



2340

WISCONSIN AVE, NW | WASHINGTON, DC

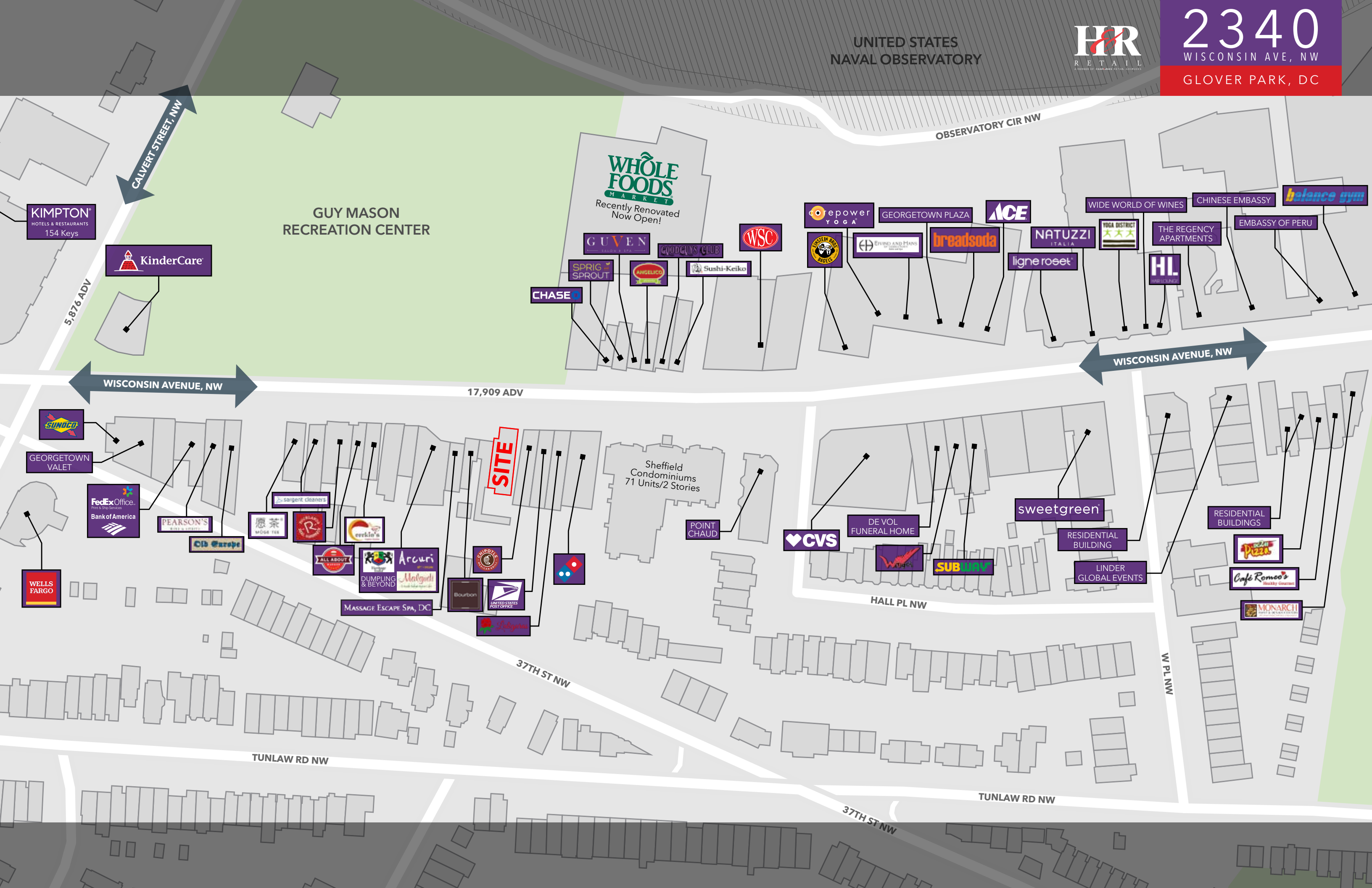
GLOVER PARK, DC



FULLY LEASED

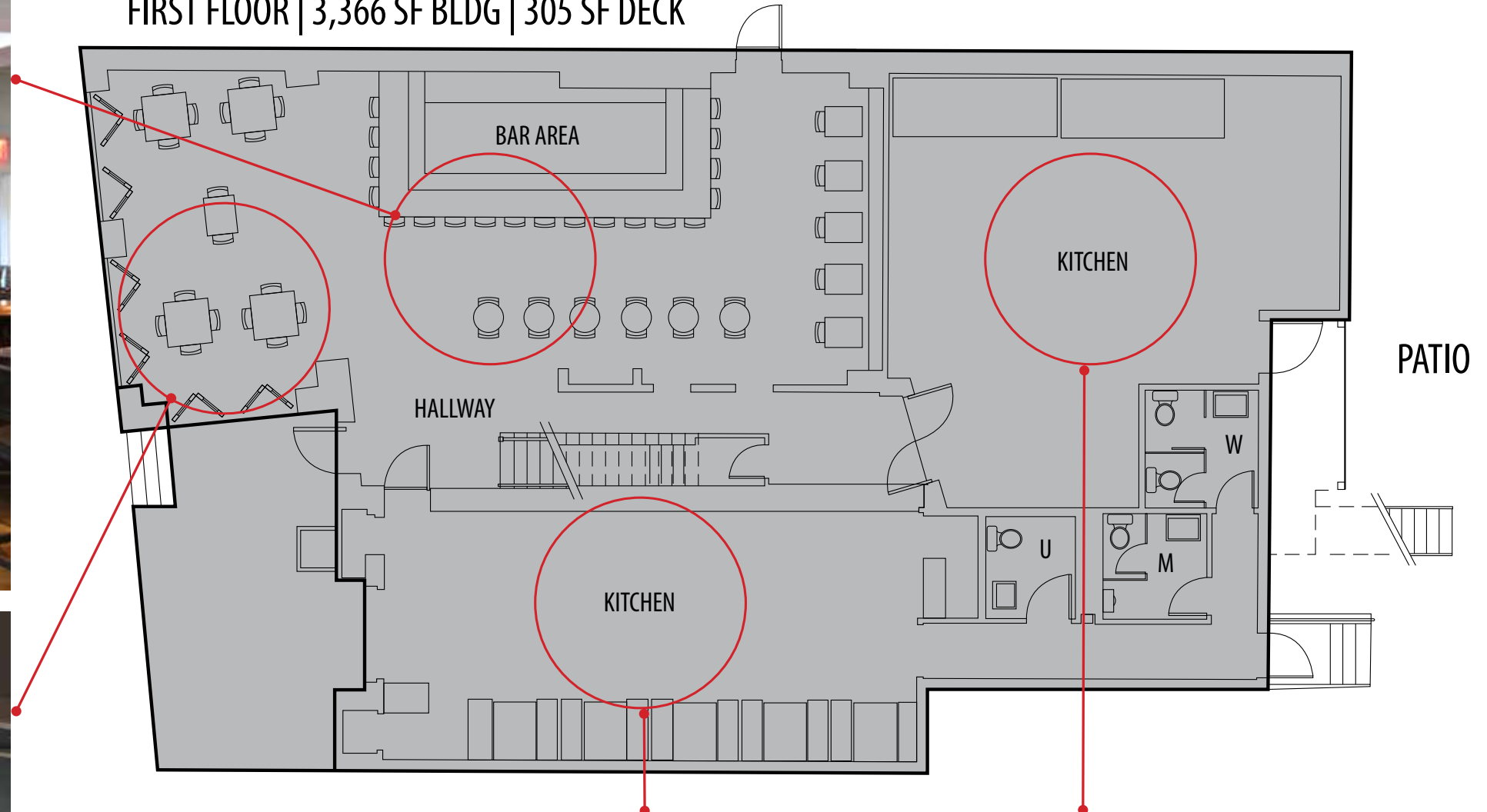
PROPERTY HIGHLIGHTS

- Abundant outdoor seating
- Great presence along Wisconsin Ave
- Recently renovated Whole Foods Market now open





