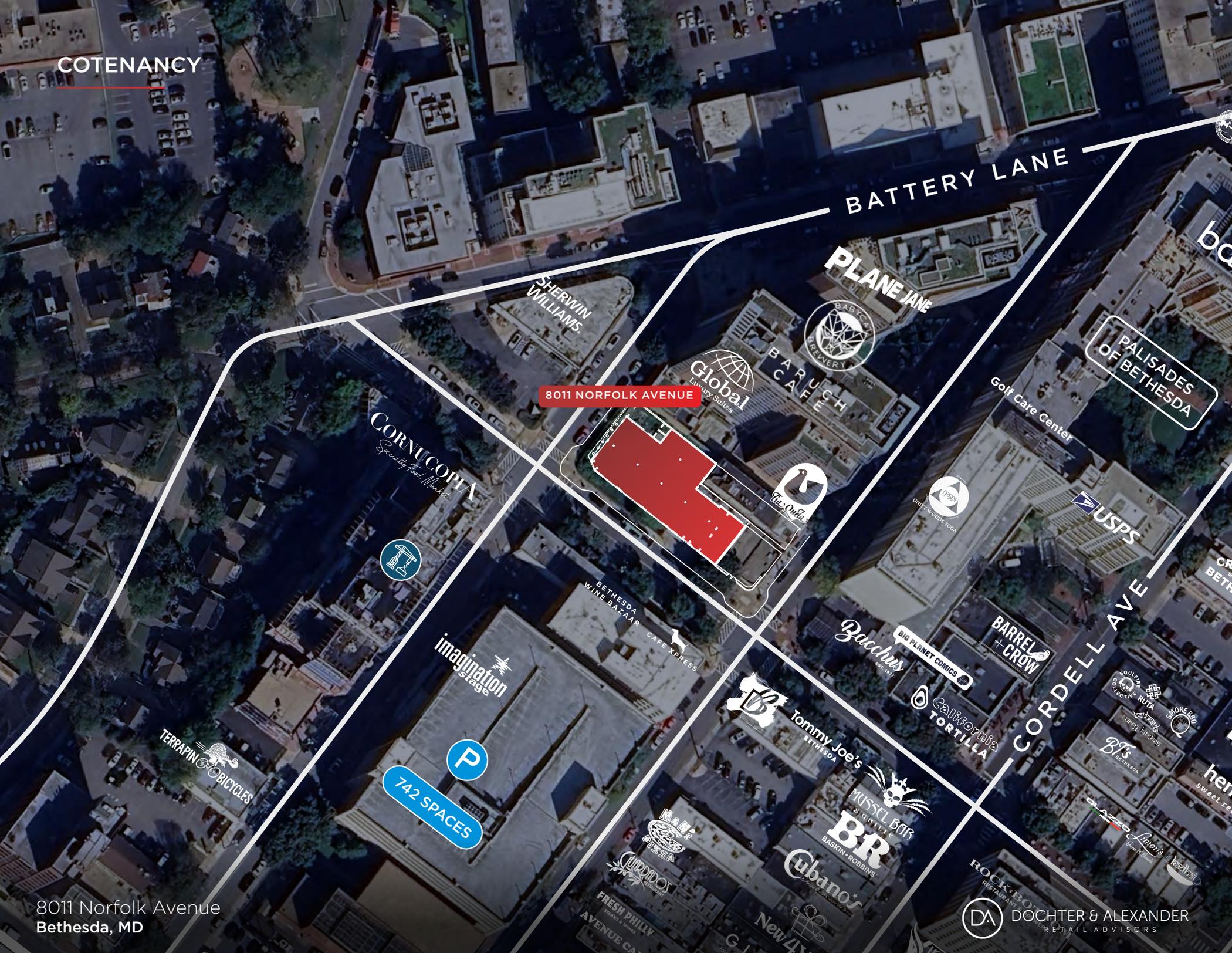
8011 Norfolk Avenue
Bethesda, MD

THE NEIGHBORHOOD



8011 Norfolk Avenue
Bethesda, MD

COTENANCY



8011 NORFOLK AVENUE

BATTERY LANE

PLANE JANE

PALISADES OF BETHESDA

CORNUCOPIA
Specialty Food Market

Global
Luxury Suites

BARUCH
BAR CAFE

SHERWIN
WILLIAMS

Golf Care Center



BETHESDA
WINE BAZAAR



USPS

imagination
stage

Bacchus

BIG PLANET COMICS

BARREL
CROW



742 SPACES

Tommy Joe's
BETHESDA

California
TORTILLA

TERRAPIN
