



# HIGHLAND HOUSE

5480 WISCONSIN AVE | CHEVY CHASE, MD 20815  
1,697 SF RETAIL SPACE AVAILABLE





# THE REJUVENATION OF FRIENDSHIP HEIGHTS

- RETAIL**  
1.5 M SF
- OFFICE**  
3.5 M SF
- CONDO/APT**  
4,502 UNITS
- SINGLE FAMILY**  
1,368 HOMES
- AVERAGE HOME VALUE**  
\$992,888
- WALK SCORE**  
96

## the collection

**PROPERTY HIGHLIGHTS**

- RETAIL**  
14,044 SF
- OFFICE**  
244,065 SF
- PARKING**  
1,300 SPACES



amazonfresh

KAISER PERMANENTE

**THE HEIGHTS**  
Food Hall

**JUNCTION**  
BAKERY & BISTRO

HUNTER'S HOUND

the shops at  
**WISCONSIN PLACE**

**PROPERTY HIGHLIGHTS**

- RETAIL**  
305,000 SF
- OFFICE**  
290,000 SF
- RESIDENTIAL**  
432 UNITS



**HIGHLAND HOUSE**

**PROPERTY HIGHLIGHTS**

- RETAIL**  
5,000 SF
- RESIDENTIAL**  
391 UNITS



**HIGHLAND HOUSE WEST**

**PROPERTY HIGHLIGHTS**

- RESIDENTIAL**  
309 UNITS





# HIGHLAND HOUSE

## AERIAL



355

**THE COLLECTION AT CHEVY CHASE**  
268,000 SF

amazonfresh

*Fake Fifth Avenue* *Clyde's* sushiko

Capital One TIFFANY & Co. little beet table

JUNCTION BAKERY & BISTRO Arthur Murray

HUNTER'S HOUND POTOMAC PIZZA

SL SALON LOFTS

**COURTYARD**  
BY PARSONS  
226 keys

**HIGHLAND HOUSE**

HUNTER'S HOUND

JUNCTION  
BAKERY & BISTRO

amazonfresh

WILLARD AVE

CHIPOTLE  
myeverdr.

