



5225 WISCONSIN AVENUE, NW

CHEVY CHASE/FRIENDSHIP HEIGHTS | WASHINGTON, DC 20015

1,462 - 6,855 SF Available



OWNED BY



GROSVENOR

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

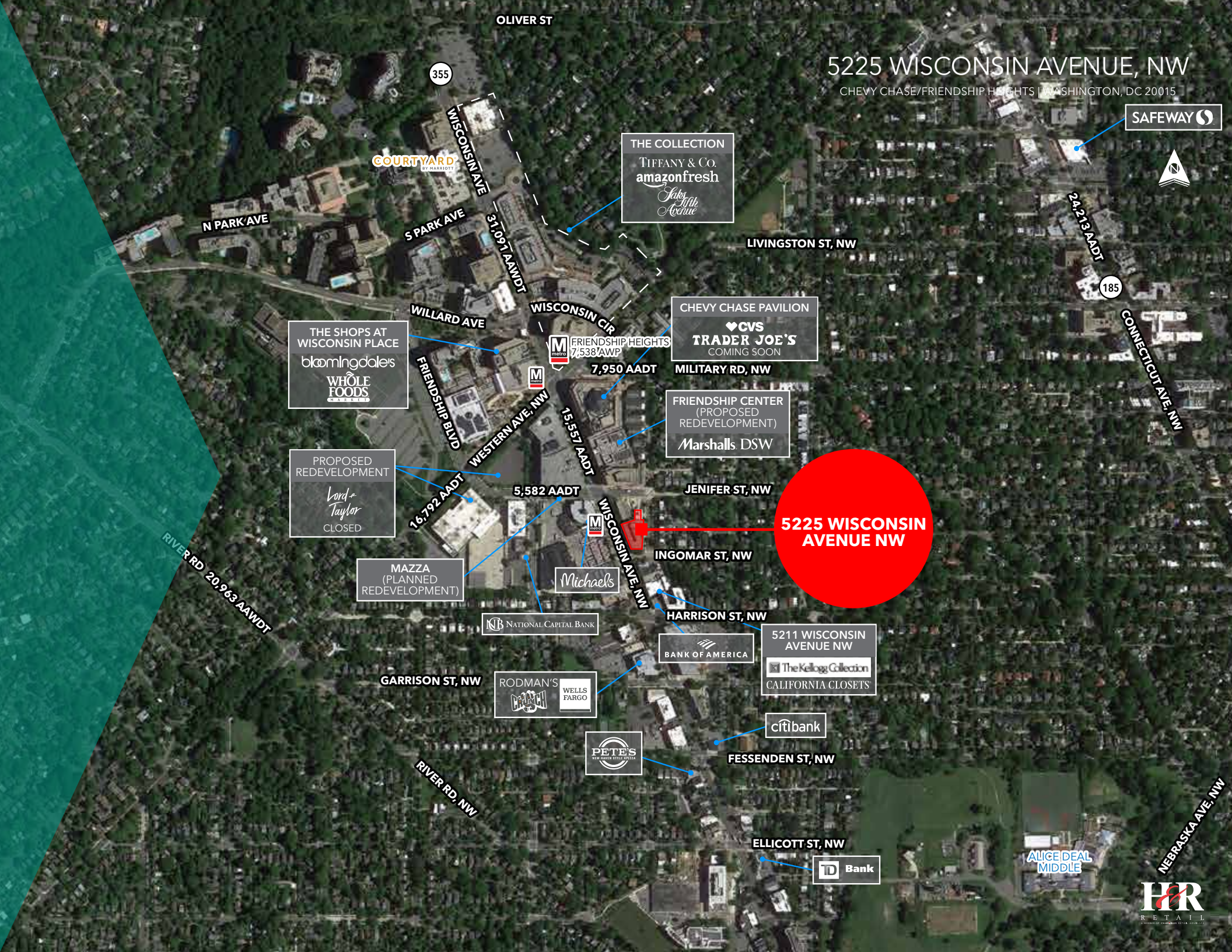
	0.25 MILES	0.50 MILES	0.75 MILES	5 MIN WALK	10 MIN WALK	15 MIN WALK
POPULATION	2,080	8,410	20,049	1,093	5,056	16,807
DAYTIME POPULATION	8,950	20,455	33,237	5,517	18,201	30,687
AVERAGE HH INCOME	\$201,218	\$205,562	\$225,768	\$226,952	\$203,236	\$217,079

