



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

David Dochter

202.971.8989 | david@dochalex.com

Matthew Alexander

202.971.8788 | matthew@dochalex.com

Elena Alexander

301.300.7690 | elena@dochalex.com

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 COFFEE ROASTERS THE ORIGINAL PANCAKE HOUSE HIP FLASK

Harris Teeter RUTA barre3 Capital One

MEDIUM FRAKE BLACK'S STARBUCKS SEVENS

BARREL DRUM Ubano7 BENIHANA ala

kusshi. Bacchus Orange Theory Fitness

CASA OSAKA

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

BETHESDA ROW

Apple DA

lululemon HEYDAY UNCLE JULIUS

AVEDA WILLIAMS-SONOMA jenis

FIVE GUYS ANTHROPOLOGIE bluemercury

PAPER+SOURCE drybar Room&Board

LOKES WARBY PARKER

WISCONSIN AVE

Tatte

LANDMARK THEATRES Starbucks

MON AMI GABI CVS TRUIST

TACOMBI Wellbabe 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 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

742 SPACES

\$1.50 / HR

Mon - Sat 7AM-10PM

323 SPACES

\$1.75 / HR

Mon - Sat 7AM-10PM

11 SPACES

\$2.00 / HR

Mon - Sat 7AM-10PM

20 SPACES

\$2.00 / HR

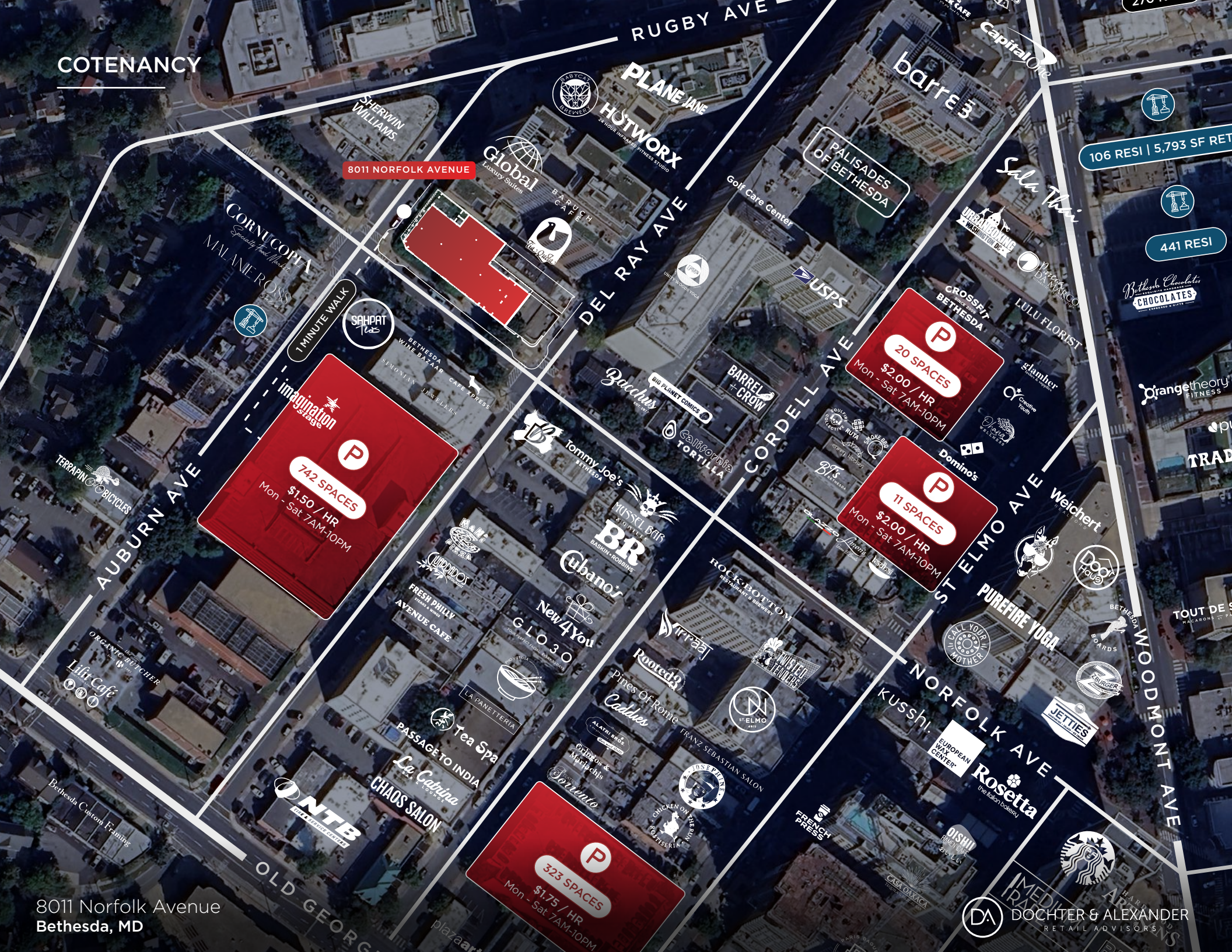
Mon - Sat 7AM-10PM

106 RESI | 5,793 SF RET

441 RESI

8011 Norfolk Avenue
Bethesda, MD

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SCENARIO 1 | GROUND LEASE OR FEE SIMPLE SALE

