



DOCHTER & ALEXANDER
RETAIL ADVISORS



2208 WISCONSIN AVE NW
WASHINGTON, DC | GLOVER PARK

RESIDENTIAL
LOBBY

Square Footage | 3,106 SF

Frontage | 37' 6"

Ceiling Heights | 10' 9"

Rent/Nets | Negotiable

Timing | Immediate

CONTACT

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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

ARCHITESSA



TRADER JOE'S



sweetgreen

balance gym



ligne roset



THE NEIGHBORHOOD

Glover Park is a strong, **grocery-anchored market** with **Whole Foods**, **Trader Joe's**, and **Safeway** located within a quarter-mile of each other along Wisconsin Avenue. The retail along this stretch of Wisconsin Avenue offers neighborhood services, boutique and full service fitness options, and restaurant/entertainment offerings to service the surrounding residential population, where **Annual Household Income** tops **\$237,000** per year, on average. Although largely neighborhood focused, Glover Park retail also benefits from an **increased daytime population** due to surrounding office and nearby **MedStar Georgetown Hospital** and **Georgetown University**, reaching an average of over **40,000** people daily within one mile.



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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GEORGETOWN STUDENTS

GRADUATE AND
UNDERGRADUATE STUDENTS

19,593

UNIVERSITY EMPLOYEES

GEORGETOWN UNIVERSITY
AND HOSPITAL

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

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%

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