**GEICO**  
Corporate Office  
514,257 SF

**FRIENDSHIP VILLAGE**

Starbucks GAP GAP KIDS BANANA REPUBLIC SUNTRUST

**THE HEIGHTS**  
Food Hall

KAISER PERMANENTE

M metro **FRIENDSHIP HEIGHTS**  
8,086 AWP

10,192 AADT

MILITARY RD, NW

**THE SHOPS AT WISCONSIN PLACE**  
299,186 SF

WHOLE FOODS MARKET THE CAPITAL GRILL & STEAK

bloomingdale's SEPHORA

KAISER PERMANENTE J.Jill

TALBOTS EILEEN FISHER THE HEIGHTS

**CHEVY CHASE PAVILION**  
361,471 SF

J.CREW OLD NAVY

The Cheesecake Factory

Starbucks CVS

**MAZZA GALLERIE**  
TJ-maxx

23,060 AADT

**FRIENDSHIP CENTER**  
171,000 SF

Marshalls DSW AT&T MAGGIANO'S # LITTLE ITALY #

JENIFER ST, NW

Michaels COSI MATTRESS Warehouse

Lord & Taylor

**Site Plan Key**

SITE

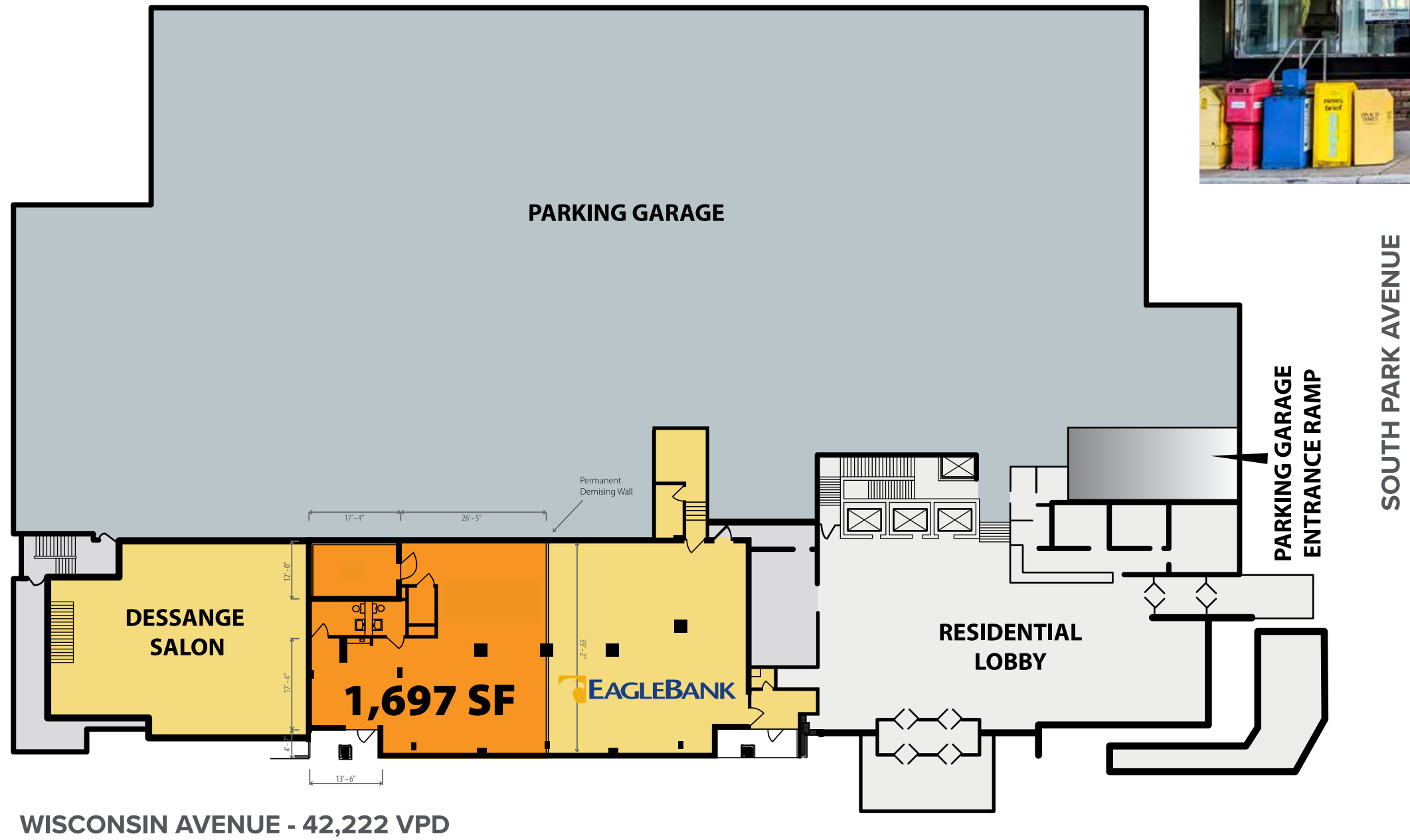
NEW TENANTS





# HIGHLAND HOUSE

## SITE PLAN



### Site Plan Key

- LEASED
- AVAILABLE

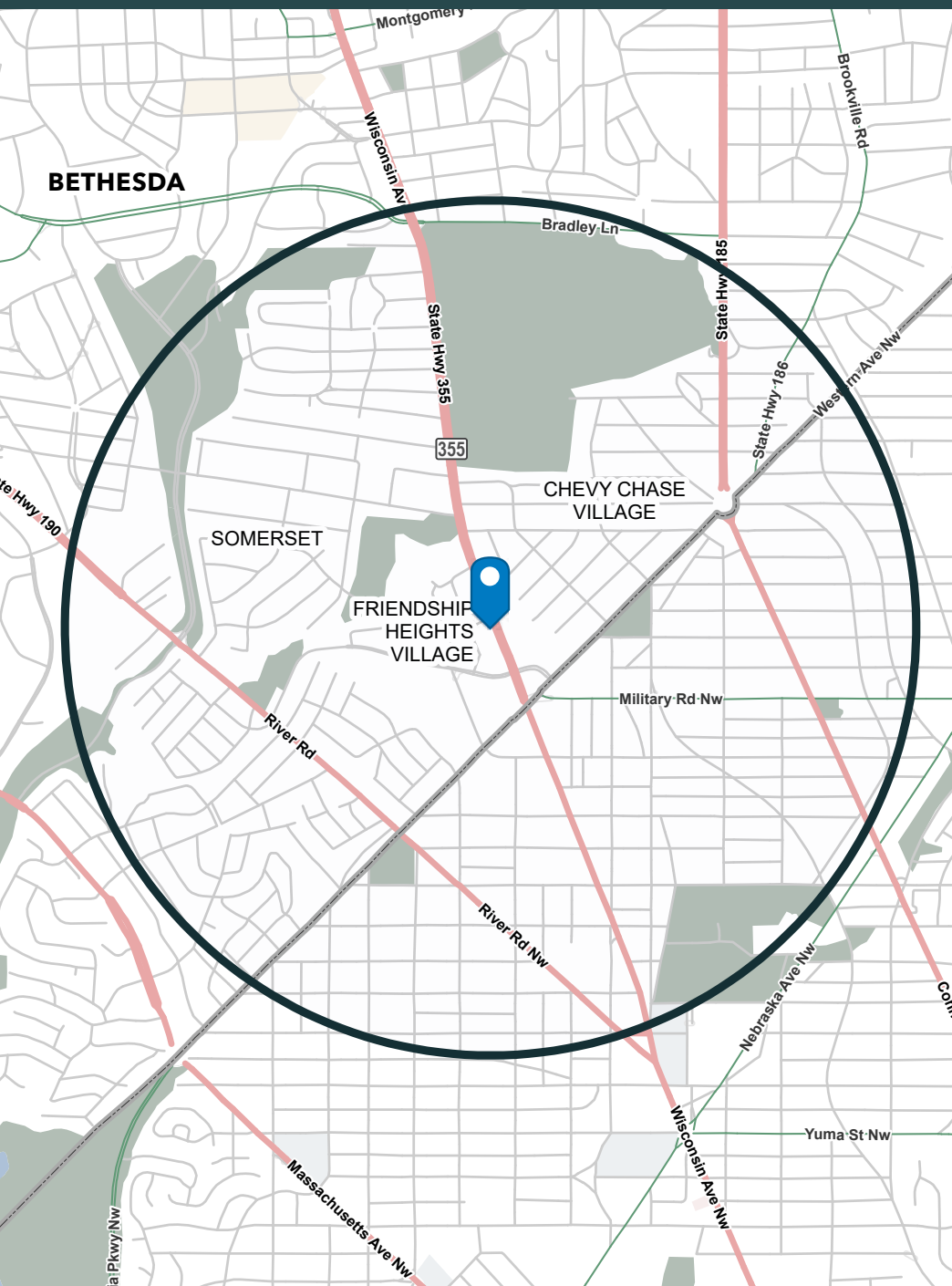


# HIGHLAND HOUSE

CHEVY CHASE, MD

## DEMOGRAPHICS

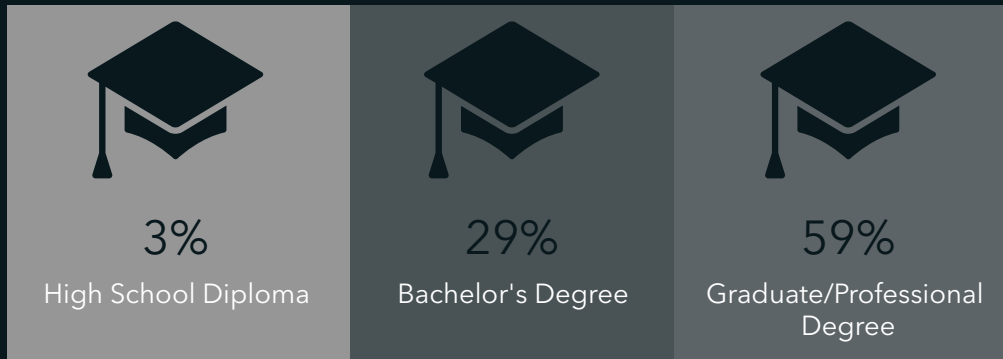
5 MILE RING



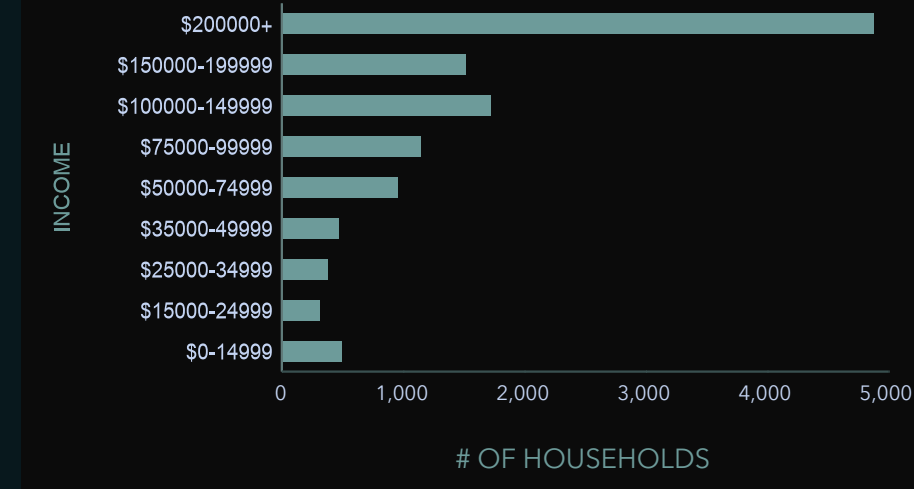
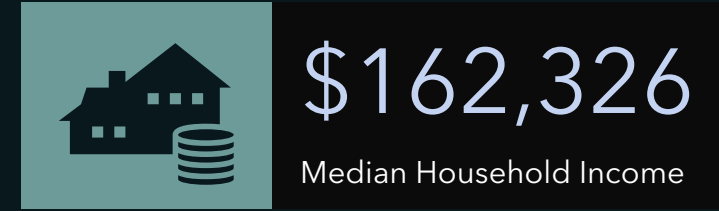
### KEY FACTS



### EDUCATION



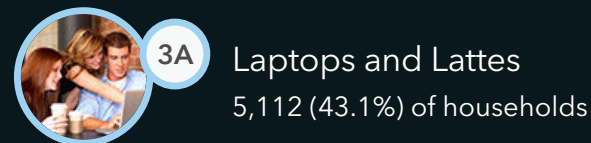
### INCOME



### BUSINESS

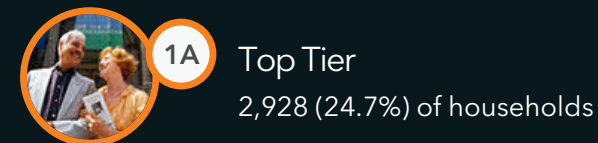


### TAPESTRY SEGMENTS



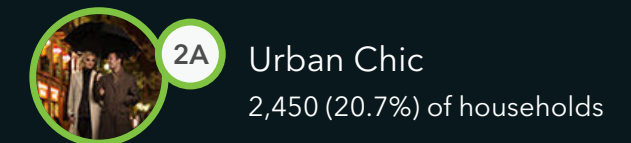