11,671 SF

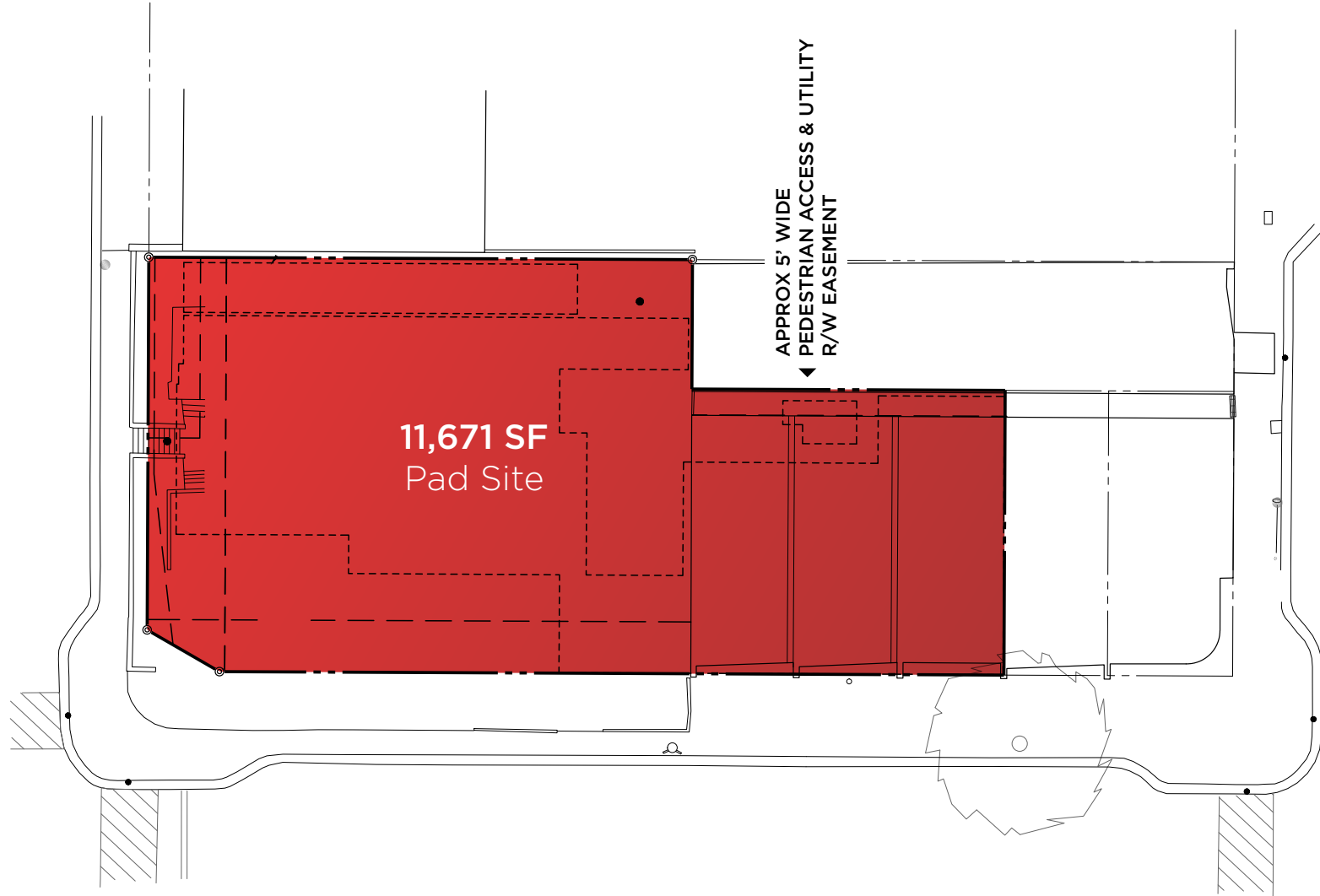


8011 Norfolk Avenue
Bethesda, MD

SCENARIO 1 | GROUND LEASE OR FEE SIMPLE SALE



AUBURN AVE



11,671 SF
Pad Site

APPROX 5' WIDE
PEDESTRIAN ACCESS & UTILITY
R/W EASEMENT

DEL RAY AVE

NORFOLK AVENUE

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

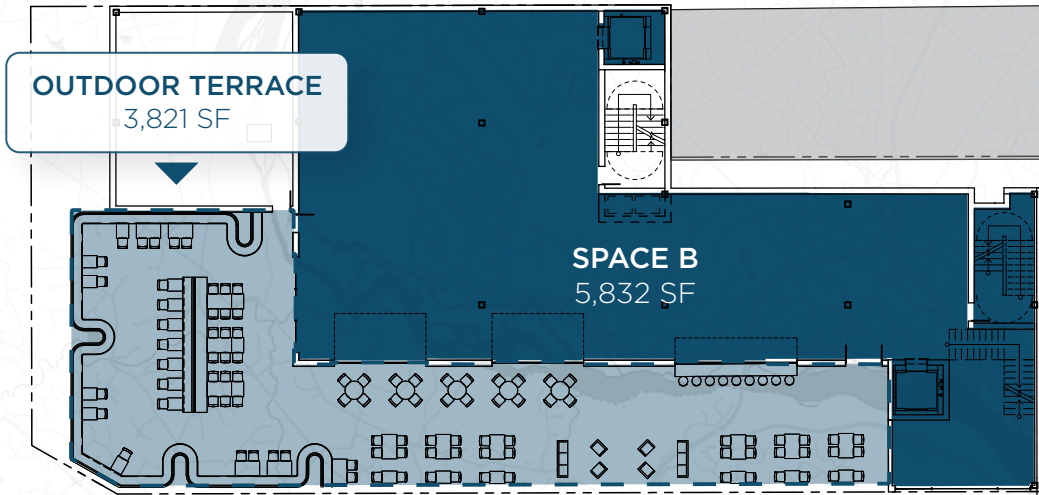
10,000 - 40,000 SF (Outdoor Terrace Included)