FIRST FLOOR | 3,366 SF BLDG | 305 SF DECK



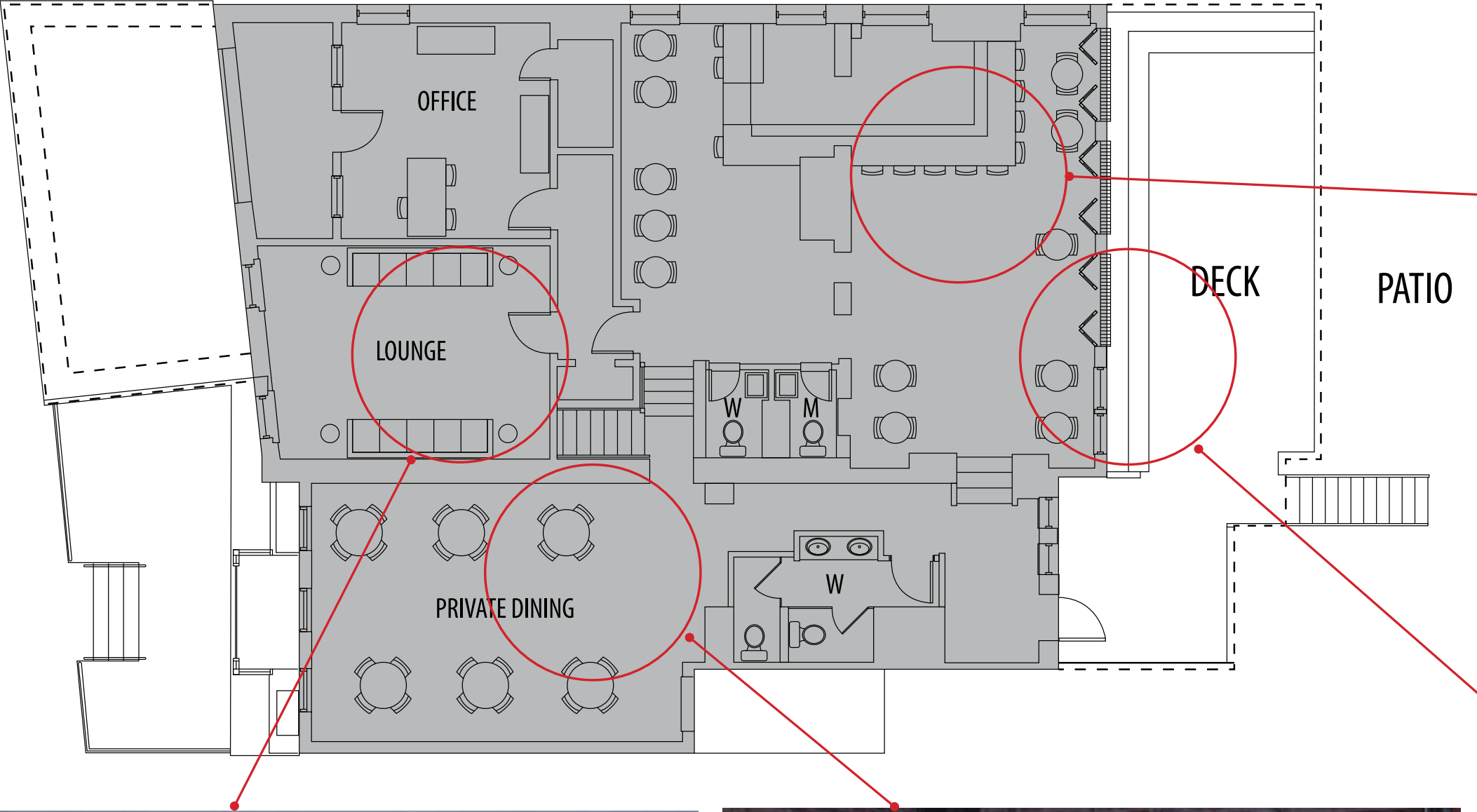
HR
RETAIL
A MEMBER OF CHARMING RETAIL ADVISORS

