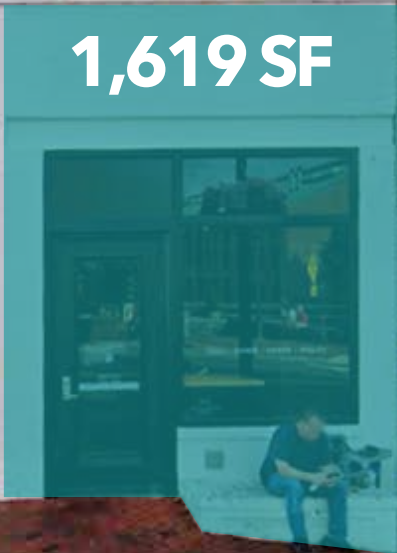




# 1065 WISCONSIN AVE, NW

GEORGETOWN | WASHINGTON, DC 20007



1,619 SF

**PROPERTY HIGHLIGHTS**

- Second generation restaurant space
- The site sits in the walking path of Alo, Filomena, Sweetgreen and Soulcycle
- Available for a restaurant, service or soft goods

**SPACE AVAILABLE**

- 1065 Ground floor - 1,619 SF



**GEORGETOWN UNIVERSITY**  
14,000 STUDENTS

21,445 AADT

21,445 AADT

30,288 AADT

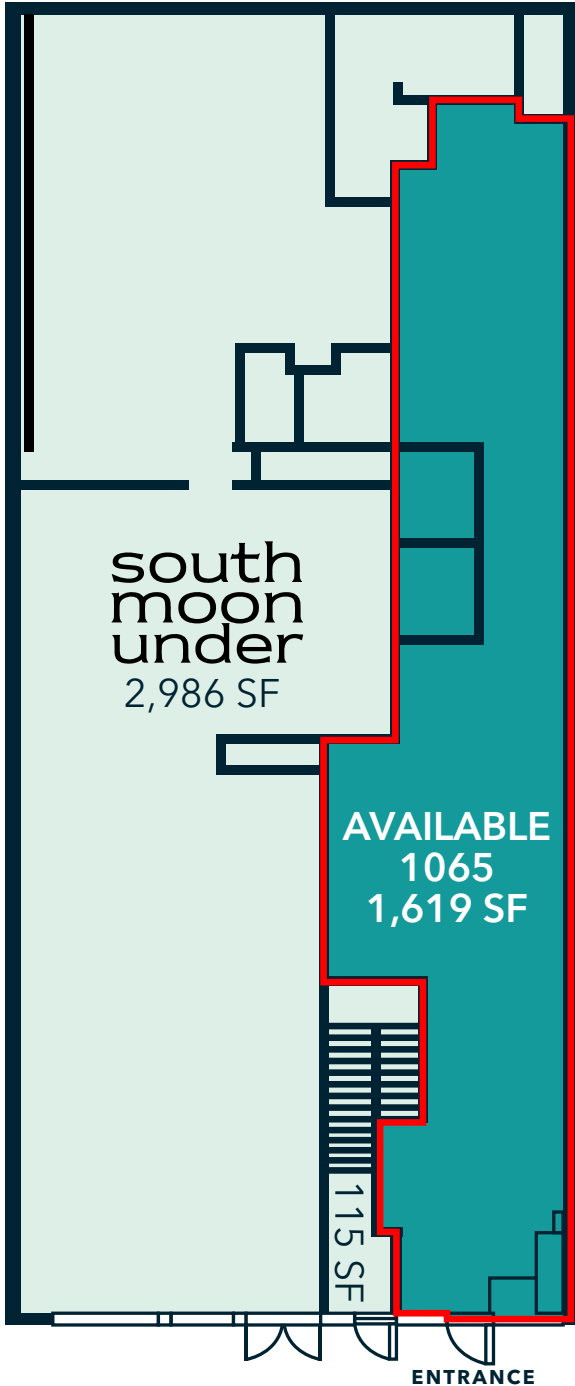
16,158 AADT

41,841 AADT

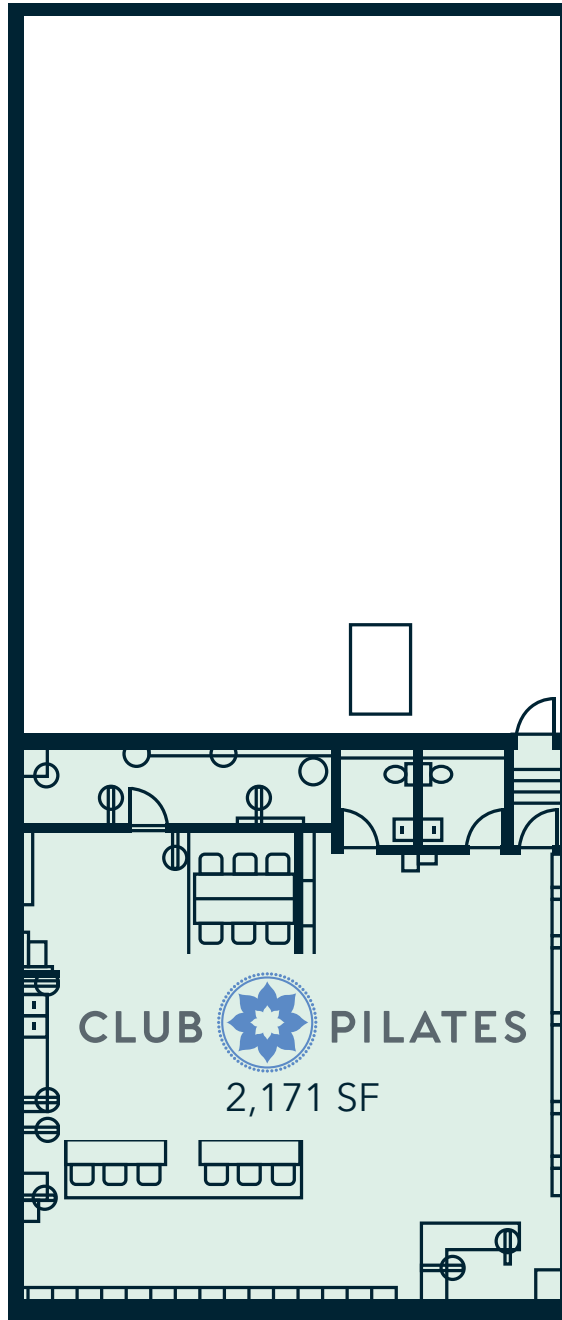
41,841 AADT

41,841 AADT

FIRST FLOOR  
115 RSF & 1,619 RSF



SECOND FLOOR - 2,171 RSF





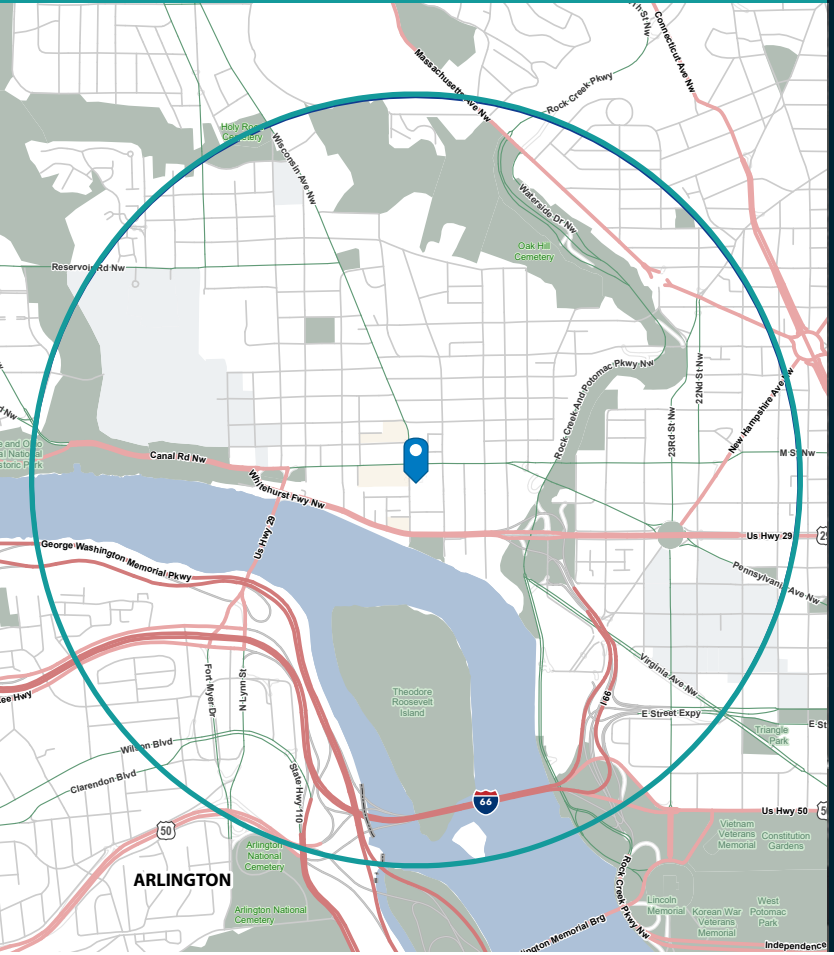




# WASHINGTON, DC

## DEMOGRAPHIC PROFILE (2023)

1065 Wisconsin Ave, NW  
1 mile ring



### KEY FACTS

<b>43,817</b> Population	<b>29.8</b> Median Age	<b>20,374</b> Households
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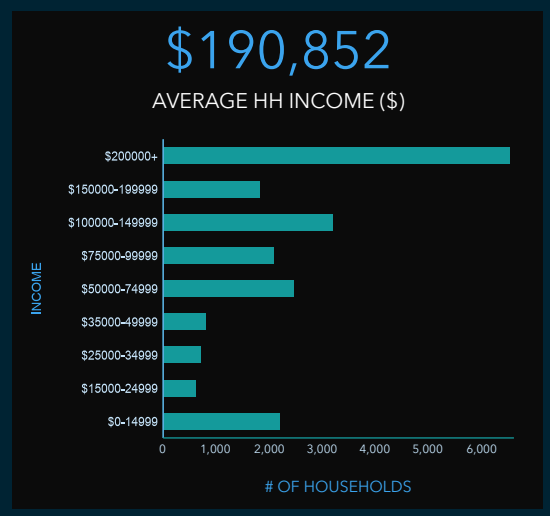
### EDUCATION

<b>2%</b> High School Diploma	<b>31%</b> Bachelor's Degree	<b>59%</b> Graduate/Professional Degree
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### INCOME

**\$116,578**  
Median Household Income

**\$89,854**  
Per Capita Income



### BUSINESS

<b>5,073</b> Total Businesses	<b>135,436</b> Daytime Population	<b>311</b> Food Srv & Drinking Places
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### TAPESTRY SEGMENTS

**3B** Metro Renters  
9,796 (48.1%) 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.

- Willing to take risks and work long hours to get to the top of their profession.
- Become well informed before purchasing the newest technology.
- Prefer environmentally safe products.
- Socializing and social status very important.

**3A** Laptops and Lattes  
8,440 (41.4%) 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.

**9B** Golden Years  
1,314 (6.4%) 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.



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