DOCHTER & ALEXANDER
RETAIL ADVISORS



5416 WISCONSIN AVE

CHEVY CHASE | MARYLAND

Square Footage | 3,500 SF

Timing | Immediate

Frontage | 76' 8"

Rent/Nets | Negotiable

CONTACT

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HIGHLIGHTS

- **A prime flagship location in Chevy Chase,** situated at the intersection of Wisconsin and Willard, with **Friendship Heights Metro access** next door
- Encircled by prominent destinations like **The Collection** and **The Shops at Wisconsin Place**, with key drivers including **Whole Foods**, **Trader Joe's**, **Porsche**, **Sephora**, **Tiffany & Co**, **and more**
- **Exceptional demographic mix** of income, population density, and education

NEARBY TENANTS

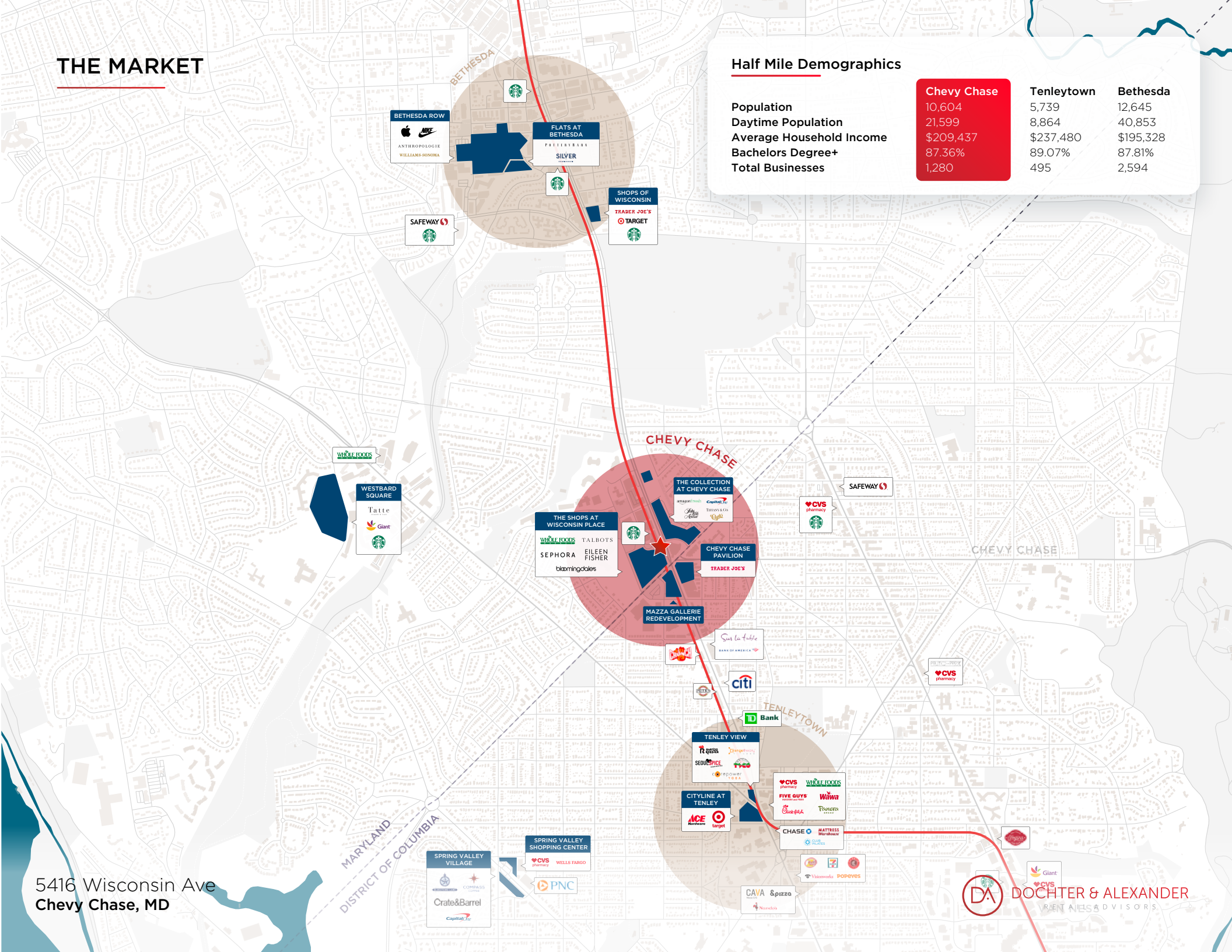
WHOLE FOODS MARKET · SEPHORA · TRADER JOE'S · Capital One