BICYCLES

MUSSEL BARS
BASKIN-ROBBINS
BR

BTS
BETHESDA

8011 Norfolk Avenue
Bethesda, MD



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RETAIL ADVISORS

SCENARIO 1 | GROUND LEASE OR FEE SIMPLE SALE

11,671 SF



8011 Norfolk Avenue
Bethesda, MD

SCENARIO 1 | GROUND LEASE OR FEE SIMPLE SALE



AUBURN AVE



DEL RAY AVE

NORFOLK AVENUE

SCENARIO 2 | SINGLE OR MULTI-TENANT BUILT-TO-SUIT

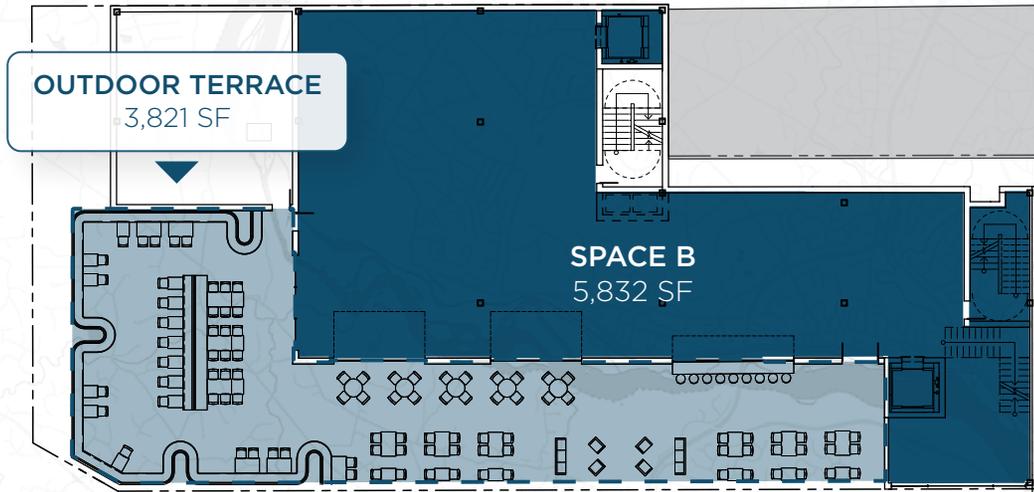
10,000 - 40,000 SF (Outdoor Terrace Included)



