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
410.258.3627 | david@dochalex.com

Matthew Alexander
202.489.3830 | 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

Rosetta the Italian bakery · La COLOMBE COFFEE ROASTERS · kusshi. · MEDIUM RARE · Dog Haus · TRADER JOE'S · MARRIOTT · orangetheory FITNESS

THE MARKET



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

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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.

NIH TWO BLOCKS NORTH

WOODMONT AVE 15,105 ADT

OLD GEORGETOWN ROAD 21,556 ADT

WISCONSIN AVE 30,973 ADT

BETHESDA RED LINE
5,092 AWD EXITS

WOODMONT TRIANGLE | 5 MINUTE WALK

NOTABLE CO-TENANCY

TRADER JOE'S · barre3 · alo · MARRIOTT · Rosetta the Italian bakery · Tatte BAKERY & CAFÉ · WONDERLAND BOOKS · BARREL + CROW · Harris Teeter Neighborhood Food & Pharmacy · GLO30 YOUR PERFECT FACIAL. EVERY 30 DAYS.

BETHESDA ROW | 5 MINUTE WALK

NOTABLE CO-TENANCY

VIORI · fabmovement · ANTHROPOLOGIE · MEJURI · lululemon · Room&Board · VERONICA BEARD · ANINE BING

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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 EDGEMOOR 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