bloomingdale's · Clyde's · PORSCHE · new balance

THE MARKET

Half Mile Demographics

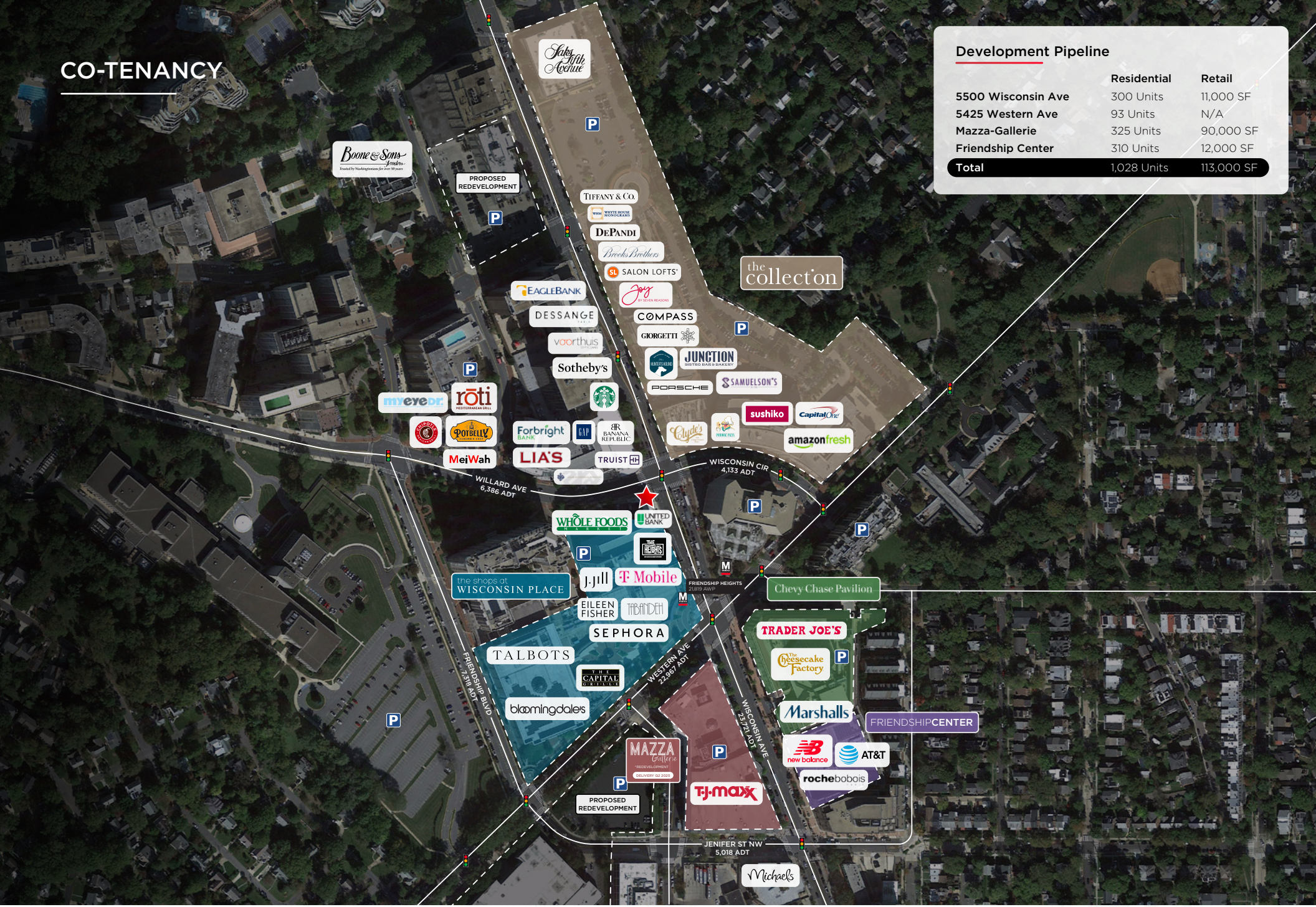
	Chevy Chase	Tenleytown	Bethesda
Population	10,604	5,739	12,645
Daytime Population	21,599	8,864	40,853
Average Household Income	$209,437	$237,480	$195,328
Bachelors Degree+	87.36%	89.07%	87.81%
Total Businesses	1,280	495	2,594



