



5225 WISCONSIN AVENUE, NW

CHEVY CHASE/FRIENDSHIP HEIGHTS | WASHINGTON, DC 20015

6,855 SF Fully Built Out Salon/Spa Available

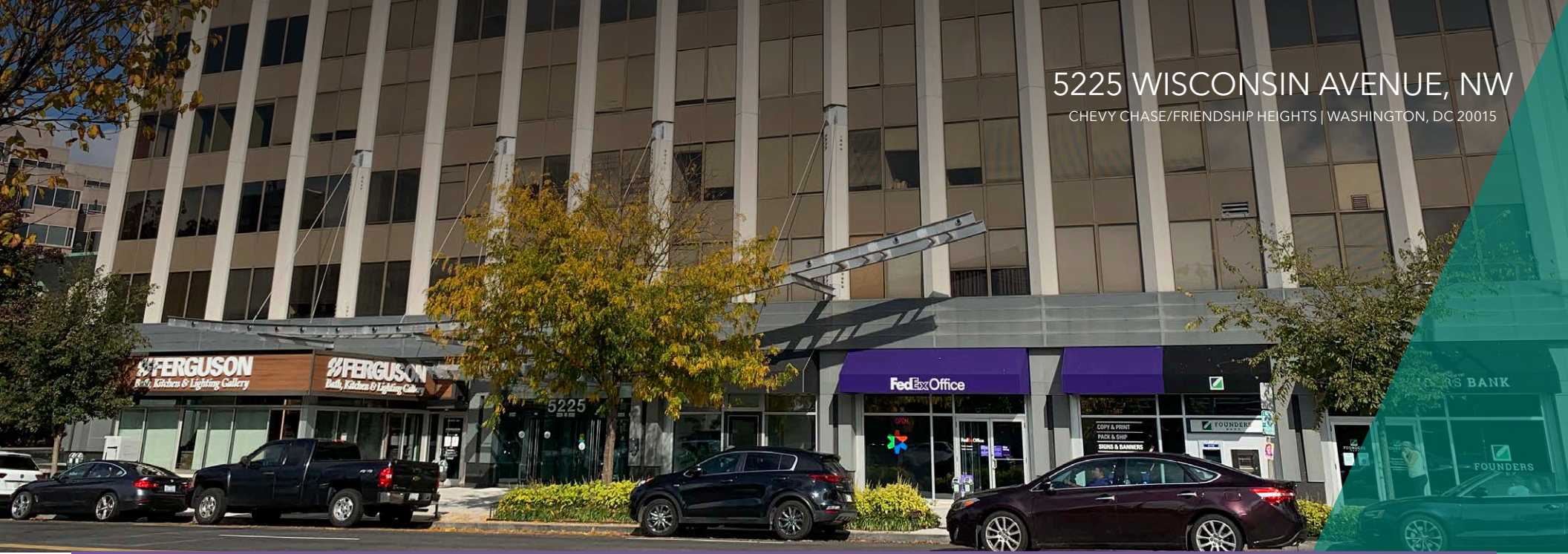


OWNED BY



5225 WISCONSIN AVENUE, NW

CHEVY CHASE/FRIENDSHIP HEIGHTS | WASHINGTON, DC 20015



PROPERTY HIGHLIGHTS

- One space remaining
- Fully built out salon and spa in good condition
- Excellent signage and visibility along Wisconsin Avenue
- Across the street from the Friendship Heights Metro entrance

TRAFFIC AND METRO



WISCONSIN AVENUE, NW
15,557 AADT



FRIENDSHIP HEIGHTS
7,538 AWP

DEMOGRAPHICS

	0.25 MILES	0.50 MILES	0.75 MILES	5 MIN WALK	10 MIN WALK	15 MIN WALK
POPULATION	2,080	8,410	20,049	1,093	5,056	18,807
DAYTIME POPULATION	8,950	20,455	33,237	5,517	18,201	30,687
AVERAGE HH INCOME	\$201,218	\$205,562	\$225,768	\$226,952	\$203,236	\$217,079

