DOCHTER & ALEXANDER
RETAIL ADVISORS



CITYLINE at tenley

Square Footage | 25,315 SF **Ceiling Heights** | 16' 6" **Timing** | Arranged **Rent/Nets** | Negotiable **A TENLEYTOWN PROPERTY**

CONTACT

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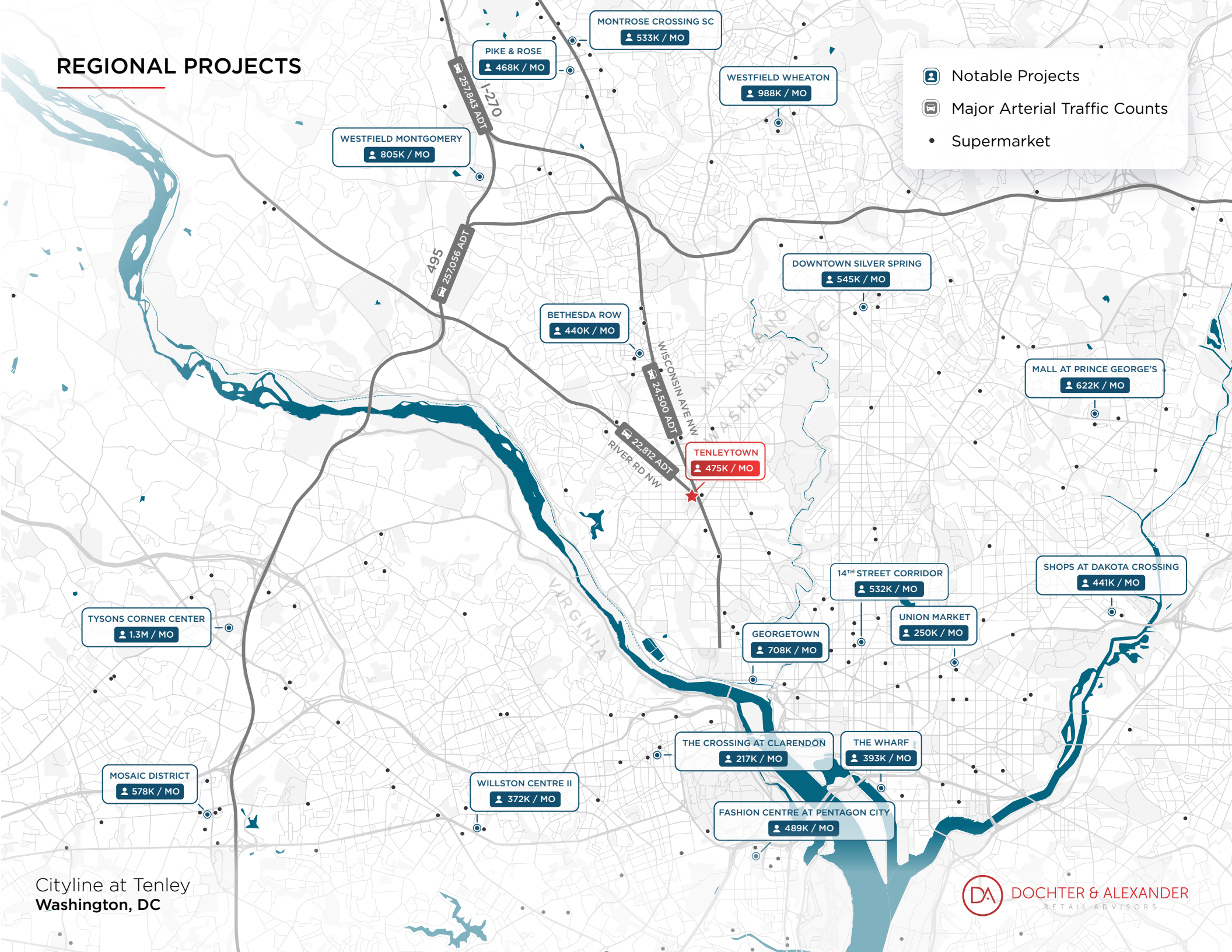
HIGHLIGHTS

- **Central flagship** location in Tenleytown on **Wisconsin Ave** with **direct access** to the **Tenleytown Metro Station** and **150 on-site parking spaces**
- **Outstanding** combinations of **demographics** from income, population density and education. **Upper Northwest** has the **highest concentration** of **affluent** and **educated residents** in the district.
- **Notable drivers** nearby such as **Whole Foods**, **American University**, **Georgetown Day School**, **Jackson-Reed High School**, and **Sidwell Friends School**

NEARBY TENANTS

WHOLE FOODS MARKET · CVS pharmacy · target · Wawa · Chick-fil-A · CHASE · Onelife FITNESS · ACE Hardware