BATTERY LANE 5,987 ADT

OLD GEORGETOWN RD 17,391 ADT

WOODMONT AVE 6,651 ADT

ARLINGTON RD 10,726 ADT

EAST-WEST HWY 10,597 ADT

WISCONSIN AVE 27,908 ADT

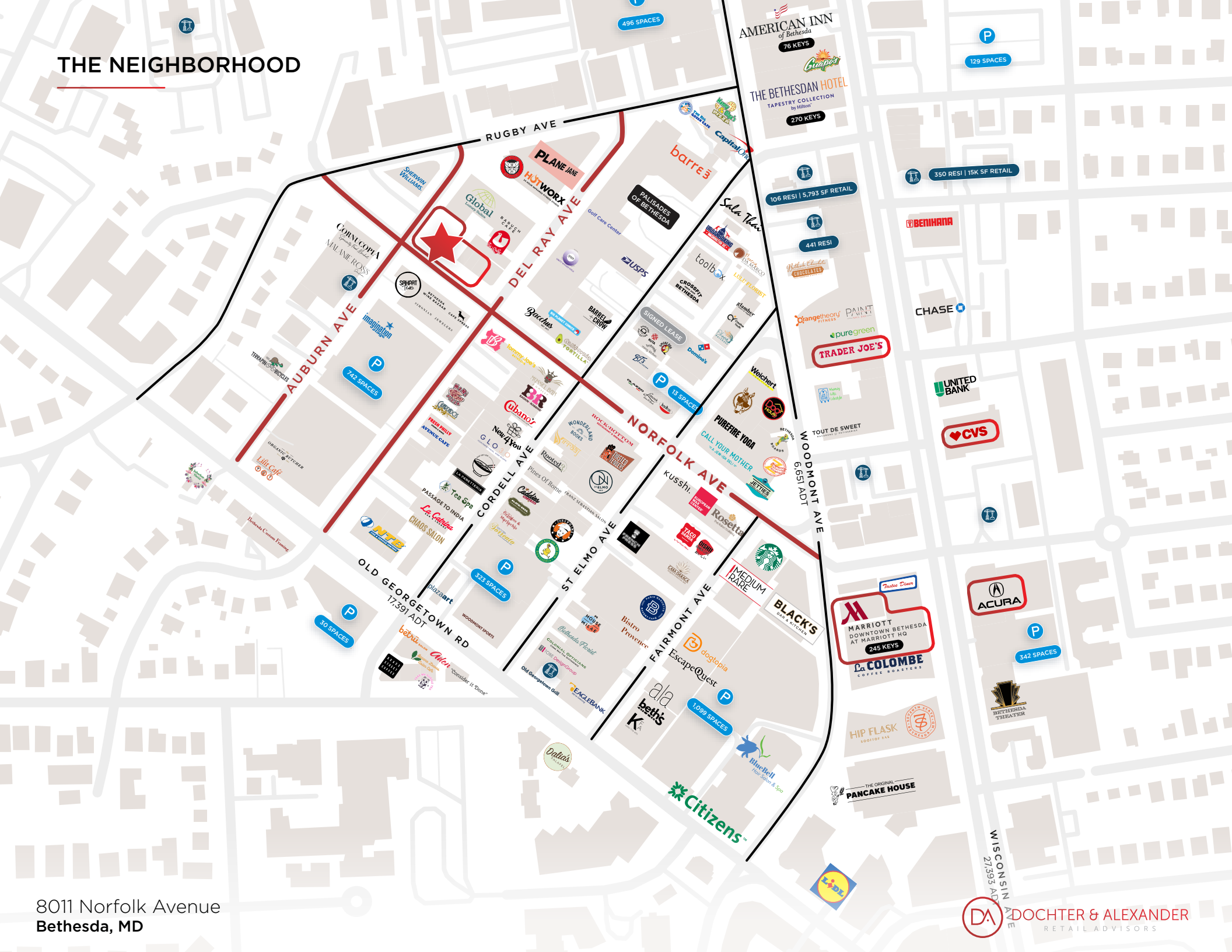
GEORGETOWN BRANCH TRAIL

BETHESDA

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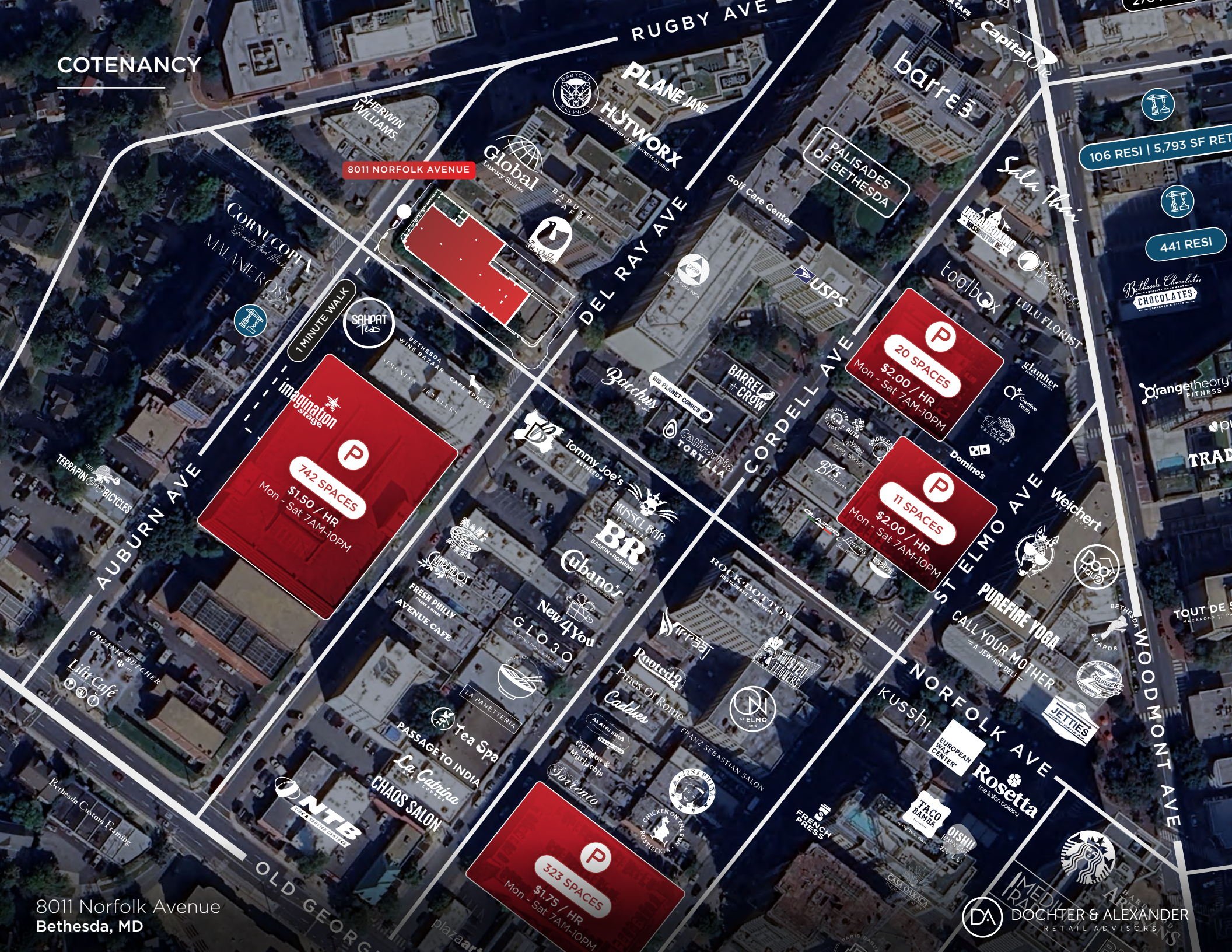
THE NEIGHBORHOOD