AREA TENANTS



5225 WISCONSIN AVENUE, NW

CHEVY CHASE/FRIENDSHIP HEIGHTS WASHINGTON, DC 20015

SAFeway

OLIVER ST

355

COURTYARD
by Marriott

THE COLLECTION
TIFFANY & CO.
amazonfresh
Saks Fifth Avenue

N PARK AVE

S PARK AVE

31,097 AADT

LIVINGSTON ST, NW

24,213 AADT

185

CONNECTICUT AVE, NW

THE SHOPS AT WISCONSIN PLACE
blomlingdale's
WHOLE FOODS
MARKET

CHEVY CHASE PAVILION
CVS
TRADER JOE'S
COMING SOON

M FRIENDSHIP HEIGHTS
7,538 AWP

7,950 AADT

FRIENDSHIP CENTER
(PROPOSED REDEVELOPMENT)
Marshalls DSW

PROPOSED REDEVELOPMENT
Lord & Taylor
CLOSED

16,792 AADT

15,557 AADT

5225 WISCONSIN AVENUE NW

JENIFER ST, NW

RIVER RD 20,963 AADT

MAZZA (PLANNED REDEVELOPMENT)
Total Wine & More
PROPOSED

Michaels

INGOMAR ST, NW

NATIONAL CAPITAL BANK

BANK OF AMERICA

5211 WISCONSIN AVENUE NW
The Kellogg Collection
CALIFORNIA CLOSETS

GARRISON ST, NW

RODMAN'S
WELLS FARGO

