



1214 WISCONSIN AVE, NW

WASHINGTON, DC 20007



Crombie & Fitch

PROPERTY HIGHLIGHTS

- Move in condition
- Skylight and high ceilings
- At the intersection on M Street & Wisconsin Avenue

SPACE AVAILABLE

- 1,388 SF – First Floor
- 1,124 SF – Mezzanine
- 444 SF – Third Floor



Wisconsin Ave

29th St

COMPASS COFFEE

&pizza

PAPYRUS

THE FRENCH MATERNAL SCHOOL
64 STUDENTS

GAP

CAFFE MILANO

RALPH LAUREN

LOFT



vineyard vines

USPS.COM

TORY BURCH

Levain

STEVE MADDEN

bluemercury

Brooks Brothers

free people

BIBIBOP
asian grill

sweetgreen

1214 WISCONSIN AVE



Peet's Coffee



VANS
"OFF THE WALL"

COS

PNC

URBAN OUTFITTERS

Capital One

francesca's

LADUREE

INTERMIX

M St

J.CREW

H&M

ARITZIA

patagonia

francesca's

LUSH

INTERMIX



relish

J.McLaughlin

WSC

BANANA REPUBLIC

patagonia

francesca's

LUSH

INTERMIX

CADY'S ALLEY

WSC

GEORGETOWN PARK

south moon under

Kiehl's

Canale

NIKE

FOUR SEASONS
Hotel and Resorts
300 ROOMS

C&O CANAL

BLUE BOTTLE COFFEE

olivia macaron

TJ-maxx

south moon under

Kiehl's

Canale

NIKE

relish

WSC

ANTHROPOLOGIE

south moon under

Kiehl's

Canale

NIKE

TOPK

Chaiia

sweetgreen

TUCKERNUCK

Bluefin Sushi

relish

WSC

ANTHROPOLOGIE

sweetgreen

TUCKERNUCK

Bluefin Sushi

INTERNATIONAL LIPID SCHOOL

SOUTH BLOCK CO.