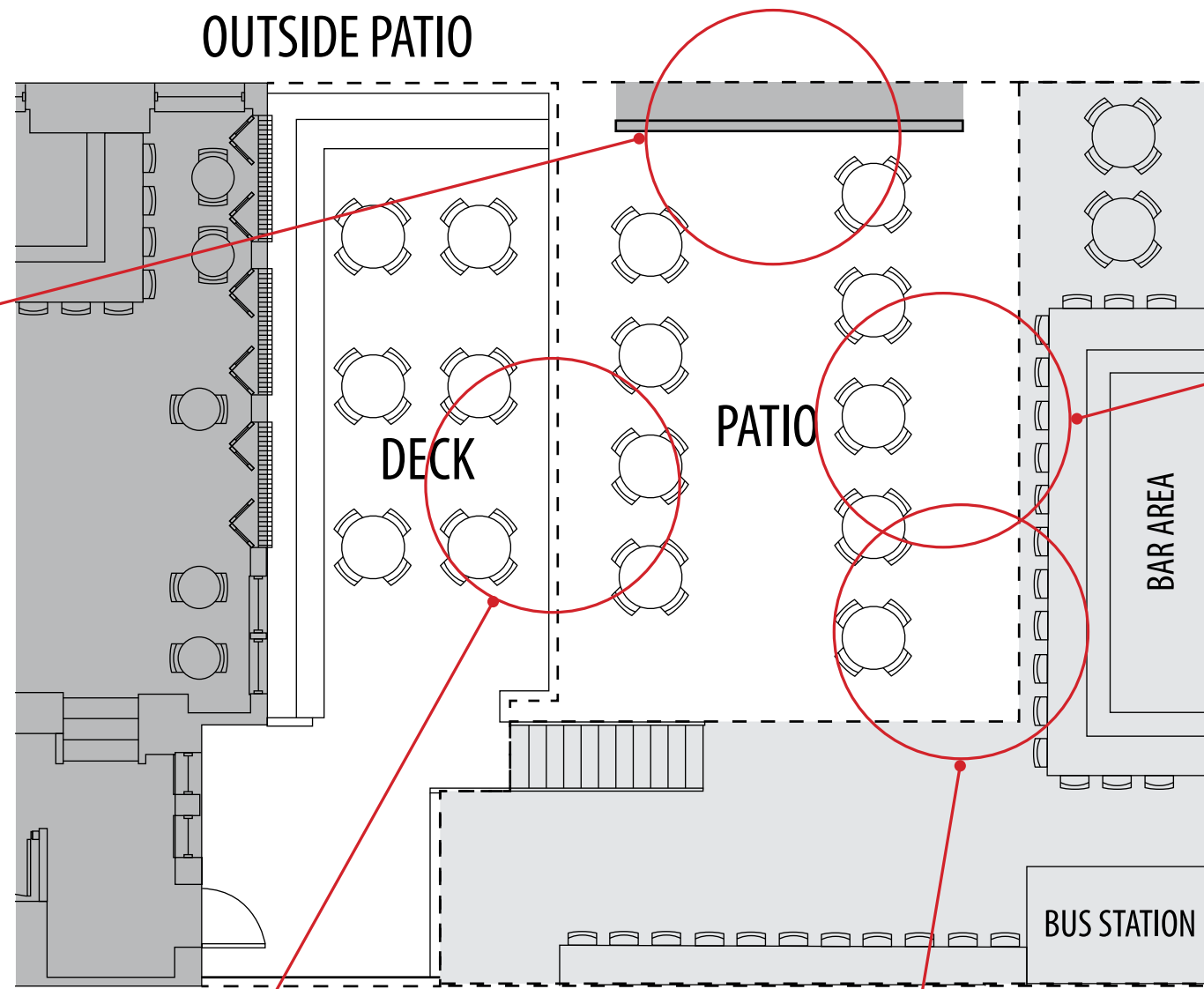
2340
WISCONSIN AVE, NW
GLOVER PARK, DC

SECOND FLOOR | 2,455 SF BLDG | 567 SF DECK



2340
WISCONSIN AVE, NW
GLOVER PARK, DC





HR
RETAIL
A MEMBER OF CHARLIE'S RETAIL ADVISORS

2340
WISCONSIN AVE, NW
GLOVER PARK, DC



DEMOGRAPHICS

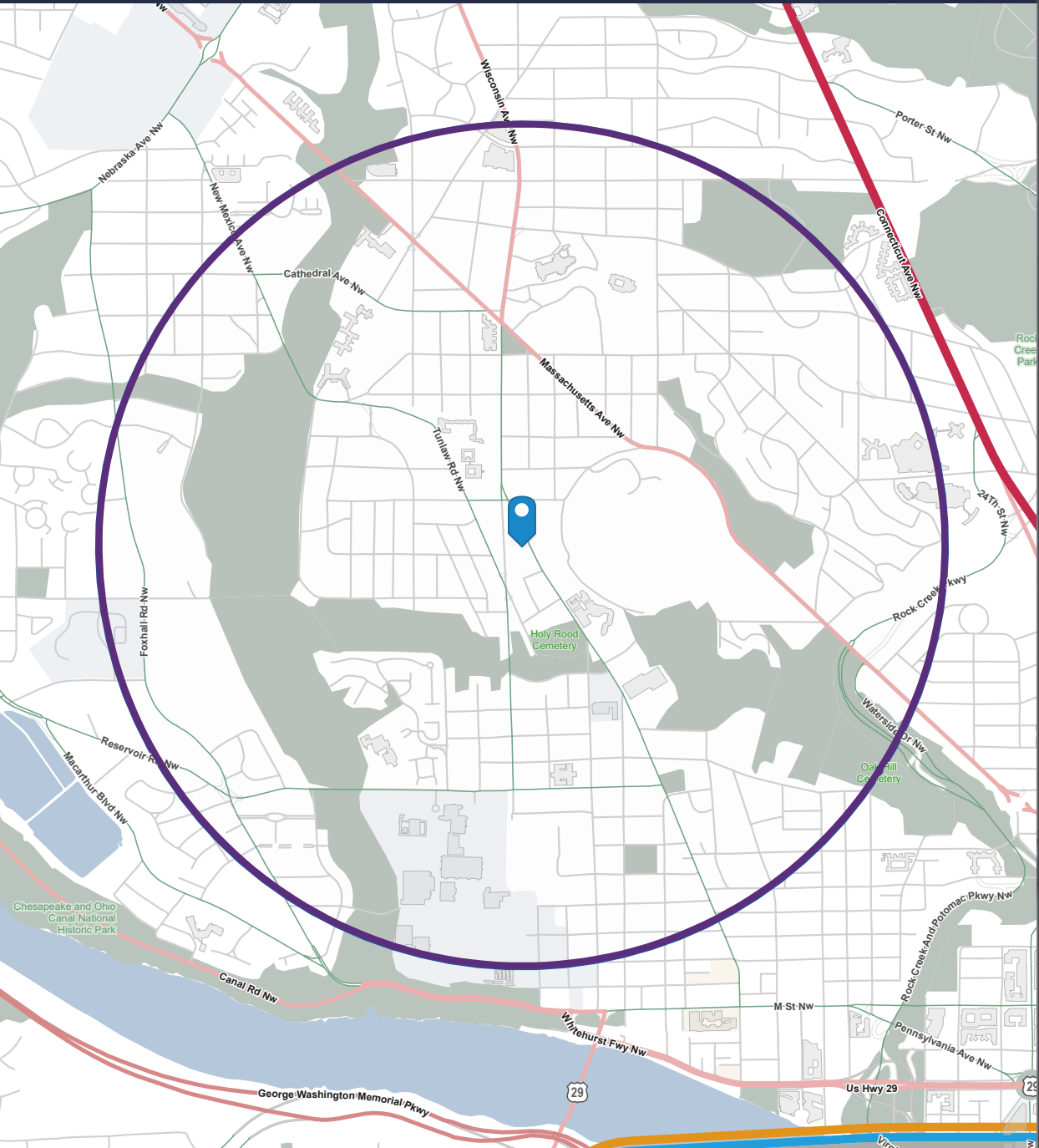


2340
WISCONSIN AVE, NW

GLOVER PARK, DC



WASHINGTON, DC
DEMOGRAPHIC PROFILE (2023)
2340 Wisconsin Ave, NW
1 mile ring



KEY FACTS

33,722

Population

33.6

Median Age

15,136

Households

EDUCATION



3%

High School Diploma



28%

Bachelor's Degree



62%

Graduate/Professional Degree

BUSINESS



1,066

Total Businesses



37,894

Daytime Population



66

Food Srv & Drinking Places

INCOME



\$126,377

Median Household Income

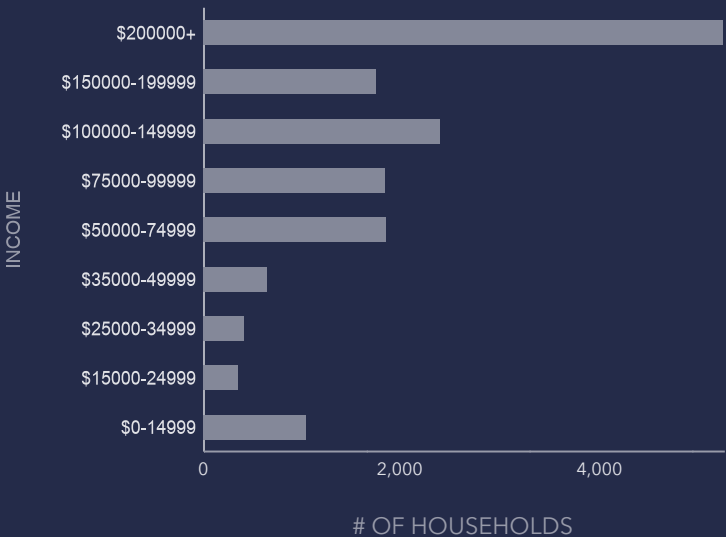


\$96,711

Per Capita Income

\$209,185

AVERAGE HH INCOME (\$)



TAPESTRY SEGMENTS



3A

Laptops and Lattes

6,765 (44.7%) of households

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.
- Environmentally conscientious but also image-conscious: both impact their purchasing.



3B

