



DOCHTER & ALEXANDER
RETAIL ADVISORS

1802 WISCONSIN AVE NW
WASHINGTON, DC | GEORGETOWN



Square Footage | 1,811 SF

Ceiling Heights | 6' 6" - 8' 5"

Timing | Immediate

Rent/Nets | Available Upon Request

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

- Located within one of **Georgetown's most established neighborhood retail corridors**, surrounded by a curated mix of **restaurants, boutiques, service retailers**, and **national brands** including Starbucks and Safeway
- Served by one of Washington, DC's **most affluent and highly educated** residential populations, boasting an **average household income** of over **\$300K+** within a quarter mile
- Within close reach of **Georgetown University** with a **student population** of **20,984**

NEARBY TENANTS



drybar



TRADER JOE'S



Bistro Lepic

NEARBY CO-TENANCY

Historic upper Wisconsin Avenue offers a distinct retail environment within Georgetown, blending neighborhood character with an established mix of shopping and dining. Anchored by an affluent, highly educated residential population, the corridor combines independent boutiques, neighborhood favorites, and national retailers to create consistent pedestrian activity throughout the day while attracting visitors seeking Georgetown's more curated retail experience.



INTERIOR PHOTOS

GROUND LEVEL WITH 8' 4" CEILING HEIGHTS



INTERIOR PHOTOS

SECOND LEVEL WITH 8' 5" CEILING HEIGHTS



INTERIOR PHOTOS

LOWER LEVEL WITH 6' 6" CEILING HEIGHTS





GEORGETOWN OPENINGS IN 2025

30+
RETAIL

15+
RESTAURANT

NEARBY OFFICE SQUARE FOOTAGE WITHIN A HALF MILE

851K SF

TOTAL STUDENT POPULATION AT GEORGETOWN

20,031
GEORGETOWN

TOTAL VISITORS TO GEORGETOWN (2025)

14M+

DEMOGRAPHICS*

.25 Miles

.5 Miles

1 Mile

DAYTIME POPULATION	2,462	16,378	49,673
AVERAGE HOUSEHOLD INCOME	\$311,306	\$304,296	\$241,650
TOTAL HOUSING UNITS	762	3,587	15,795
FOOD AWAY FROM HOME (AVG)	\$11,478	\$11,221	\$9,186