



DOCHTER & ALEXANDER
RETAIL ADVISORS



4858 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

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HIGHLIGHTS

- Second generation restaurant with type one venting and high visibility on **Cordell Avenue** situated near **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



MEDIUM RARE

Rosetta
the Italian bakery

BARREL + CROW

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

Logos include: TRADER JOE'S, Dog Haus, P. COLOMBE, PANCAKE HOUSE, HIP FLASK, Harris Teeter, RUTA, barre3, Capital One, MEDIUM RARE, BLACK'S, Starbucks, SEVEN, BARREL & DRUM, Ubano?, 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

ELM STREET

Logos include: PINK CHICKEN, SOULCYCLE, EQUINOX, VME, pure barre, WELLES FARGO, jenis.

BETHESDA ROW

Logos include: Apple, lululemon, HEYDAY, Aveda, WILLIAMS-SONOMA, Jenni Kayne, FIVE GUYS, ANTHROPOLOGIE, bluemercury, PAPER+SOURCE, drybar, Room&Board, LUKES, WARBY PARKER.

WISCONSIN AVE

Logos include: TATTE, LANDMARK THEATRES, Starbucks, MON AMI GABI, CVS, TRUIST, TACOMBI, Well+Good Beer, PNC, SILVER, PHILLYBARK.

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 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 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 EDGEWOOD 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

