



DOCHTER & ALEXANDER
RETAIL ADVISORS

ENCLOSED PATIO
2,700 SF

4905 FAIRMONT AVENUE
WOODMONT TRIANGLE | MD

Square Footage | 1,866 SF

Frontage | 40' 6"

Timing | Immediate

Rent/Nets | Negotiable

A GREENHILL PROPERTY

CONTACT

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HIGHLIGHTS

- Turn-key second generation restaurant with 2,700 SF enclosed patio space
- 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



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



Bethesda Chevy Chase HS
2,335 Students

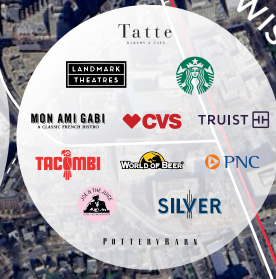
ELM STREET



BETHESDA ROW



BETHESDA



WISCONSIN AVE

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 ROW | 5 MINUTE WALK

NOTABLE CO-TENANCY



DEVELOPMENTS

- 1 **4901 BATTERY LANE**
399 RESI
- 2 **4861 BATTERY LANE**
446 RESI
- 3 **4900 BATTERY LANE**
1,530 RESI | 12,000 SF COMMERCIAL
- 4 **4820 AUBURN AVENUE**
58 RESI | 2,800 SF COMMERCIAL
- 5 **4700 MAPLE AVENUE**
235 RESI
- 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 **4702 W VIRGINIA AVENUE**
59 RESI
- 10 **7820 WISCONSIN AVENUE**
450 RESI
- 11 **THE DAX**
110 RESI
- 12 **7749 OLD GEORGETOWN ROAD**
270 RESI | 6,000 SF
- 13 **4824 EDGEWOOD LANE**
46 RESI | 65 KEYS
- 14 **4600 EAST-WEST HIGHWAY**
420 RESI
- 15 **4405 EAST-WEST HIGHWAY**
350 RESI | 12,000 SF COMMERCIAL
- 16 **4719 HAMPDEN LANE**
250 RESI
- 17 **4540 MONTGOMERY AVENUE**
590 RESI | 78,000 SF RETAIL
- 18 **7070 ARLINGTON ROAD**
250 RESI | 14,000 SF RETAIL
- 19 **7201 WISCONSIN AVENUE**
450 RESI | 5,000 SF RETAIL
- 20 **7155 WISCONSIN AVENUE**
585 RESI | 35,305 SF COMMERCIAL
- 21 **7126 WISCONSIN AVENUE**
335 RESI | 9,000 SF RETAIL

