



1251 WISCONSIN AVE, NW

WASHINGTON, DC 20007



PROPERTY HIGHLIGHTS

- 6,100 SF Space available
- Currently month to month tenant
- Notable area tenants include:



SPACE AVAILABLE

- 4,900 SF – First Floor
- 1,200 SF – Mezzanine



Wisconsin Ave

COMPASS COFFEE

& pizza

29th St

PAPYRUS

THE FRENCH MATERNAL SCHOOL 64 STUDENTS

GAP

RALPH LAUREN

★ 1251 WISCONSIN AVE

CARTE MILANO

Apple

vineyard vines

USPS.COM

sweetgreen

Abercrombie & Fitch

Wawa

TORY BURCH

bluemercury



Peet's Coffee



VANS "OFF THE WALL"

CENTRO

PNC

URBAN OUTFITTERS

Brooks Brothers

free people

BIBIBOP asian grill

M St

J.CREW

H&M

Capital One

francesca's

LADURÉE

INTERMIX



relish

J. McLaughlin

WSC

BANANA REPUBLIC

patagonia

LUSH FRESH COSMETICS

CADY'S ALLEY

BLUE BOTTLE COFFEE

olivia macaron

TJ-maxx

MASON'S Lobster Rolls

south moon under

Kiehl's

Canale



FOUR SEASONS Hotels and Resorts 300 ROOMS

C&O CANAL

LOK Chara

SOUTH BLOCK CO.

sweetgreen

TUCKERNUCK

Bluefin Sushi

INTERNATIONAL LIPID SCHOOL

SOULCYCLE

GEORGETOWN MONTESSORI SCHOOL 39 STUDENTS



THE RITZ-CARLTON 86 ROOMS 36 CONDOS

29

POTOMAC RIVER

WASHINGTON HARBOUR



FARMERS FISHERS BAKERS

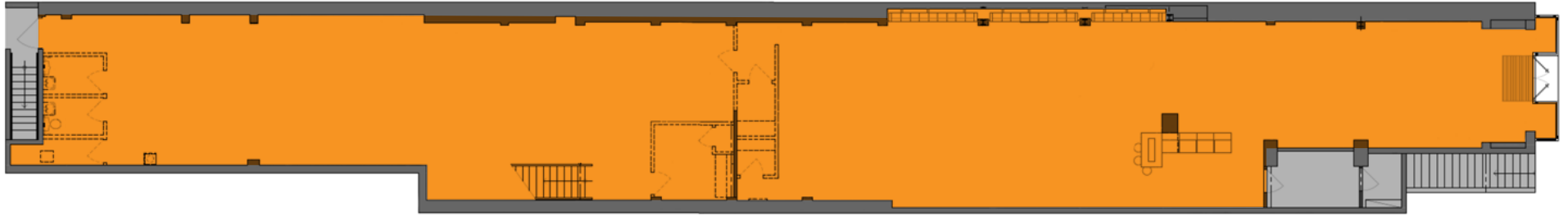
THE GEORGE WASHINGTON UNIVERSITY 27,017 STUDENTS



FIOLA MARE

WISCONSIN AVE NW

Ground Floor
4,900 SF Total



Mezzanine
1,200 SF Total







WASHINGTON, DC

DEMOGRAPHIC PROFILE (2021)

1251 Wisconsin Ave, NW
1 mile ring

KEY FACTS

43,370

Population

29.4

Median Age

19,281

Households

EDUCATION



2%

High School Diploma



32%

Bachelor's Degree



57%

Graduate/Professional Degree

INCOME



\$122,031

Median Household Income

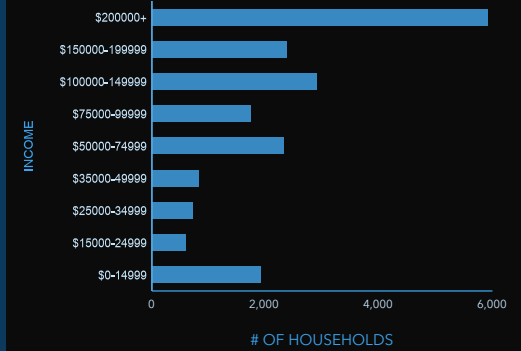


\$80,385

Per Capita Income

\$178,870

AVERAGE HH INCOME (\$)



BUSINESS



4,668

Total Businesses



94,193

Daytime Population



321

Food Srv & Drinking Places

TAPESTRY SEGMENTS



3B

Metro Renters

9,377 (48.6%) 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

8,329 (43.2%) 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.



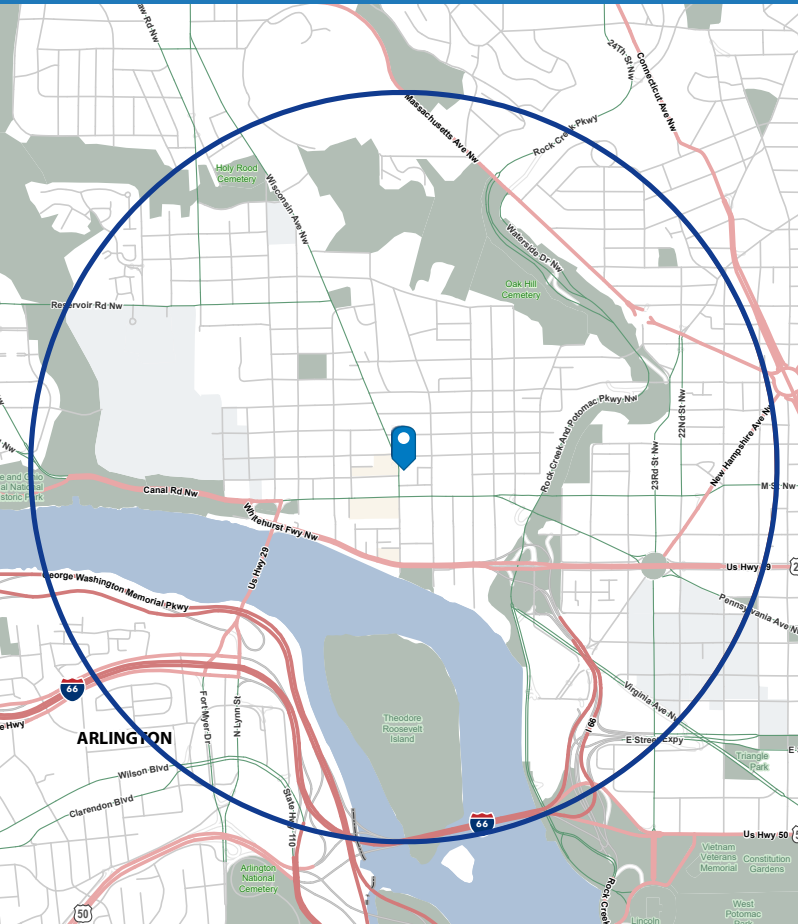
9B

Golden Years

1,112 (5.8%) 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.



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