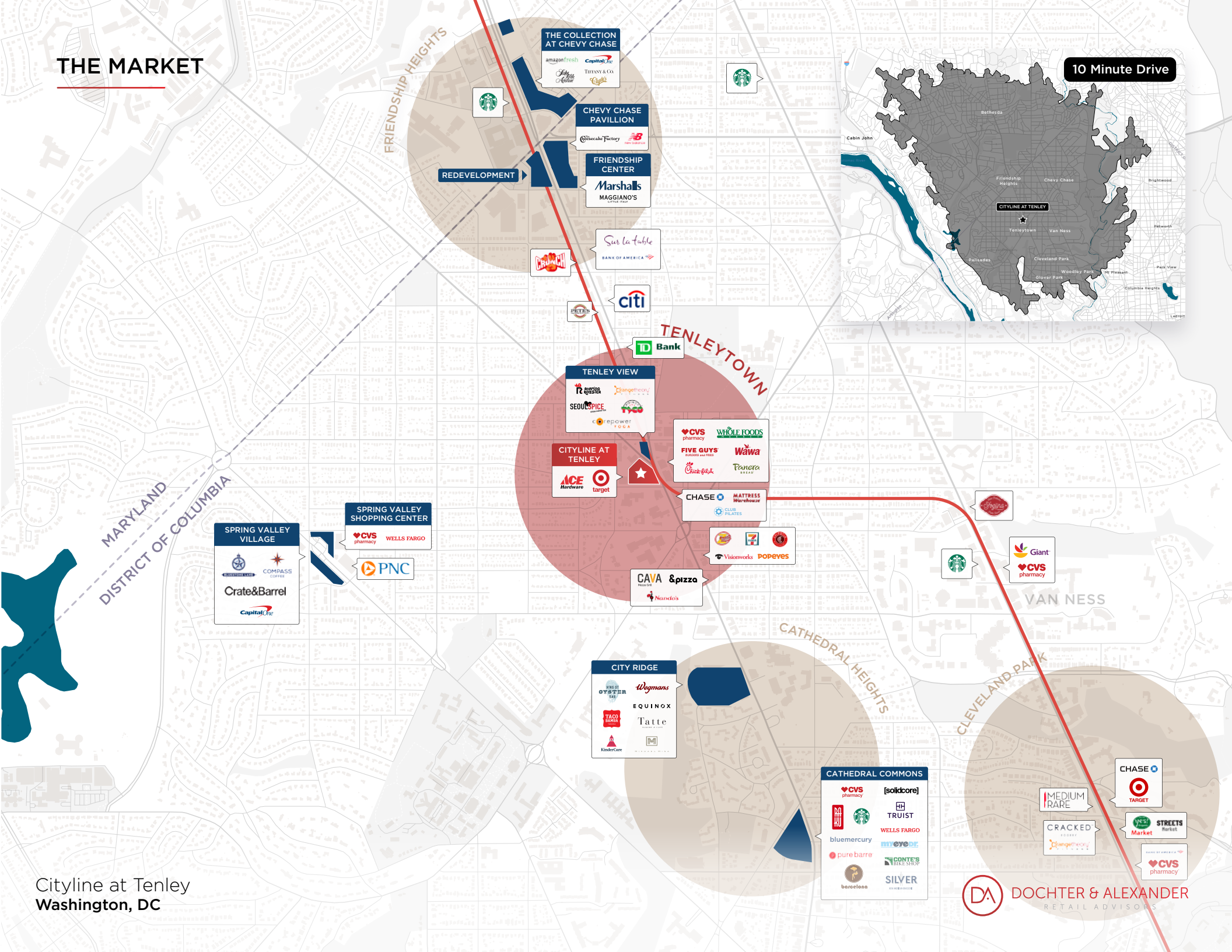
REGIONAL PROJECTS



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THE MARKET



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CO-TENANCY



Cityline at Tenley

Roaming Rooster
Seoul Spice
Orangetheory Fitness
corepower YOGA
District Taco
East West Cafe
Onelife Fitness
The Tile Shop
CVS pharmacy
Dunkin' Donuts
Five Guys
Whole Foods Market
Guapos
Wawa
Chick-fil-A
Panera Bread
TENLEYTOWN
Chase
Mattress Warehouse
Club Pilates