AREA TENANTS



5225 WISCONSIN AVENUE, NW

CHEVY CHASE/FRIENDSHIP HEIGHTS | WASHINGTON, DC 20015



SAFeway

THE COLLECTION
TIFFANY & Co.
amazonfresh
Saks Fifth Avenue

THE SHOPS AT WISCONSIN PLACE
blomlingdale's
WHOLE FOODS
MARKET

CHEVY CHASE PAVILION
CVS
TRADER JOE'S
COMING SOON

FRIENDSHIP CENTER
(PROPOSED REDEVELOPMENT)
Marshalls DSW

PROPOSED REDEVELOPMENT
Lord & Taylor
CLOSED

5225 WISCONSIN AVENUE NW

MAZZA
(PLANNED REDEVELOPMENT)

Michaels

NATIONAL CAPITAL BANK

BANK OF AMERICA

5211 WISCONSIN AVENUE NW
The Kellogg Collection
CALIFORNIA CLOSETS

GARRISON ST, NW

RODMAN'S
WELLS FARGO

citibank

PETE'S
NEW HAVEN STYLE PIZZA

FESSENDEN ST, NW

ELLICOTT ST, NW

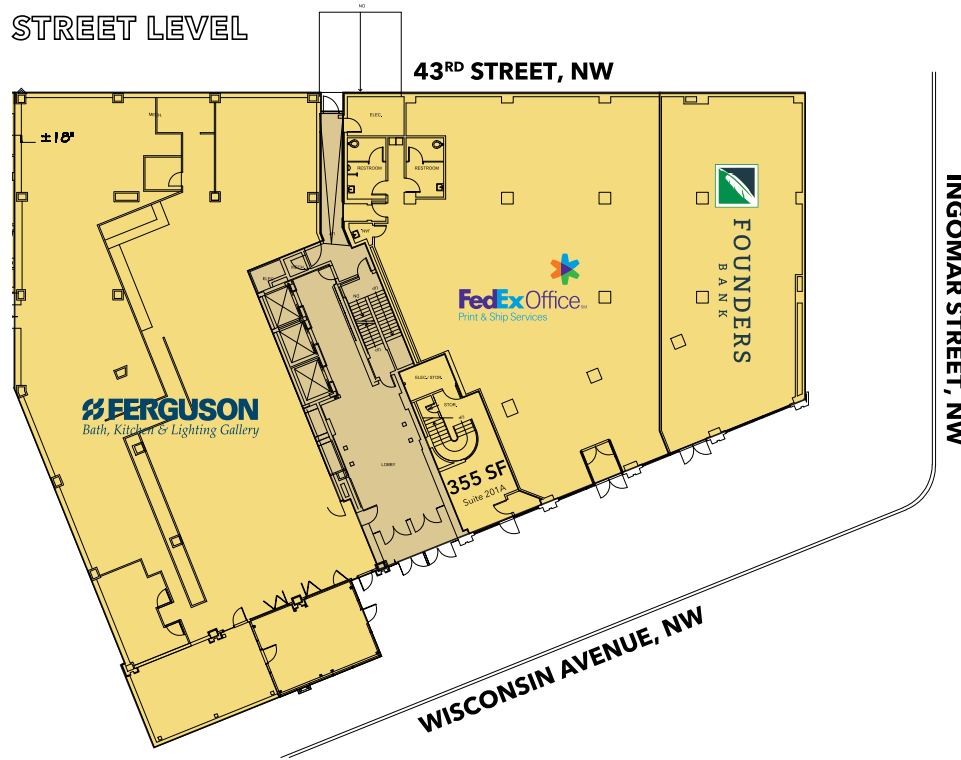
TD Bank

ALICE DEAL MIDDLE

5225 WISCONSIN AVENUE, NW

CHEVY CHASE/FRIENDSHIP HEIGHTS | WASHINGTON, DC 20015

STREET LEVEL



2ND FLOOR





5225 WISCONSIN AVENUE, NW

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

OWNED BY



GROSVENOR

Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility, H&R Retail, Inc.