Laptops and Lattes residents are predominantly single, well-educated professionals in business, finance, legal, computer, and entertainment occupations. They are affluent and partial to city living—and its amenities. Neighborhoods are densely populated, primarily located in the cities of large metropolitan areas. Many residents walk, bike, or use public transportation to get to work; a number work from home. Although single householders technically outnumber couples, this market includes a higher proportion of partner households, including the highest proportion of same-sex couples. Residents are more interested in the stock market than the housing market. Laptops and Lattes residents are cosmopolitan and connected—technologically savvy consumers. They are active and health conscious, and care about the environment.

- These are health-conscious consumers, who exercise regularly and pay attention to the nutritional value of the food they purchase.



The residents of the wealthiest Tapestry market, Top Tier, earn more than three times the US household income. They have the purchasing power to indulge any choice, but what do their hearts' desire? Aside from the obvious expense for the upkeep of their lavish homes, consumers select upscale salons, spas, and fitness centers for their personal well-being and shop at high-end retailers for their personal effects. Whether short or long, domestic or foreign, their frequent vacations spare no expense. Residents fill their weekends and evenings with opera, classical music concerts, charity dinners, and shopping. These highly educated professionals have reached their corporate career goals. With an accumulated average net worth of over 1.5 million dollars and income from a strong investment portfolio, many of these older residents have moved into consulting roles or operate their own businesses.

- They regularly cook their meals at home, attentive to good nutrition and fresh organic foods.



Urban Chic residents are professionals that live a sophisticated, exclusive lifestyle. Half of all households are occupied by married-couple families and about 30% are singles. These are busy, well-connected, and well-educated consumers—avid readers and moviegoers, environmentally active, and financially stable. This market is a bit older, with a median age of almost 43 years, and growing slowly, but steadily.

- Residents are employed in white collar occupations—in managerial, technical, and legal positions.
- Over 40% of households receive income from investments.
- Environmentally aware, residents actively recycle and maintain a “green” lifestyle.
- These busy, tech-savvy residents use PCs extensively for an array of activities such as shopping, banking, and staying current—a top market for Apple computers.





# HIGHLAND HOUSE



## RETAIL LEASING

### STUART TIPOGRAPH

301.908.4538 (CELL)

240.482.3603 (DIRECT)

STU@HRRETAIL.COM

### SPENCER WARD

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