5416 Wisconsin Ave
Chevy Chase, MD

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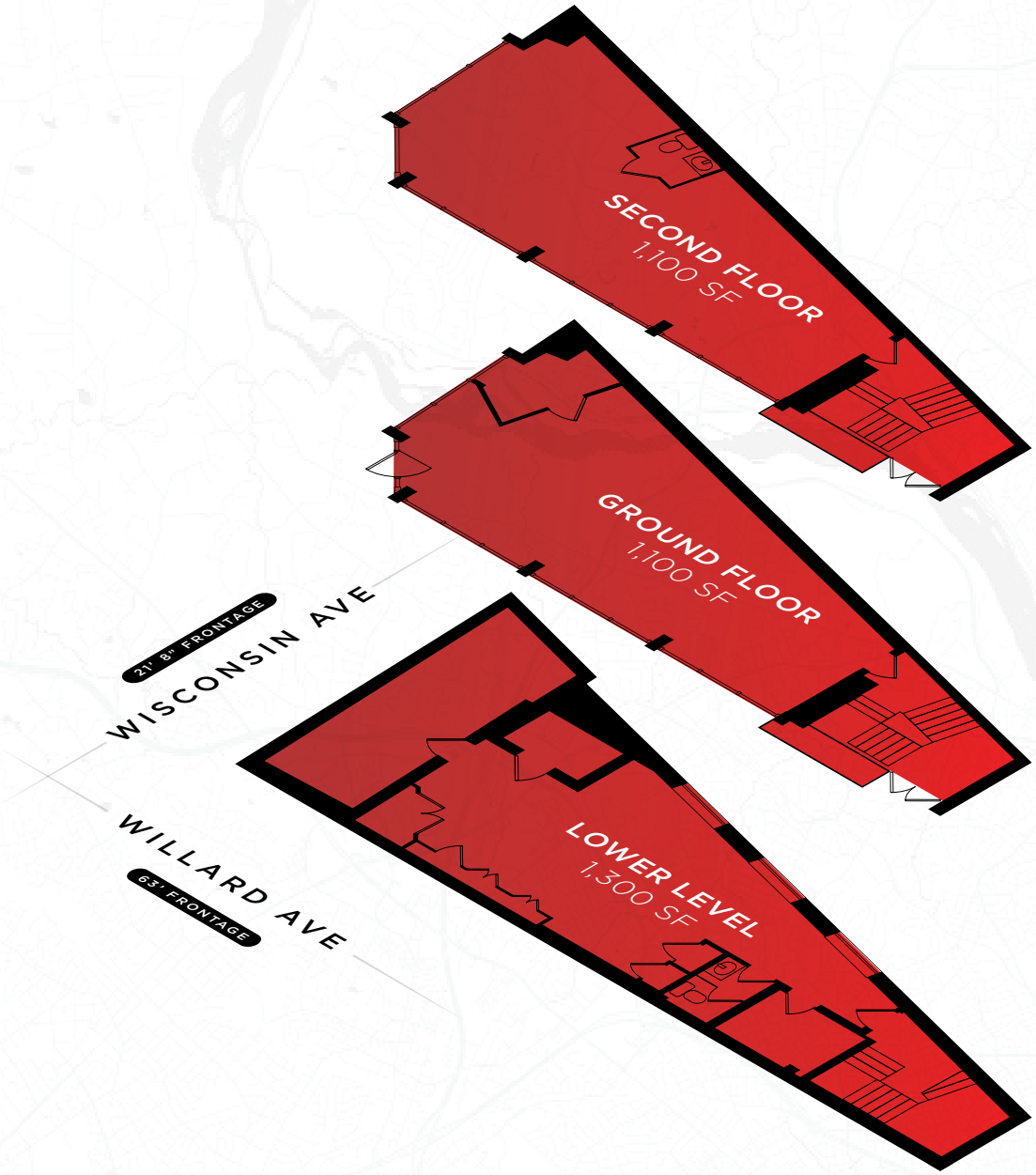
CO-TENANCY



Development Pipeline

	Residential	Retail
5500 Wisconsin Ave	300 Units	11,000 SF
5425 Western Ave	93 Units	N/A
Mazza-Gallerie	325 Units	90,000 SF
Friendship Center	310 Units	12,000 SF
Total	1,028 Units	113,000 SF

FLOORPLAN



SPECS

Square Footage | 3,500 SF
1st | 1,100 SF
2nd | 1,100 SF
LL | 1,300 SF

Timing | Immediate

Rent/Nets | Negotiable

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NEARBY DEVELOPMENT
WITHIN A 5 MIN WALK

113K SF RETAIL

1,028 RESI UNITS

AVERAGE TRAFFIC COUNT
DAILY ON WISCONSIN AVE

23,721

AVERAGE HOUSEHOLD INCOME
WITHIN 1 MILE

$236,180

AVERAGE METRO RIDERS
AT FRIENDSHIP HEIGHTS STATION

25,480
AVERAGE WEEKLY

DEMOGRAPHICS*	.5 Miles	1 Miles	3 Mile
DAYTIME POPULATION	21,560	39,682	222,244
AVERAGE HOUSEHOLD INCOME	$209,246	$236,180	$229,513
BACHELORS DEGREE+	87.32%	88.39%	87.14%
RETAIL, FOOD & DRINK EXPENDITURE	$295M	$748M	$4.4B

*2024 Data

5416 Wisconsin Ave
Chevy Chase, MD

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