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COTENANCY



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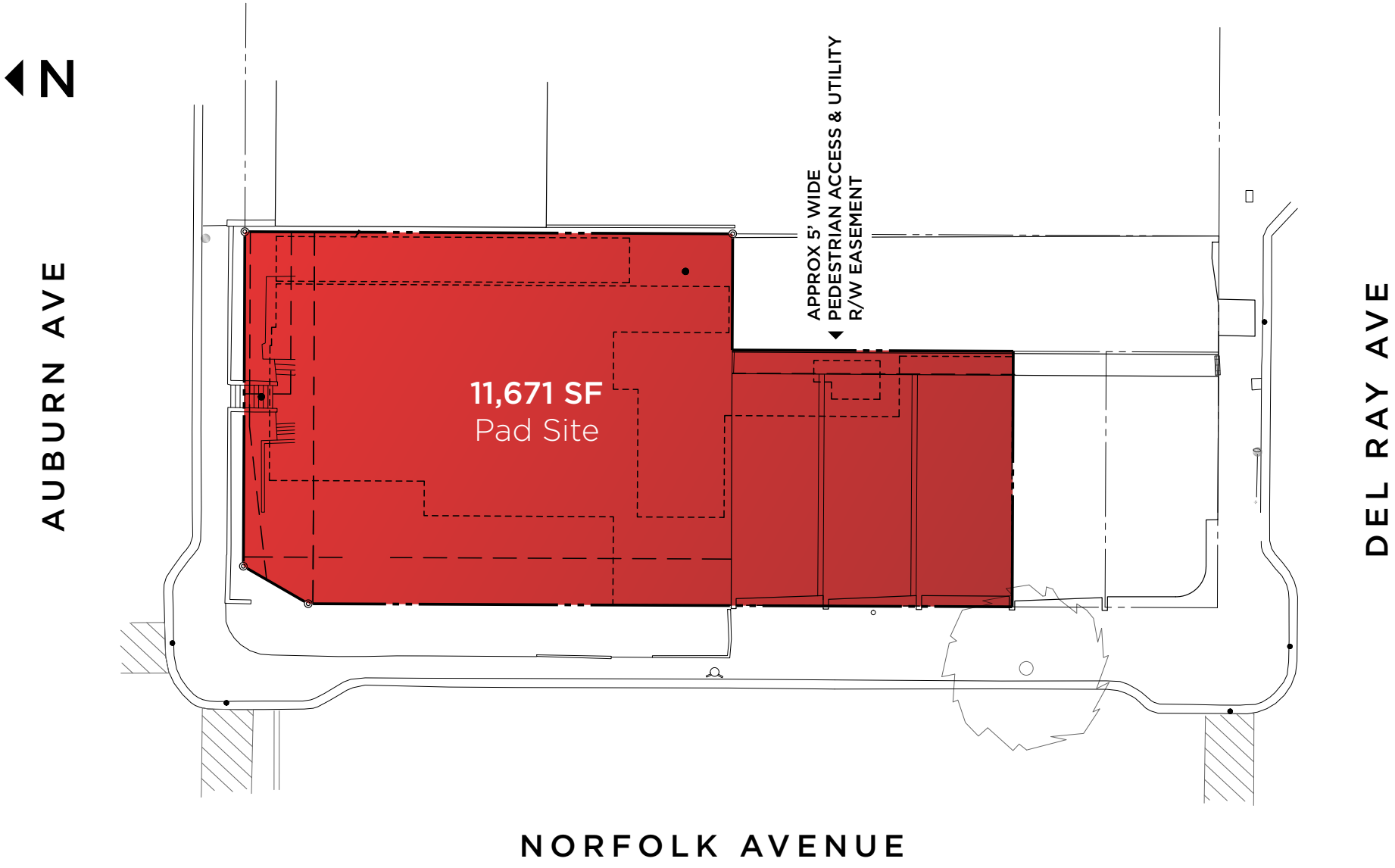
SCENARIO 1 | GROUND LEASE OR FEE SIMPLE SALE