8011 Norfolk Avenue
Bethesda, MD

FLOORPLAN SCENARIO 2

SECOND FLOOR



SPECS

SPACE B

Square Footage | 5,832 SF

Second Floor | 4,931 SF

Ground Lobby | 901 SF

Frontage | 134' 2" on Norfolk Ave

Ceiling Heights | Built-to-suit

Timing | Arranged

Rent/Nets | Negotiable

SPACE A

Square Footage | 7,937 SF

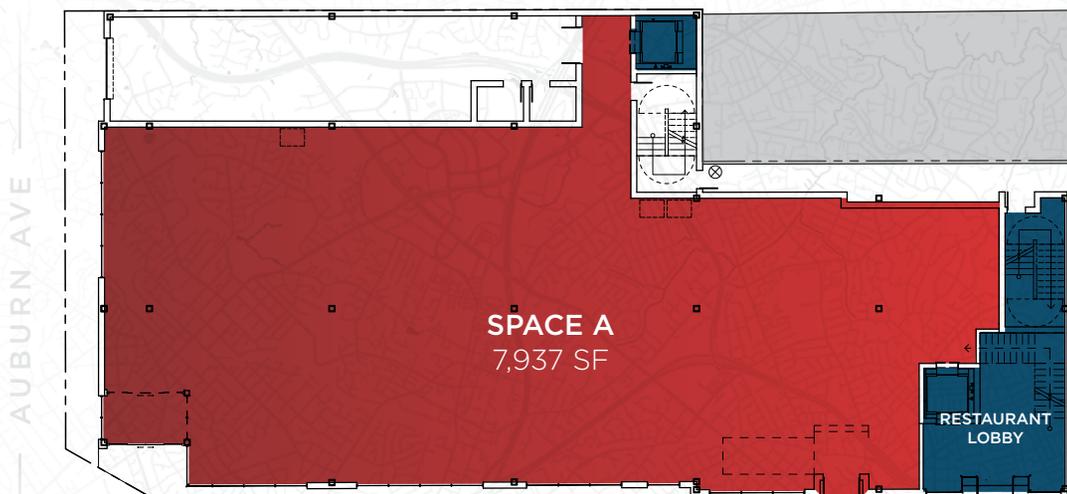
Frontage | 134' 2" on Norfolk Ave

Ceiling Heights | Built-to-suit

Timing | Arranged

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GROUND LEVEL



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SCENARIO 3 | MULTI-TENANT RETAIL

1,500 - 20,000 SF (Outdoor Seating Potential Included)



8011 Norfolk Avenue
Bethesda, MD

SCENARIO 3 | MULTI-TENANT RETAIL



STOREFRONT FACADE

Strong branding opportunity with the ability to curate and activate the space as an extension of your concept and customer experience

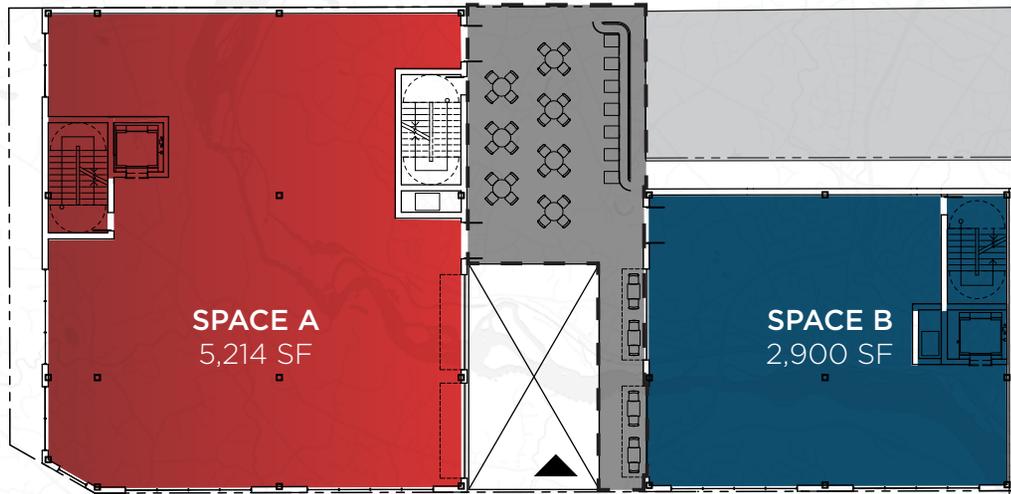
OUTDOOR SEATING

Activated alleyway concept with ~3,800 SF of outdoor seating, curated as a placemaking amenity that supports outdoor dining



