

# FLAGSHIP LOCATION

Located at the intersection of M Street and Wisconsin Avenue



# 1211 WISCONSIN AVE, NW

GEORGETOWN | WASHINGTON, DC 20007



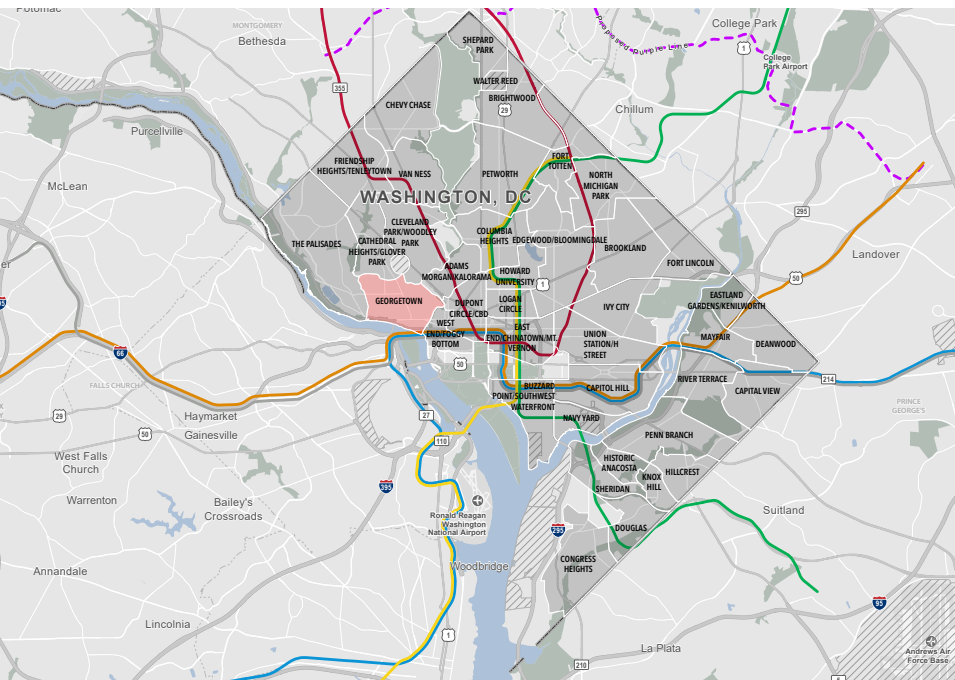


# 1211 WISCONSIN AVE, NW

- Up to 20' open ceiling heights
- Elevator to all three levels
- Available for retail, soft goods or service
- Delivery is February 1, 2025

## SPACE AVAILABLE

■ First floor	±3,519 SF
Mezzanine	±2,244 SF
Lower level	±1,998 SF
Total	7,761 SF



34TH ST, NW

33RD ST, NW

O ST, NW

O ST, NW

DUMBARTON ST, N

N ST, NW

N ST, NW

POTOMAC ST, NW

BROOKS CT, NW

PROSPECT ST, NW

WISCONSIN AVE, NW

31ST ST, NW

OLIVE AVE, NW

27TH ST, NW



**2.1M SF OF RETAIL**

**508 STOREFRONTS**

**12M VISITORS**

Georgetown, Washington, DC, is a bustling retail district known for upscale shopping, boutiques, restaurants, and entertainment. It offers high-end fashion, home decor, beauty products, books, gourmet food, and specialty shops. Additionally, there are various restaurants, cafes, and bars for dining and nightlife.

The neighborhood's charm, cobblestone streets, and waterfront location make it a popular destination for locals and visitors alike. Repeatedly named the Best Neighborhood for Shopping by Washingtonian magazine.

