



5225 WISCONSIN AVENUE, NW

CHEVY CHASE/FRIENDSHIP HEIGHTS | WASHINGTON, DC 20015



OWNED BY



5225 WISCONSIN AVENUE, NW

CHEVY CHASE/FRIENDSHIP HEIGHTS | WASHINGTON, DC 20015



PROPERTY HIGHLIGHTS

- ONE SPACE AVAILABLE:

SUITE 201A

Street level entrance	355 SF
2nd floor	5,674 SF
Total	6,029 SF




- LEASED:

SUITE 104

Street level	2,463 SF
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- Excellent signage and visibility on Wisconsin Avenue
- Across the street from Metro entrance
- Available immediately

DEMOGRAPHICS

	0.25 MILES	0.50 MILES	0.75 MILES	5 MIN WALK	10 MIN WALK	15 MIN WALK
 POPULATION	2,075	8,421	20,129	1,182	5,278	16,099
 DAYTIME POPULATION	6,608	16,298	29,515	4,164	13,465	25,581
 AVERAGE HH INCOME	\$199,777	\$185,734	\$200,950	\$224,496	\$188,484	\$192,826

TRAFFIC AND METRO



WISCONSIN
AVENUE, NW
23,389 AADT



FRIENDSHIP
HEIGHTS
7,795 AWP

AREA TENANTS

FERGUSON
Bath, Kitchen & Lighting Gallery

FOUNDERS
BANK

FedExOffice
Print & Ship Services

TIFFANY & CO.

bloomingdale's

Saks Fifth Avenue

THE
CAPITAL
G·R·I·L·L·E

FRANK & EBB
FOUNDER ENGINEERS

T.J. MAXX

MAGGIANO'S
LITTLE ITALY

The Cheesecake Factory

HR
RETAIL
POWERED BY CHAMPION TITLE SYSTEM

OLIVER ST

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SAFeway

THE COLLECTION

TIFFANY & CO.
amazonfresh
Toby's Fifth Avenue

COURTYARD
by Marriott

N PARK AVE

S PARK AVE

355

WISCONSIN AVE

41,954 AADT

LIVINGSTON ST, NW

29,529 AADT

185

CONNECTICUT AVE, NW

THE SHOPS AT
WISCONSIN PLACE

bloomingdale's
WHOLE
FOODS
MARKET

WILLARD AVE

WISCONSIN CIR

CHEVY CHASE PAVILION

CVS

FRIENDSHIP HEIGHTS
7,795 AWP

10,890 AADT

MILITARY RD, NW

FRIENDSHIP CENTER
(PROPOSED
REDEVELOPMENT)

NORDSTROM
rack
CLOSED
DSW
Marshall's

PROPOSED
REDEVELOPMENT

Lord &
Taylor
CLOSED

FRIENDSHIP BLD

WESTERN AVE, NW

23,389 AADT

JENIFER ST, NW

5225 WISCONSIN
AVENUE NW

INGOMAR ST, NW

MAZZA
(PLANNED
REDEVELOPMENT)