SOULCYCLE

TUCKERNUCK

GEORGETOWN MONTESSORI SCHOOL
39 STUDENTS

THE RITZ-CARLTON
86 ROOMS
36 CONDOS

29

POTOMAC RIVER

WASHINGTON HARBOUR



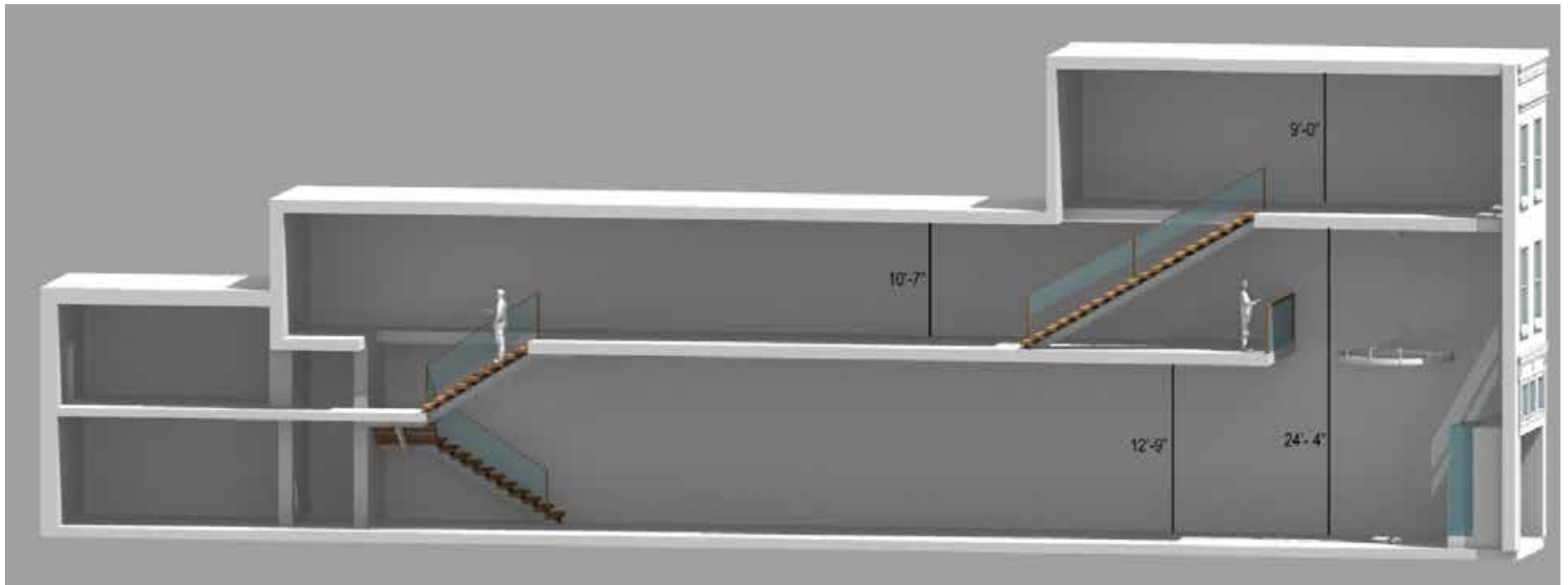
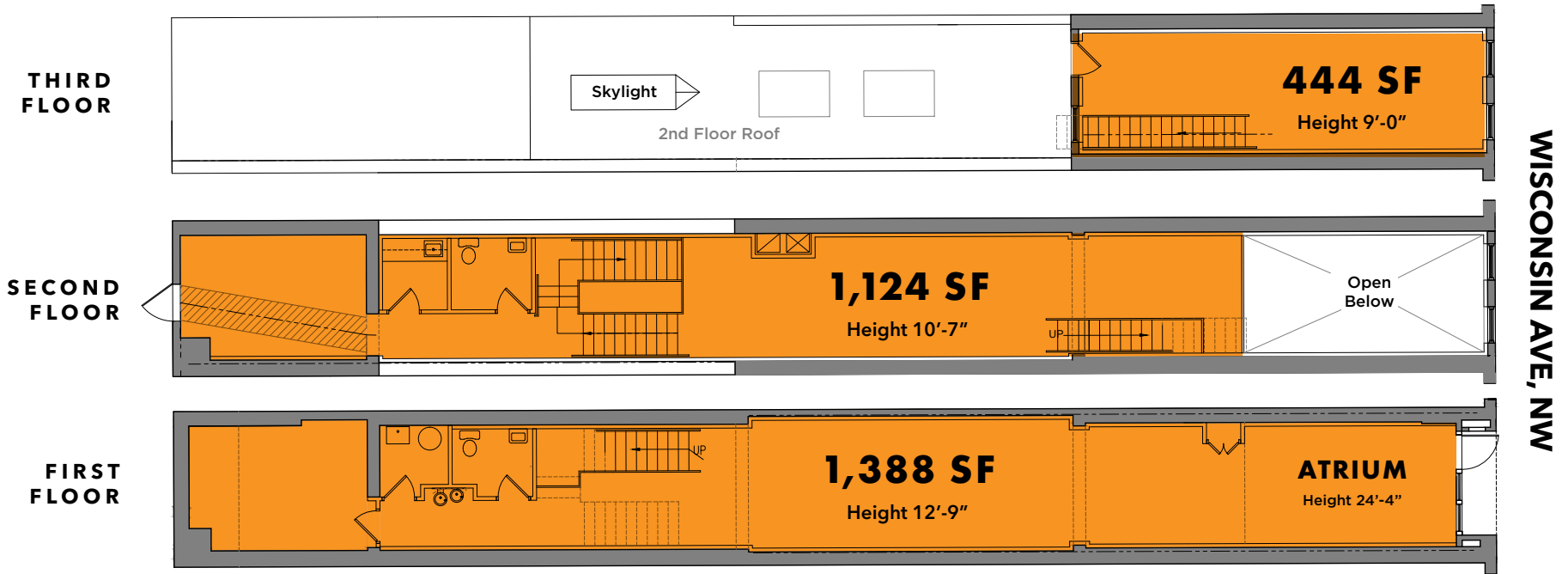
FARMERS FISHERS BAKERS