citi bank

RIVER RD, NW

PETE'S
NEW HAVEN STYLE PIZZA

FESSENDEN ST, NW

ELLICOTT ST, NW

ID Bank

ALICE DEAL MIDDLE

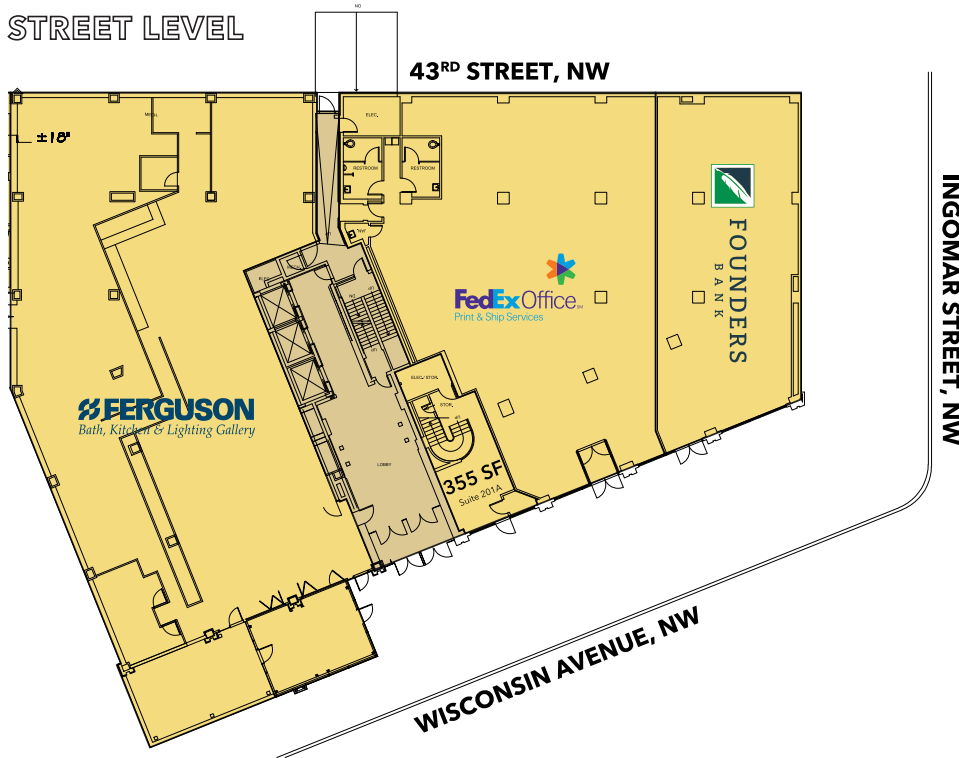
NEBRASKA AVE, NW

HR
RETAIL

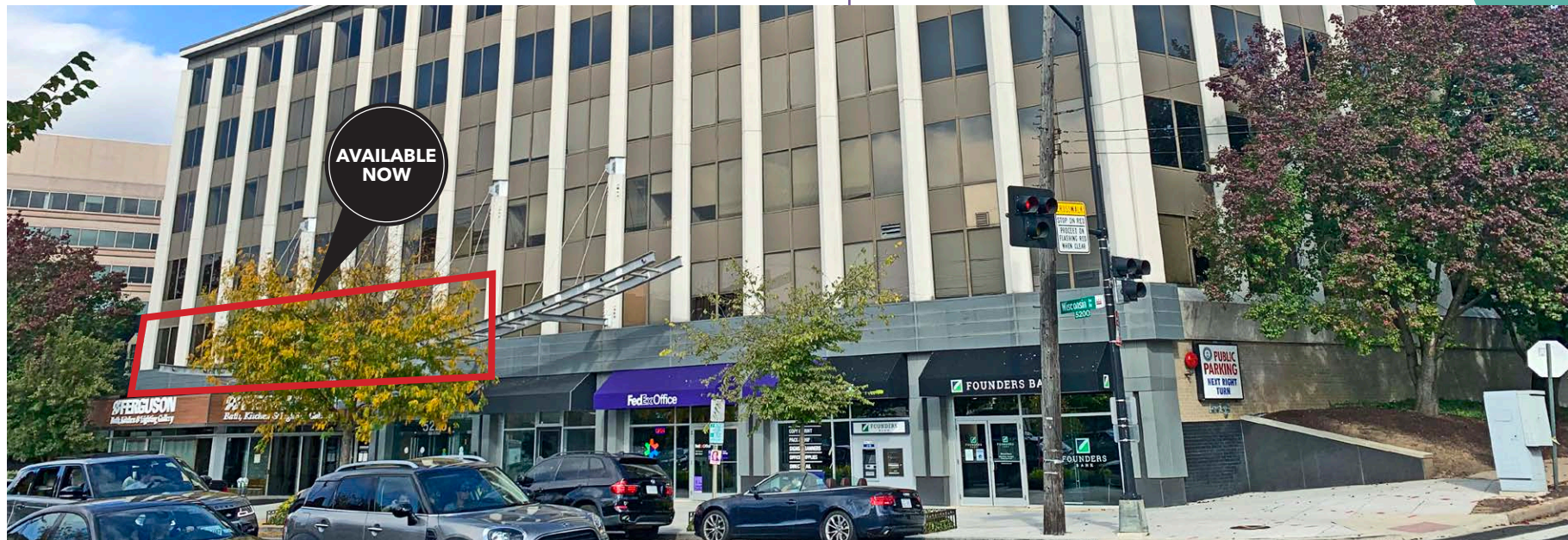
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STREET LEVEL



2ND FLOOR





RETAIL
A MEMBER OF CHAINLINKS RETAIL ADVISORS

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CHEVY CHASE/FRIENDSHIP HEIGHTS | WASHINGTON, DC 20015

PLEASE CONTACT

BRADLEY BUSLIK
240.482.3609
bbuslik@hrretail.com

SEBASTIAN RESTIFO
240.482.3602
srestifo@hrretail.com

HARPER SIGMAN
240.442.2367
hsigman@hrretail.com

WWW.HRRetail.COM

WASHINGTON, DC
3 Bethesda Metro Center | Suite 620
Bethesda, MD 20814
Telephone 301.656.3030

FERGUSON
Bath, Kitchen & Lighting Gallery

FedEx Office

5225

OWNED BY



GROSVENOR

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