Jackson Reed High School
1,476 Enrollment

Tenley-Friendship Neighborhood Library

Janney Elementary School
580 Enrollment

AMERICAN UNIVERSITY
WASHINGTON, DC
Tenley Campus

RIVER ROAD NW
9,400 ADT

WISCONSIN AVE NW
37,506 ADT

NEBRASKA AVE NW
17,811 ADT

ALBEMARLE STREET NW
2,756 ADT

YUMA STREET NW

7-Eleven
Popeyes
Visionworks
Chipotle
Surfside
Cava Mezze Grill
&pizza
Nando's

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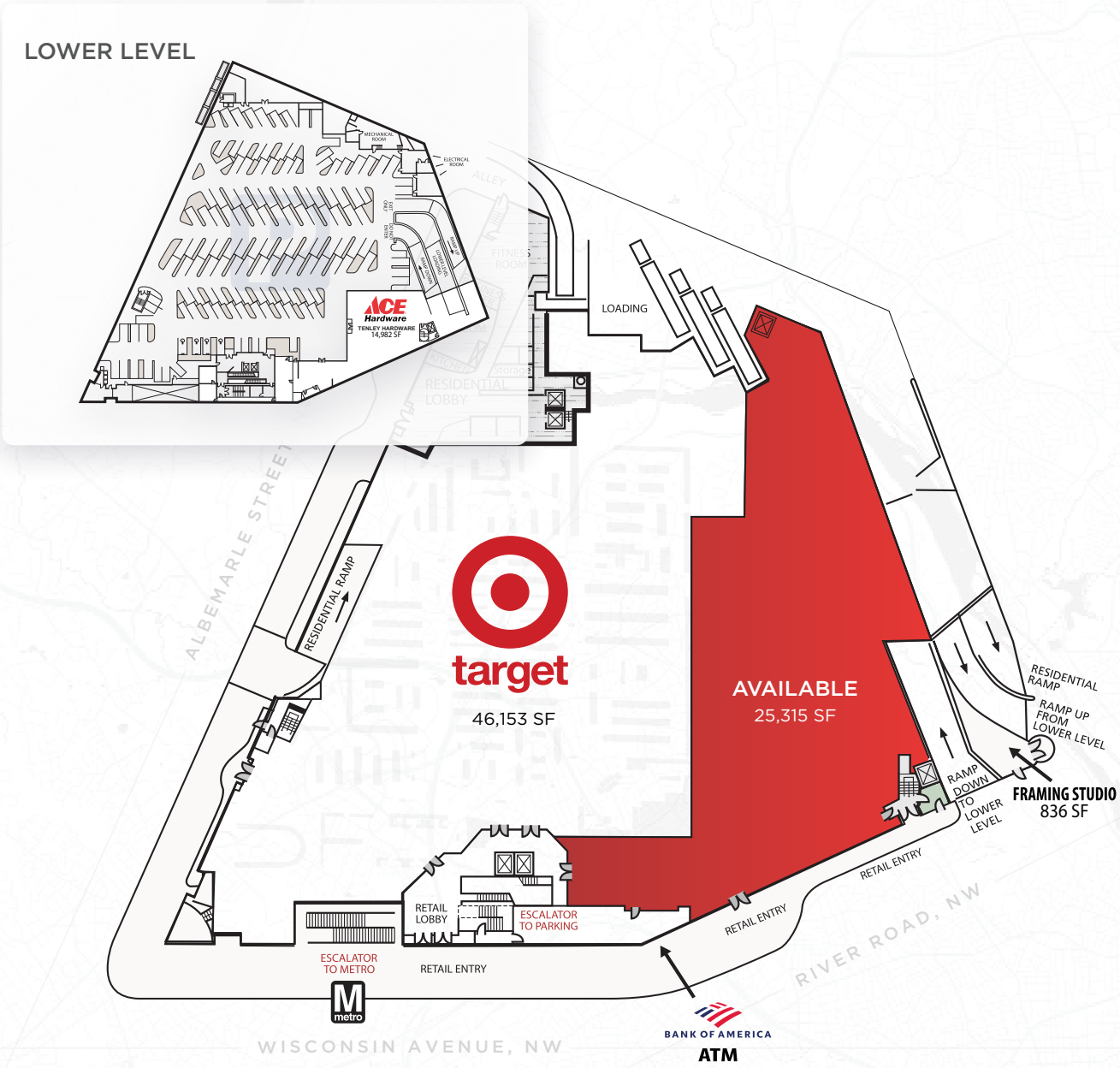
PROJECT ACCESS



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FLOORPLAN



SPECS

Square Footage | 25,315 SF
Ceiling Heights | 16’ 6”
Timing | Arranged
Rent/Nets | Negotiable
Parking | 150 Spaces

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STUDENT POPULATION
ON CAMPUS AT AMERICAN UNIVERSITY

13,885

AVERAGE HOUSEHOLD INCOME
WITHIN .5 MILES

$263,913

AVERAGE DAILY METRO RIDERS
AT TENLEYTOWN-AU STATION

20,321
AVERAGE WEEKLY

DEMOGRAPHICS*	.5 Miles	1 Miles	3 Mile
DAYTIME POPULATION	8,978	42,242	257,320
AVERAGE HOUSEHOLD INCOME	$263,913	$227,800	$218,165
BACHELORS DEGREE+	86.26%	87.34%	82.81%
RETAIL, FOOD & DRINK EXPENDITURE	$145M	$741M	$5.5B

**2023 Data*

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