FLOORPLAN SCENARIO 3

SECOND FLOOR



OUTDOOR SEATING
3,803 SF

GROUND LEVEL



SPECS

SPACE A

Square Footage | 9,522 SF

Second Floor | 5,214 SF

Ground Level | 4,308 SF

Frontage | 68' 2" on Norfolk Ave

Ceiling Heights | Built-to-suit

Timing | Arranged

Rent/Nets | Negotiable

SPACE B

Square Footage | 5,854 SF

Second Floor | 2,900 SF

Ground Level | 2,954 SF

Frontage | 60' on Norfolk Ave

Ceiling Heights | Built-to-suit

Timing | Arranged

Rent/Nets | Negotiable

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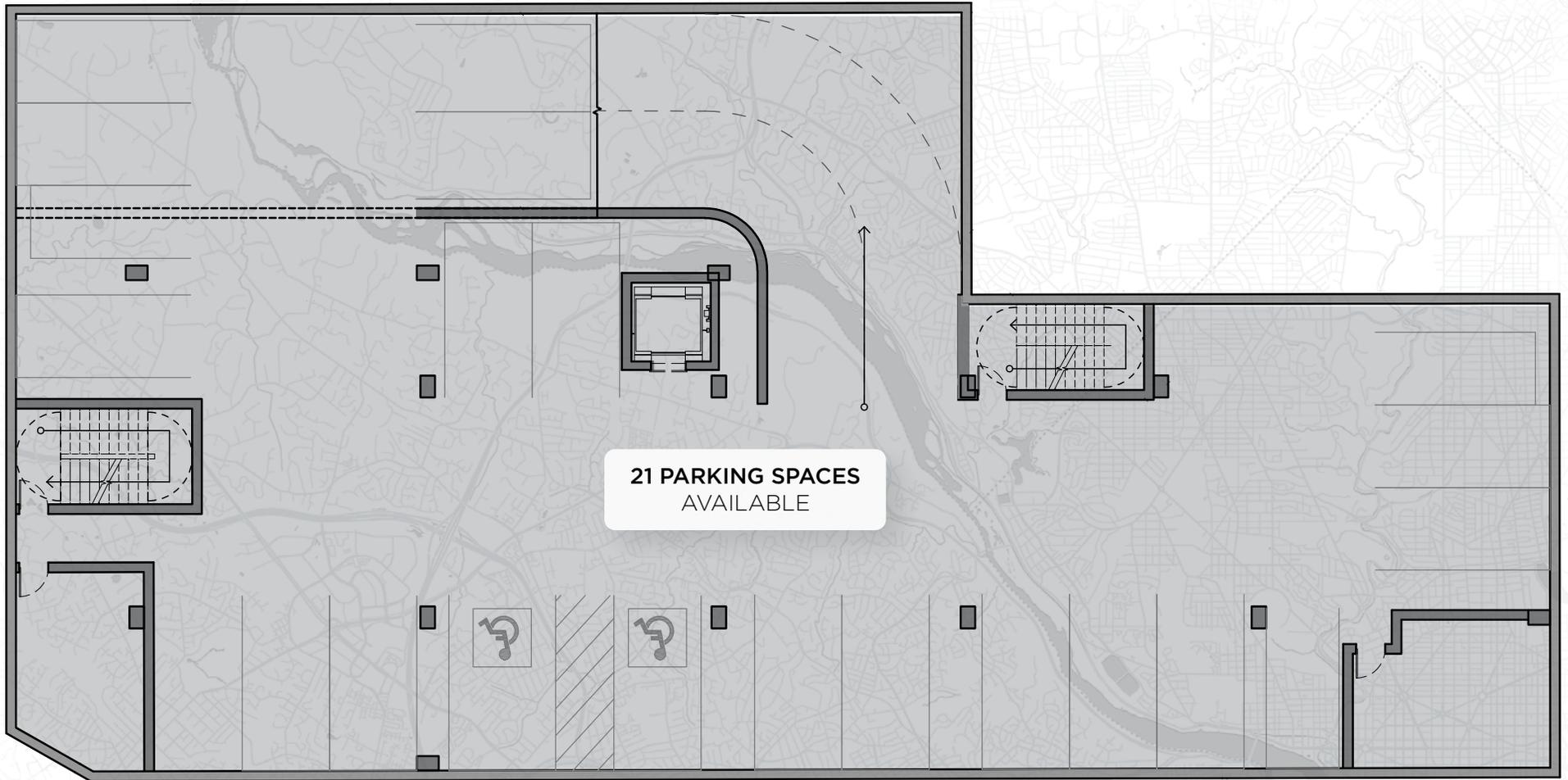
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OPTIONAL BELOW-GRADE PARKING GARAGE

Parking can be adapted to all options





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*