P 3,100+ PARKING SPACES

4905 Fairmont Avenue
Woodmont Triangle, MD



TOTALS

RESIDENTIAL UNITS	5,241
RETAIL SPACE	61,217 SF
COMMERCIAL SPACE	41,800 SF
OFFICE SPACE	330,000 SF

RECENTLY DELIVERED

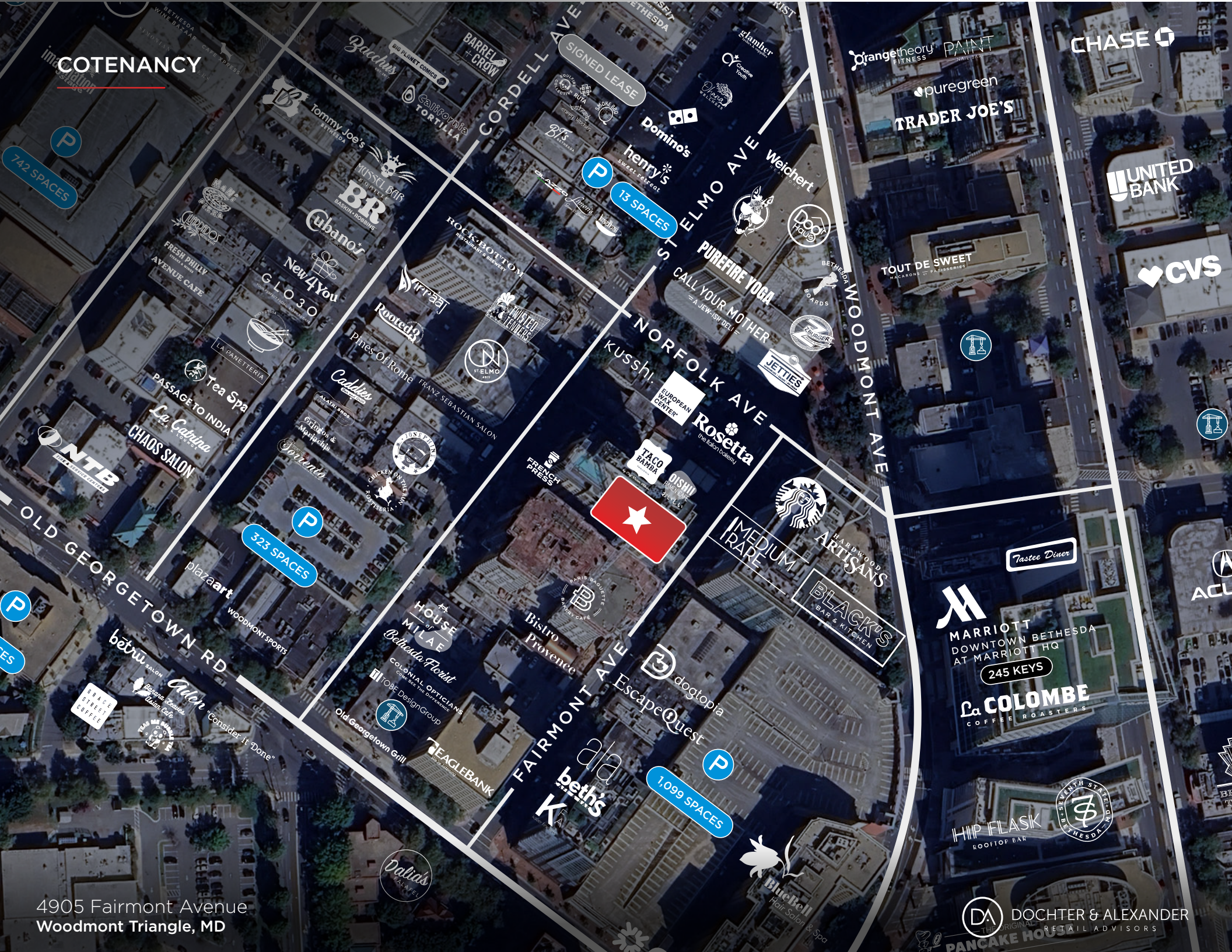
- 1 **AVOCET TOWER / AC HOTEL**
400,000 SF OFFICE | 220 KEYS
- 2 **SOPHIA BETHESDA**
276 RESI | 4,910 SF RETAIL
- 3 **CECIL**
297 RESI
- 4 **SOLAIRE 7607**
198 RESI | 1,700 SF RETAIL
- 5 **MARRIOTT HQ**
785,000 OFFICE | 245 KEYS
- 6 **4909 AUBURN AVENUE**
167 RESI | 6,328 SF RETAIL
- 7 **THE CHARLES**
301 RESI | 3,296 SF RETAIL
- 8 **HAMPDEN HOUSE**
366 RESI | 11,000 SF COMMERCIAL

