

**Square Footage | 3,106** SF

**Frontage** | 37' 6"

Ceiling Heights | 10' 9"

Rent/Nets | Negotiable

Timing | Immediate

# CONTACT

### Laura Bellantoni

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#### **Matthew Alexander**

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#### **David Dochter**

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### HIGHLIGHTS

- New mixed-use building centrally located on DC's Wisconsin Avenue, near both Georgetown University and American University
- ▼ Steps from the Glover Park Whole Foods and Trader Joes
- Surrounded by strong income demographics and strong retail co-tenancy

## NEARBY TENANTS





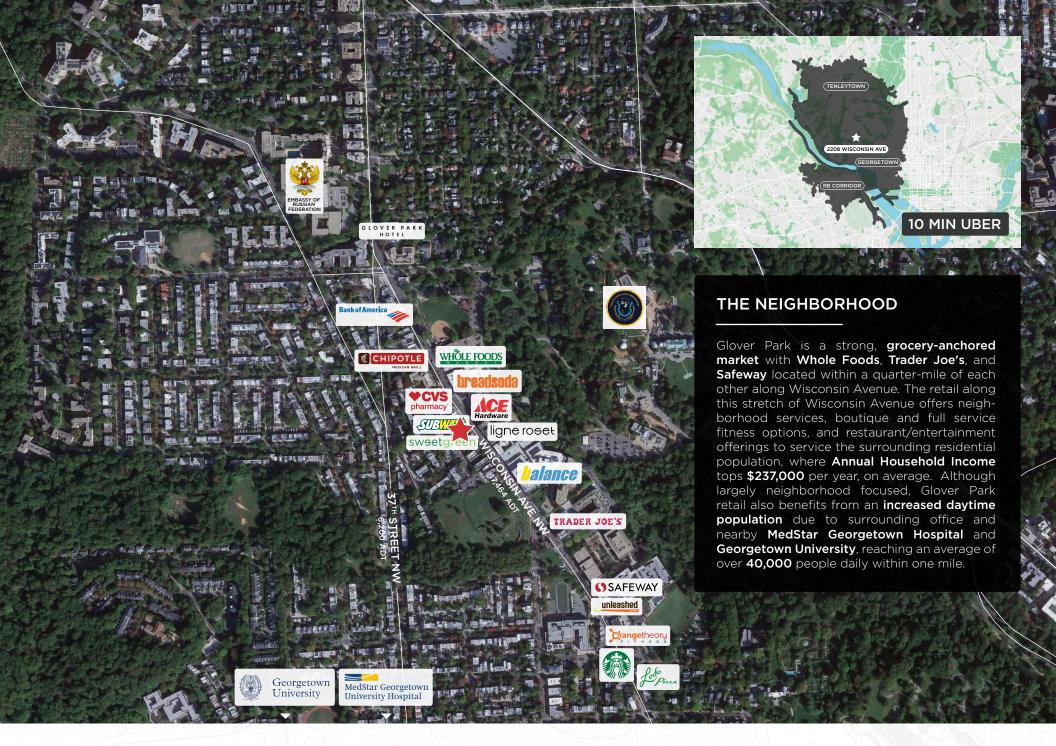
TRADER JOE'S



sweetgreen



ligne roset







# **SPECS**

**Square Footage | 3,106** SF

Frontage | 37' 6"

Ceiling Heights | 10' 9"

Timing | Immediate

Rent/Nets | Pricing Upon Request

**EXPLORE VIRTUAL SPACE** 

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## **Matthew Alexander**

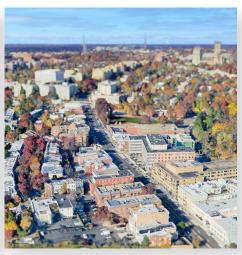
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# GEORGETOWN STUDENTS GRADUATE AND

UNDERGRADUATE STUDENTS

19,593

# UNIVERSITY EMPLOYEES GEORGETOWN UNIVERSITY AND HOSPITAL

**6,543** UNIVERSITY **5,600** HOSPITAL

# AVERAGE HOUSEHOLD INCOME WITHIN .25 MILES

\$237,835

DEMOGRAPHICS	.25 Miles	.5 Miles	1 Mile
POPULATION	2,254	9,126	35,135
AVERAGE HOUSEHOLD INCOME	\$237,835	\$186,903	\$193,396
ANNUAL FOOD AWAY FROM HOME AVG	\$9,990	\$8,123	\$8,373
DAYTIME POPULATION	2,962	9,606	40,968
BACHELOR'S DEGREE +	91.34%	87.48%	90.13%