THE GEORGE WASHINGTON UNIVERSITY
27,017 STUDENTS



FIOLA MARE





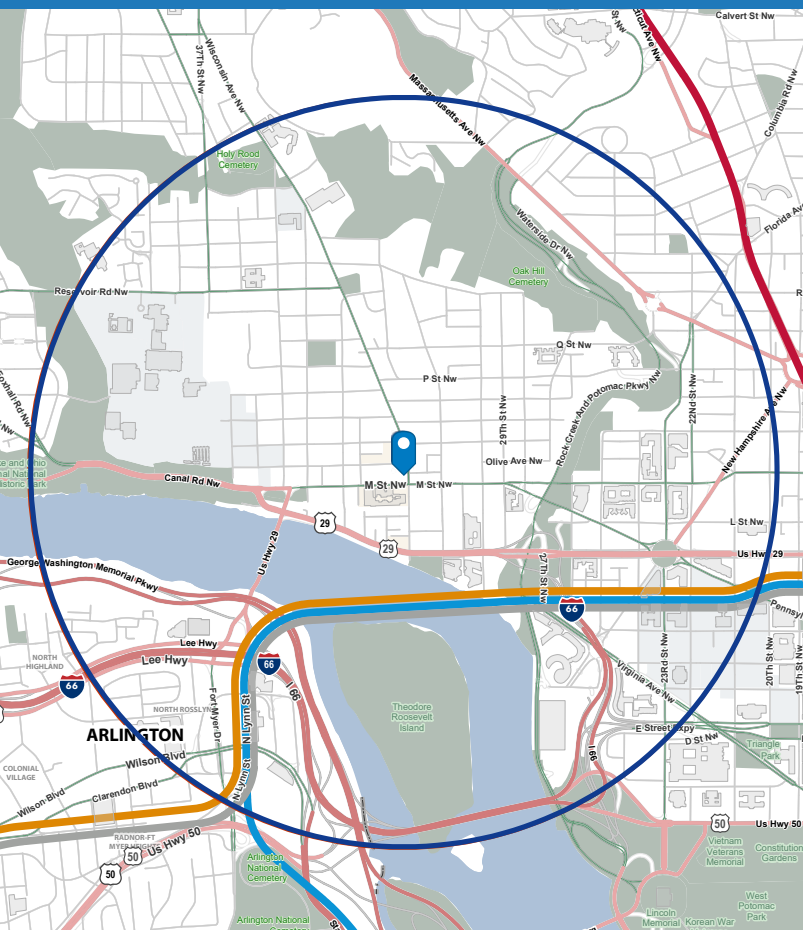




WASHINGTON, DC

DEMOGRAPHIC PROFILE (2021)

1214 Wisconsin Ave, NW
1 mile ring



KEY FACTS

44,729

Population

29.5

Median Age

20,050

Households

EDUCATION



2%

High School Diploma



32%

Bachelor's Degree



57%

Graduate/Professional Degree

INCOME



\$123,088

Median Household Income

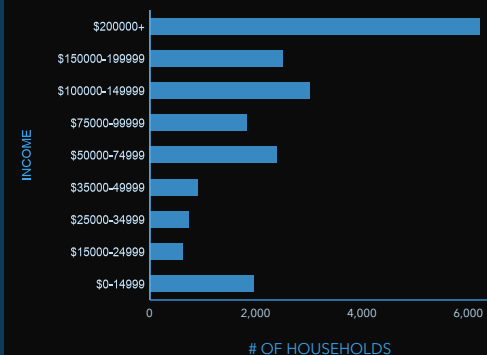


\$81,330

Per Capita Income

\$180,187

AVERAGE HH INCOME (\$)



4,402

Total Businesses



93,054

Daytime Population



298

Food Srv & Drinking Places

BUSINESS

TAPESTRY SEGMENTS



3A

Laptops and Lattes

9,364 (46.7%) 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

9,111 (45.4%) 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.



9B

Golden Years

1,112 (5.5%) 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.



Please Contact

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