Metro Renters

6,196 (40.9%) of households

Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest growing segments; the popularity of urban life continues to increase for consumers in their late twenties and thirties. Metro Renters residents income is close to the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology. Computers and cell phones are an integral part of everyday life and are used interchangeably for news, entertainment, shopping, and social media. Metro Renters residents live close to their jobs and usually walk or take a taxi to get around the city.

- Become well informed before purchasing the newest technology.
- Prefer environmentally safe products.
- Socializing and social status very important.
- Very interested in the fine arts and strive to be sophisticated; value education and creativity.



9B

Golden Years

1,024 (6.8%) of households

Independent, active seniors nearing the end of their careers or already in retirement best describes Golden Years residents. This market is primarily singles living alone or empty nesters. Those still active in the labor force are employed in professional occupations; however, these consumers are actively pursuing a variety of leisure interests—travel, sports, dining out, museums, and concerts. They are involved, focused on physical fitness, and enjoying their lives. This market is smaller, but growing, and financially secure.

- These consumers are well connected: Internet access is used for everything from shopping or paying bills to monitoring investments and entertainment.
- They are generous supporters of the arts and charitable organizations.
- They keep their landlines and view cell phones more as a convenience.



2340

WISCONSIN AVE, NW | WASHINGTON, DC

LAWRENCE HOFFMAN

240.482.3610 (direct)
lhoffman@hrretail.com

BRYAN DAVIS

240.482.3612 (direct)
bdavis@hrretail.com

BETHESDA, MD

3 Bethesda Metro Center, Suite 620
Bethesda, MD 20814

Telephone: 301.656.3030

BALTIMORE, MD

2 Hamill Road, Suite 348 W
Baltimore, MD 21210

Telephone: 410.308.0800

www.hrretail.com



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.
Source: Back Cover Page Photos istockphotos.com

010225