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

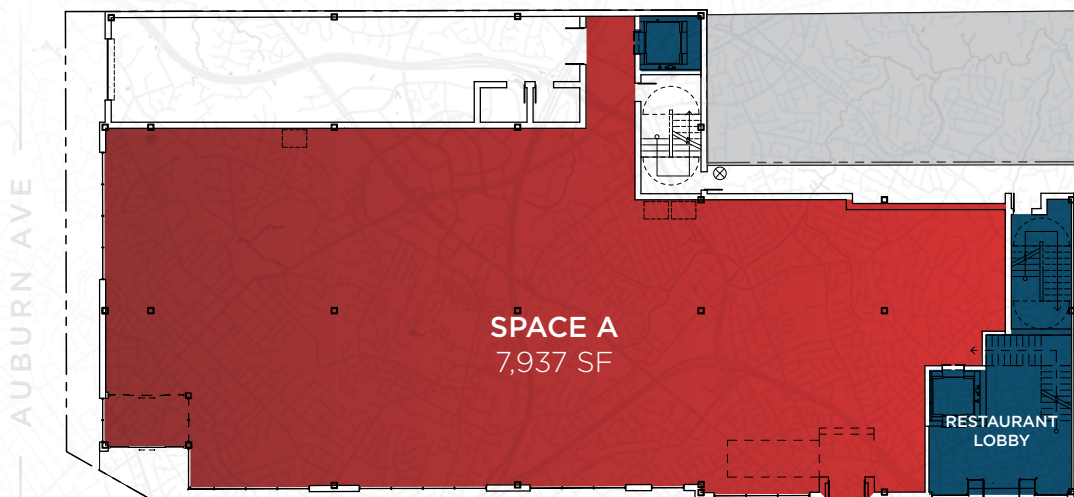
Frontage | 134' 2" on Norfolk Ave

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

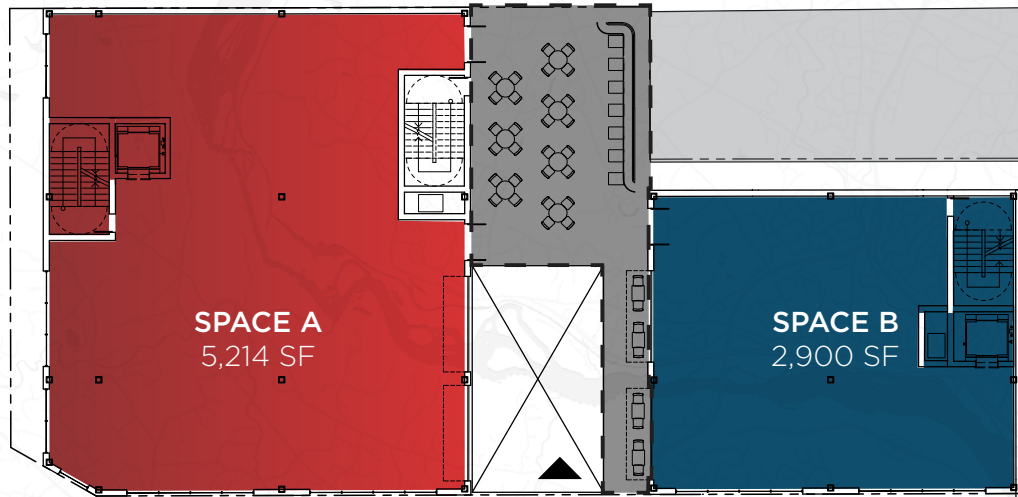
OUTDOOR SEATING

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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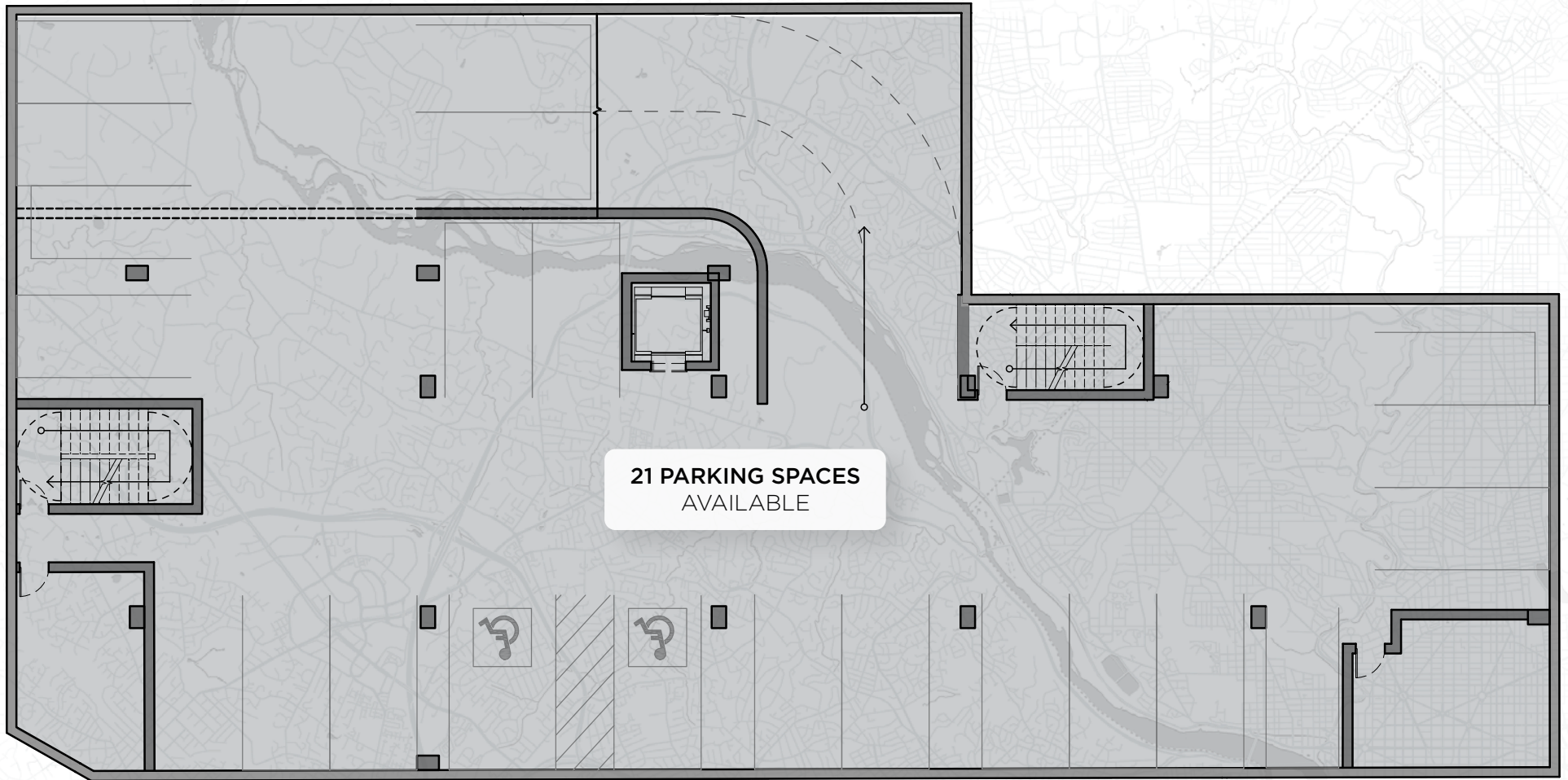
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OPTIONAL BELOW-GRADE PARKING GARAGE

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
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Average Food Away from Home	\$7,838.98	\$8,559.02	\$7,244.97
Hotel Keys	1,605	2,436	5,658

**2024 Data*