11,671 SF



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SCENARIO 1 | GROUND LEASE OR FEE SIMPLE SALE



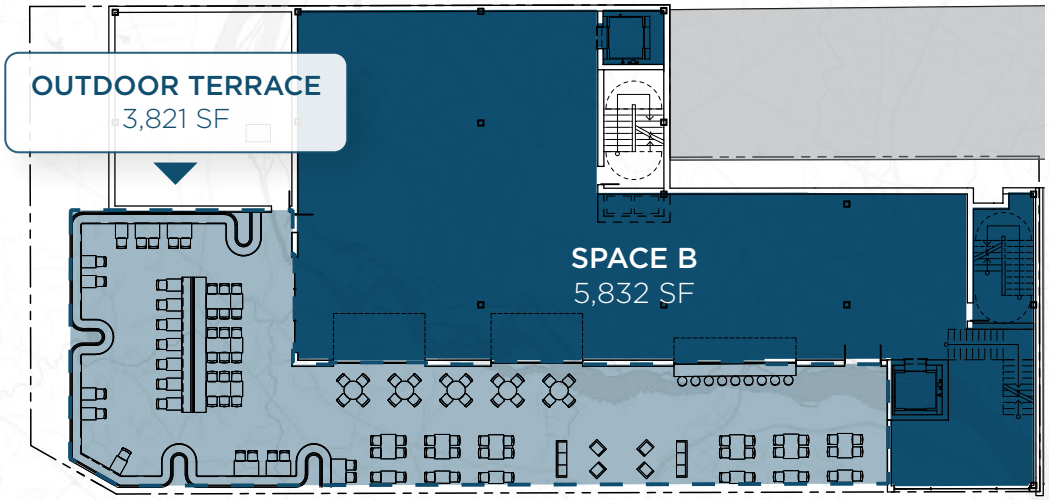
SCENARIO 2 | SINGLE OR MULTI-TENANT BUILT-TO-SUIT

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

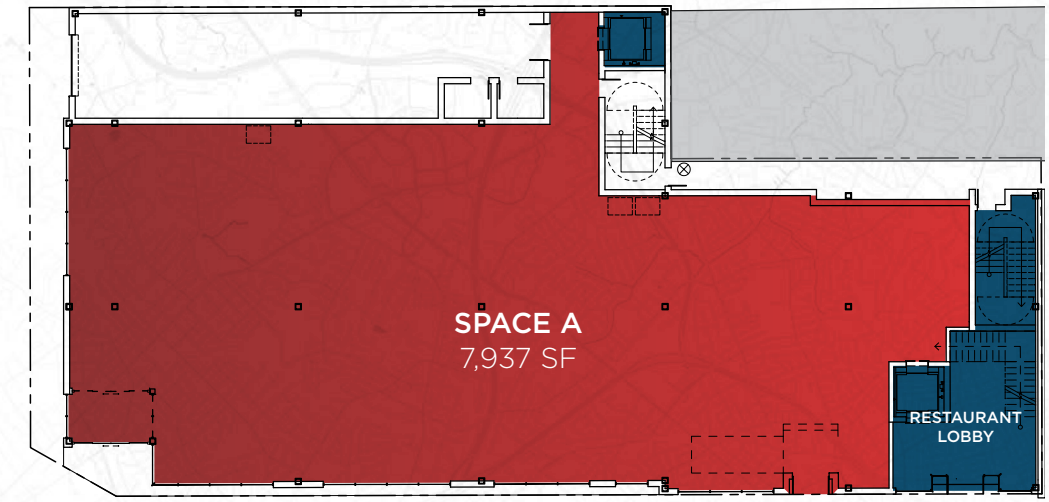


FLOORPLAN SCENARIO 2

SECOND FLOOR



GROUND LEVEL



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
Rent/Nets | Negotiable

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SCENARIO 3 | MULTI-TENANT RETAIL

1,500 - 20,000 SF (Outdoor Seating Potential Included)



