



DOCHTER & ALEXANDER
RETAIL ADVISORS

VIDEO WALKTHROUGH

36' 2" Ceiling Heights

AMC



1001 WISCONSIN AVE NW
WASHINGTON, DC | GEORGETOWN

Square Footage | Up to 3,628 SF

Ceiling Heights | 36' 2"

Timing | Immediate

Rent/Nets | Available Upon Request

CONTACT

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HIGHLIGHTS

- Corner opportunity located at the entry point of Georgetown's iconic retail corridor with remarkable 36' 2" ceiling heights and expansive floor-to-ceiling windows
- Positioned directly across from the Potomac River and Georgetown Waterfront Park, which hosts 40 public events each year
- Nestled within the Ritz Carlton Residences & Hotel, featuring 28 residential suites and offering 86 hotel rooms

NEARBY TENANTS



bated + wired

Chez Billy

FIOLA FI MARE

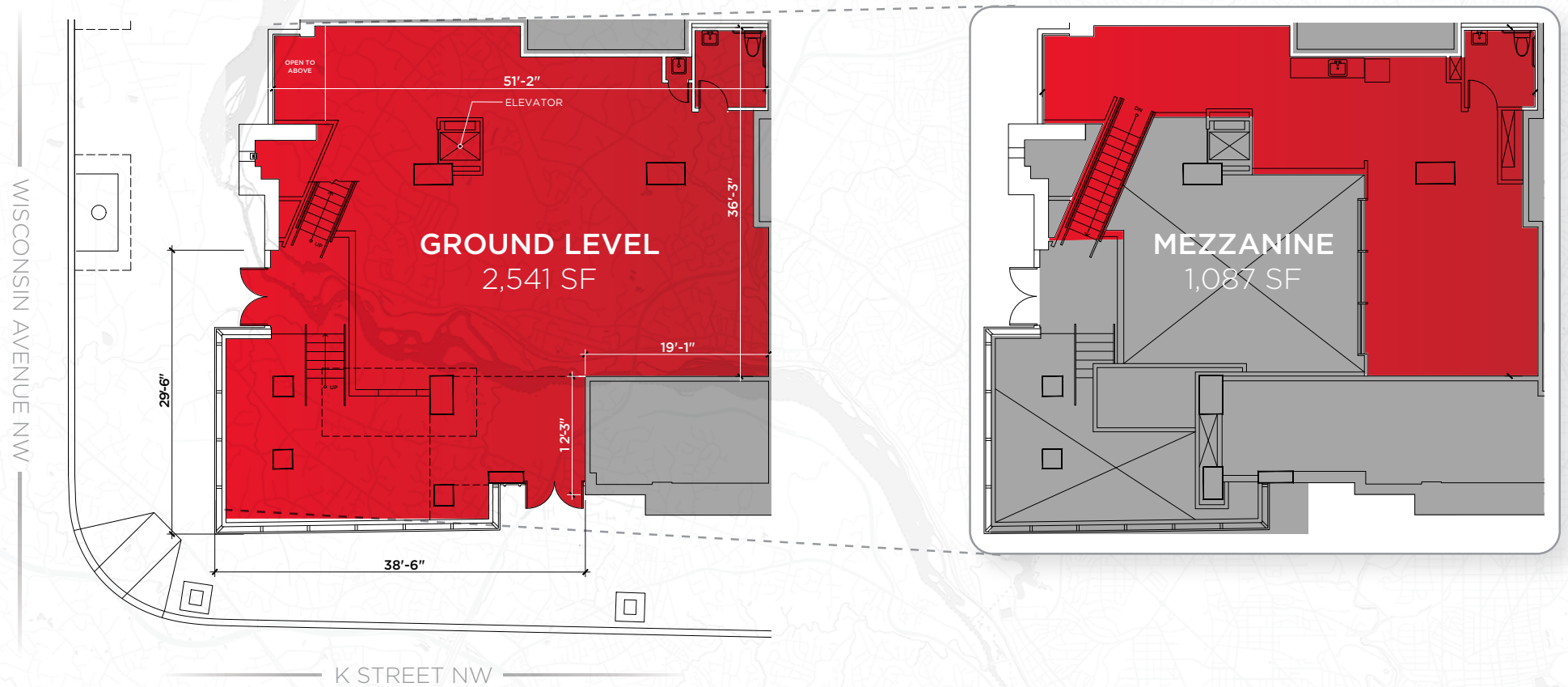


River Club



SOULCYCLE

FLOORPLAN



SPECS

Square Footage | 3,628 SF

Ceiling Heights | 36' 2"

Frontage | 57' 7' on K Street NW

Timing | Immediate

Rent/Nets | Available Upon Request

[VIDEO WALKTHROUGH](#)

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[DOCHALEX.COM](https://www.dochalex.com)

1001 Wisconsin Ave NW
Washington, DC

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TOTAL HOTEL ROOMS
WITHIN A HALF MILE

1,568

NEARBY OFFICE SQUARE FOOTAGE
WITHIN A HALF MILE

4.2M SF

TOTAL STUDENT POPULATION
AT GEORGETOWN & GWU

20,984 **25,939**
GEORGETOWN GWU

TOTAL VISITORS
TO GEORGETOWN IN 2023

12.5M

DEMOGRAPHICS*

	.25 Miles	.5 Miles	1 Mile
DAYTIME POPULATION	9,619	21,968	133,447
AVERAGE HOUSEHOLD INCOME	\$243,236	\$186,362	\$181,120
TOTAL HOUSING UNITS	563	5,845	24,617
FOOD AWAY FROM HOME (AVG)	\$8,813	\$6,824	\$6,823

**2024 Data*