THE NEIGHBORHOOD

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Woodmont Triangle, MD



COTENANCY

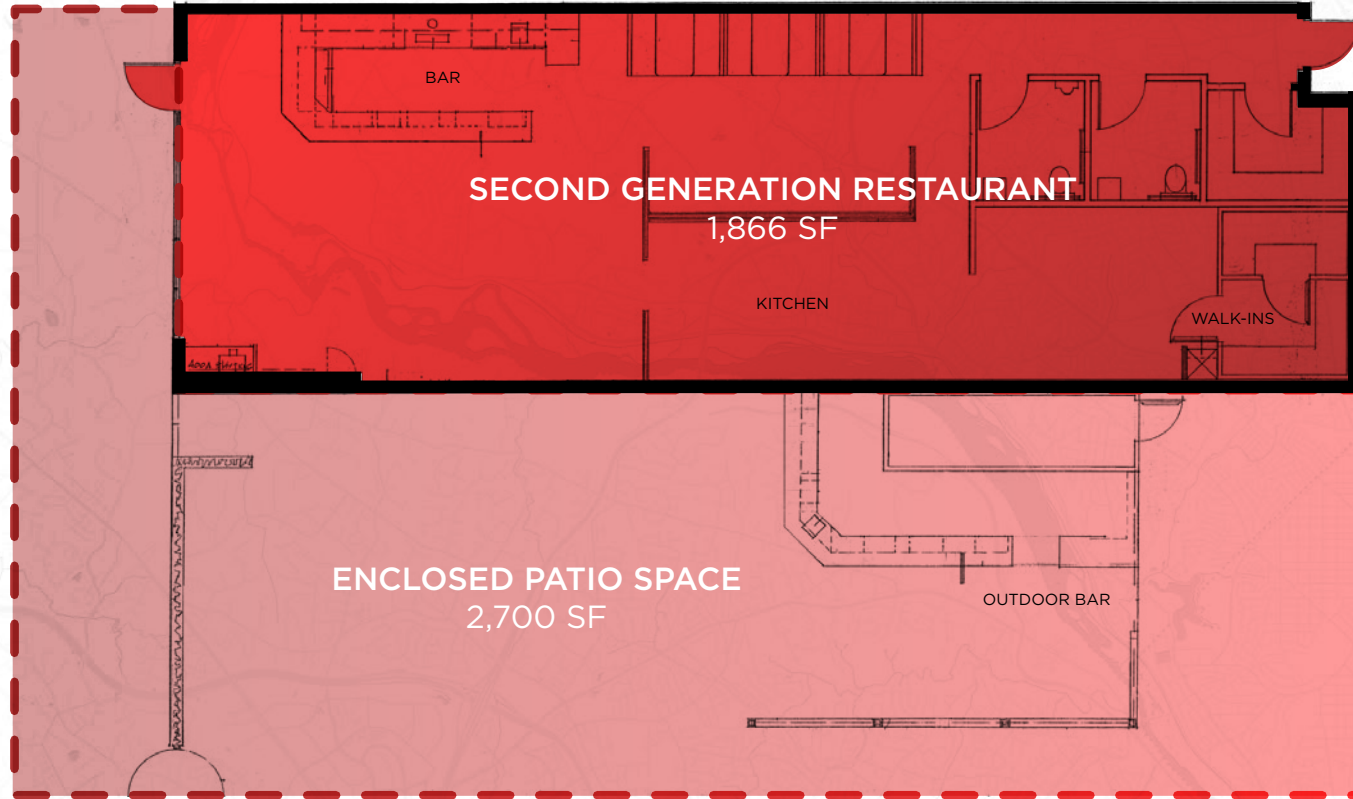


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Woodmont Triangle, MD

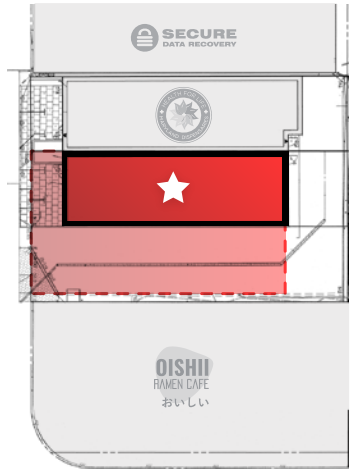
FLOORPLAN



FAIRMONT AVENUE



FAIRMONT AVENUE



NORFOLK AVENUE

SPECS

Square Footage | 1,866 SF

Enclosed Patio | 2,700 SF

Frontage | 40' 6"

Timing | Immediate

Rent/Nets | Negotiable

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DOCHALEX.COM

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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

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