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

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FLOORPLAN SCENARIO 3

SECOND FLOOR



OUTDOOR SEATING
3,803 SF

GROUND LEVEL



AUBURN AVE

NORFOLK AVE

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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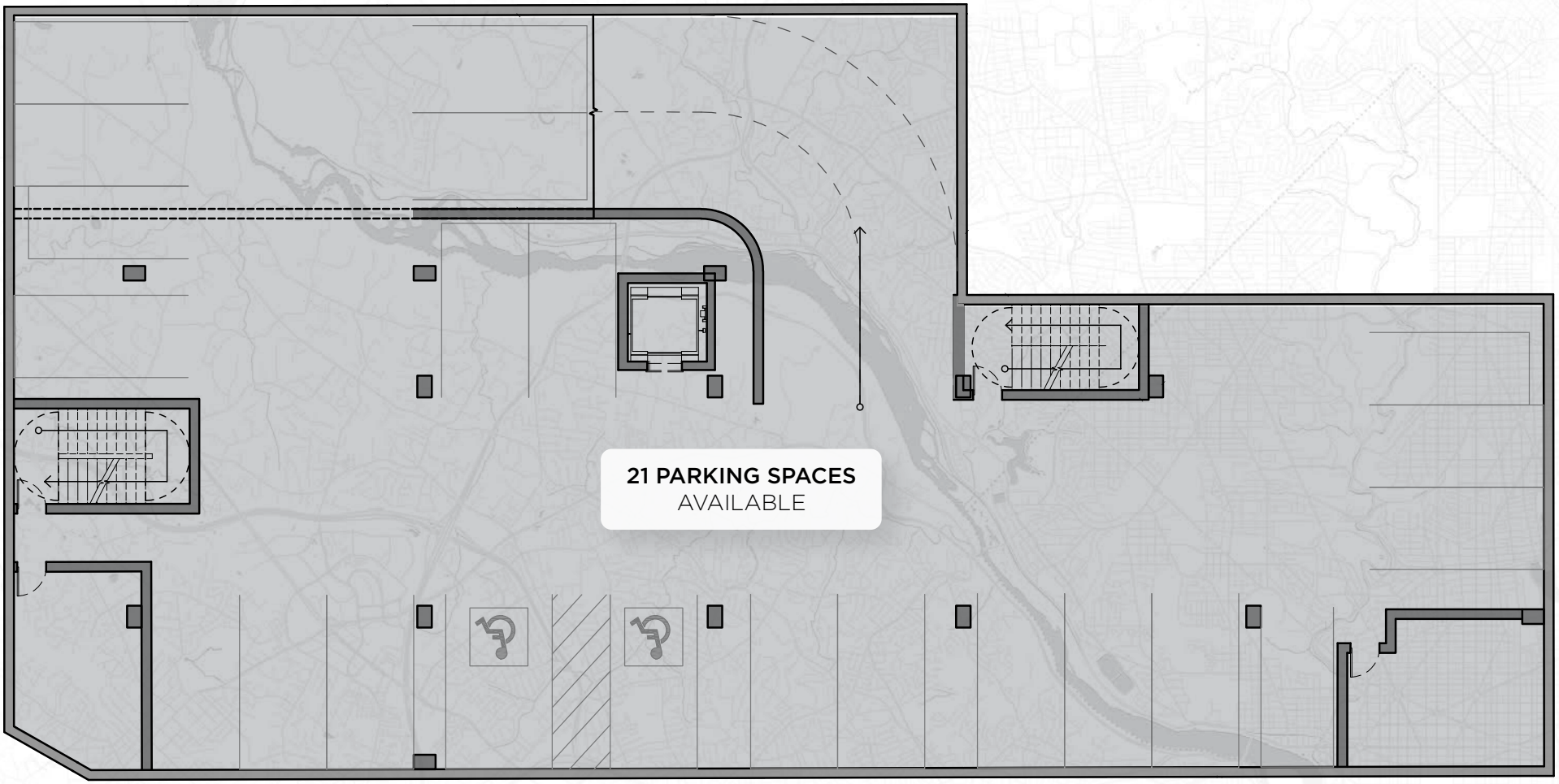
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OPTIONAL BELOW-GRADE PARKING GARAGE

Parking can be adapted to all options





OFFICE TENANTS
NEARBY PROPERTY

MARRIOTT GLOBAL HQ

NIH National Institutes of Health

JBG SMITH

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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