TJ-maxx

Michaels

BB&T

HARRISON ST, NW

5211 WISCONSIN
AVENUE NW

The Kellogg Collection
CALIFORNIA CLOSETS
FARROW & BALL

Bank of America

GARRISON ST, NW

RODMAN'S
CRUNCH
WELLS
FARGO

PETE'S
NEW BAKED ITALIAN PIZZA

citibank

FESSENDEN ST, NW

RIVER RD 21,390 AADT

14,265 AADT

RIVER RD, NW

ELLCOTT ST, NW

TD Bank

City Bikes
Recumbent

ALICE DEAL
MIDDLE

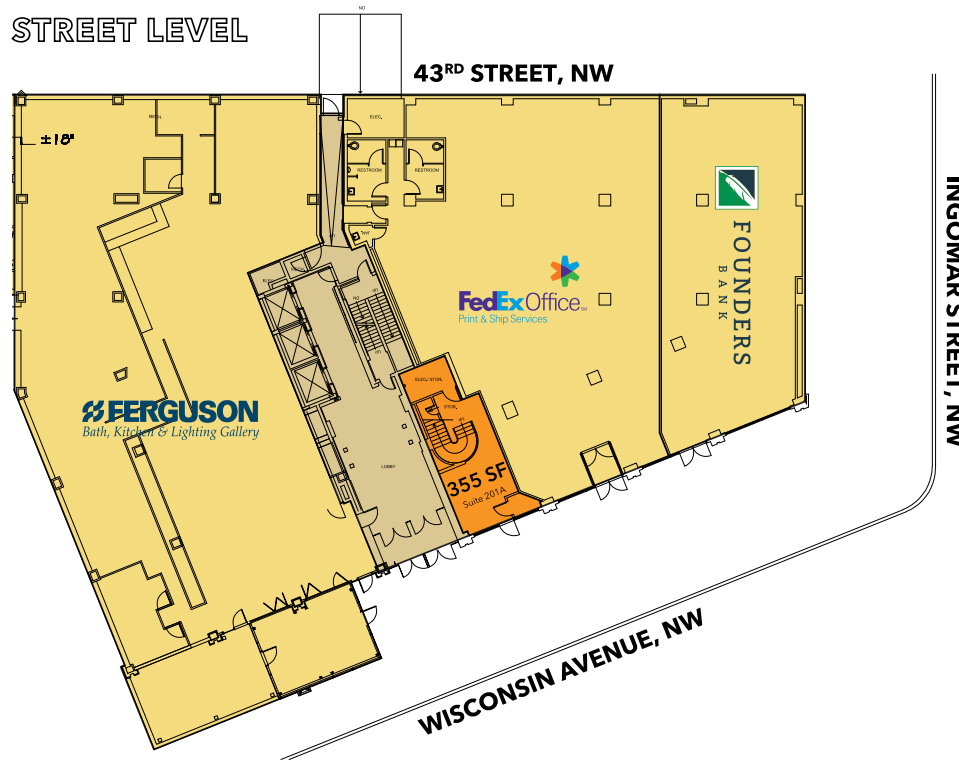
NEBRASKA AVE, NW

HR
RETAIL

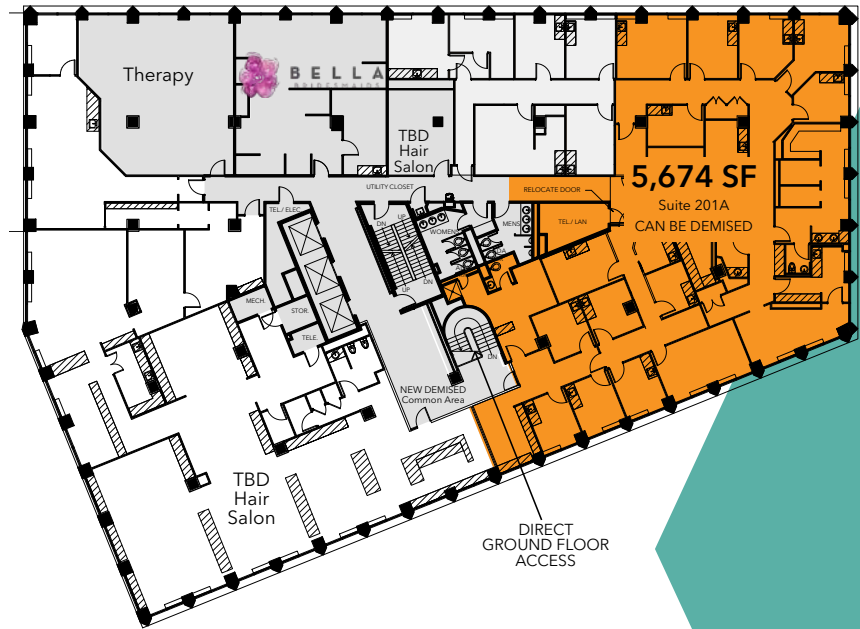
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STREET LEVEL



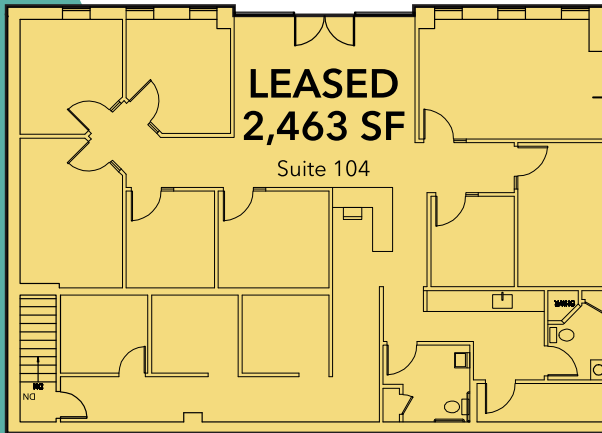
2ND FLOOR



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2,463 SF





RETAIL
A MEMBER OF THE LINKS RETAIL ADVISORY

5225 WISCONSIN AVENUE, NW

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GROSVENOR

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