4858 Cordell Ave
Woodmont Triangle, MD

THE NEIGHBORHOOD



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COTENANCY

DEL RAY AVE

CORDELL AVE

ST ELMO AVE

WOODMONT AVE

PALISADES OF BETHESDA

106 RESI | 5,793 SF RETAIL

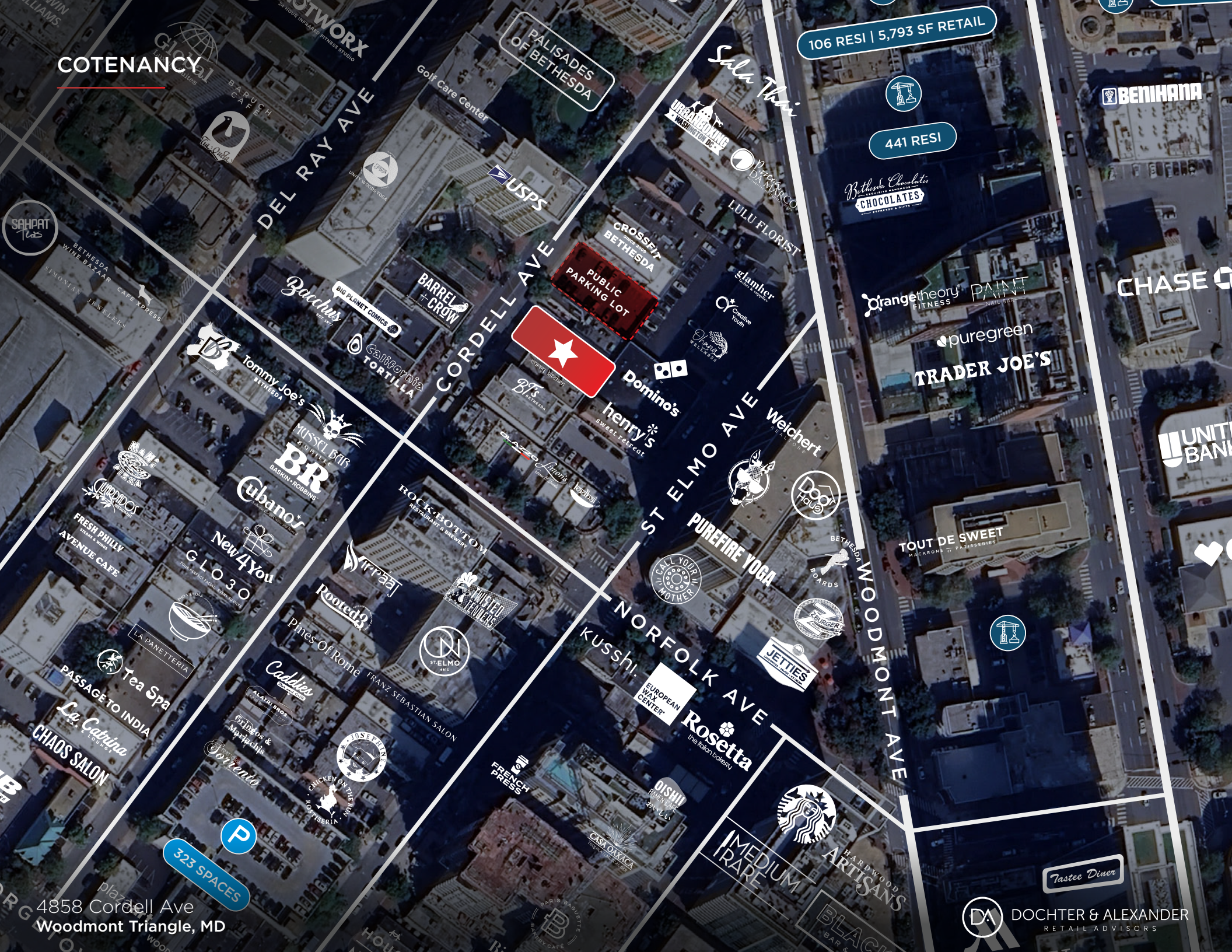
441 RESI

323 SPACES

4858 Cordell Ave
Woodmont Triangle, MD

Taste Diner

DOCHTER & ALEXANDER
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PUBLIC PARKING LOT



UNITED BANK

CHASE

BENIHANA

TRADER JOE'S

TOUT DE SWEET
MACARONS & PÂTISSERIES

Bethesda Chocolates
CHOCOLATES

orange theory FITNESS

PAINT

puregreen

PUREFIRE YOGA

NORFOLK AVE

Kusshi

Rosetta
the falafel bakery

IMEDIUM
IRARE

BLACK
BAR & BISTRO

JETTIES

ZINGER

Doot
HUB

creative youth

glamher

LULU FLORIST

URBANO
WASHINGTON DC

Sulu Thai

henry's
Sweet Retreat

Domino's

BTS
BETHESDA

Limón's
Cafe & Bakery

ROCK & BOTTOM
RESTAURANT & BREWERY

Rooted?

Virraaj

Pines of Rome

Caddies

Sorrento

Madison & Marjorie's

Tea Spa

PASSAGE TO INDIA

La Cabina

CHAOS SALON

New 4 You

GLO 30

FRESH PHILLY

AVENUE CAFE

Cubano's

BASKIN-ROBBINS

MUSSEL BAR

California TORTILLA

Tommy Joe's

Bachus

BARREL
+ CROW

BIG PLANET COMICS

CROSSFIT
BETHESDA

USPS

Golf Care Center

STWORX
24 HOUR INFRARED FITNESS STUDIO

Global
FITNESS

BARUCH
CAFE

COTENANCY

SAHPAT
Tas

BETHESDA
WINE BAZAAR

CAFE EXPRESS

REVOLUTION JEWELRY

SAHPAT
Tas

SAHPAT
Tas

SAHPAT
Tas

SAHPAT
Tas

SAHPAT
Tas

SAHPAT
Tas

AVAILABLE SPACE

CORDELL AVE

OUTDOOR PATIO
534 SF

AVAILABLE
2,130 SF

SPECS

Square Footage | 2,130 SF
Frontage | 14' 10"
Ceiling Heights | 11' 3"
Timing | Immediate
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OFFICE TENANTS
NEARBY PROPERTY

TOTAL EMPLOYEES
WITHIN 1 MILE

PARKING SPACES
NEARBY

PIPELINE MULTIFAMILY UNITS
NEARBY DEVELOPMENTS



Booz | Allen | Hamilton

41,428

3,100+

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
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**2024 Data*

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