1211 WISCONSIN AVE, NW

34TH ST, NW

33RD ST, NW

POTOMAC ST, NW

PROSPECT ST, NW

WISCONSIN AVE, NW

31ST ST, NW

OLIVE AVE, NW

29TH ST, NW

28TH ST, NW

27TH ST, NW

34TH ST, NW

33RD ST, NW

POTOMAC ST, NW

M ST, NW

WISCONSIN AVE, NW

31ST ST, NW

OLIVE AVE, NW

29TH ST, NW

PENNSYLVANIA AVE, NW

27TH ST, NW

34TH ST, NW

33RD ST, NW

POTOMAC ST, NW

M ST, NW

WISCONSIN AVE, NW

31ST ST, NW

OLIVE AVE, NW

29TH ST, NW

PENNSYLVANIA AVE, NW

27TH ST, NW

34TH ST, NW

33RD ST, NW

POTOMAC ST, NW

M ST, NW

WISCONSIN AVE, NW

31ST ST, NW

OLIVE AVE, NW

29TH ST, NW

PENNSYLVANIA AVE, NW

27TH ST, NW

34TH ST, NW

33RD ST, NW

POTOMAC ST, NW

M ST, NW

WISCONSIN AVE, NW

31ST ST, NW

OLIVE AVE, NW

29TH ST, NW

PENNSYLVANIA AVE, NW

27TH ST, NW

34TH ST, NW

33RD ST, NW

POTOMAC ST, NW

C&O CANAL

WISCONSIN AVE, NW

31ST ST, NW

OLIVE AVE, NW

29TH ST, NW

PENNSYLVANIA AVE, NW

27TH ST, NW

34TH ST, NW

33RD ST, NW

POTOMAC ST, NW

C&O CANAL

WISCONSIN AVE, NW

31ST ST, NW

OLIVE AVE, NW

29TH ST, NW

PENNSYLVANIA AVE, NW

27TH ST, NW

34TH ST, NW

33RD ST, NW

POTOMAC ST, NW

GRACE ST, NW

WISCONSIN AVE, NW

31ST ST, NW

OLIVE AVE, NW

29TH ST, NW

PENNSYLVANIA AVE, NW

27TH ST, NW

34TH ST, NW

33RD ST, NW

POTOMAC ST, NW

GRACE ST, NW

WISCONSIN AVE, NW

31ST ST, NW

OLIVE AVE, NW

29TH ST, NW

PENNSYLVANIA AVE, NW

27TH ST, NW

34TH ST, NW

33RD ST, NW

POTOMAC ST, NW

SOUTH ST, NW

WISCONSIN AVE, NW

31ST ST, NW

OLIVE AVE, NW

29TH ST, NW

PENNSYLVANIA AVE, NW

27TH ST, NW

34TH ST, NW

33RD ST, NW

POTOMAC ST, NW

SOUTH ST, NW

WISCONSIN AVE, NW

31ST ST, NW

OLIVE AVE, NW

29TH ST, NW

PENNSYLVANIA AVE, NW

27TH ST, NW

34TH ST, NW

33RD ST, NW

POTOMAC ST, NW

WASHINGTON HARBOUR

WISCONSIN AVE, NW

31ST ST, NW

OLIVE AVE, NW

29TH ST, NW

PENNSYLVANIA AVE, NW

27TH ST, NW

34TH ST, NW

33RD ST, NW

POTOMAC ST, NW

WASHINGTON HARBOUR

WISCONSIN AVE, NW

31ST ST, NW

OLIVE AVE, NW

29TH ST, NW

PENNSYLVANIA AVE, NW

27TH ST, NW



21,445 AADT

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30,288 AADT

16,158 AADT

41,841 AADT

41,841 AADT

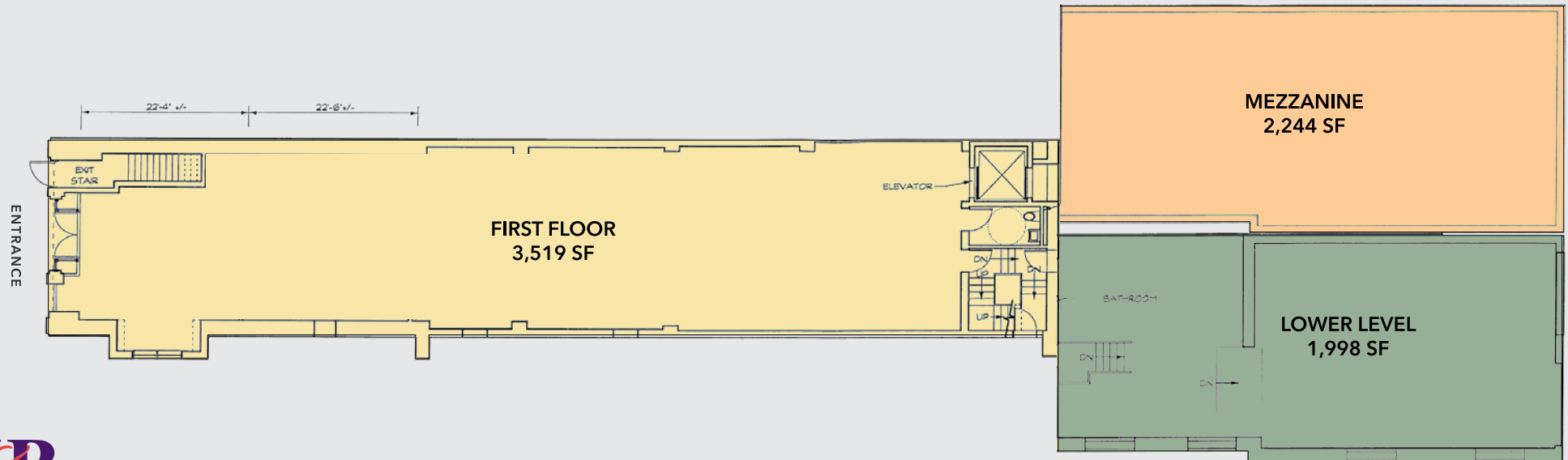
41,841 AADT







WISCONSIN AVE, NW







**40,428  
RESIDENTS**

**120,792  
DAYTIME  
POPULATION**

**\$206,339  
AVERAGE  
HH INCOME**

within 1 mile

The Georgetown neighborhood upscale area attracts both local residents and a diverse range of visitors, including affluent individuals, well-educated residents, influential figures, and casual shoppers. Situated between Georgetown University in the north and the scenic Georgetown Waterfront at Washington Harbour in the south, this bustling retail corridor draws people year-round, creating a lively atmosphere for all to enjoy.



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