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4839 DEL RAY AVENUE | BETHESDA, MD

HR
RETAIL
A MEMBER OF CHAINLINKS RETAIL ADVISORS

BUILDING AVAILABLE **FOR SALE OR LEASE**
TWO STORY BUILDING
3,963 SF TOTAL + 1,099 SF 2ND FLOOR PATIO

4839 DEL RAY AVE

Harris Teeter
Your Neighborhood Food Market

ROCK BOTTOM
RESTAURANT & BREWERY

GRINGOS & MARIACHIS

OLAZZO

JETTIES **BLACK'S**
BAR & KITCHEN

Caddies
Golf Club

TRADER JOE'S

Orangetheory
FITNESS

CVS

187

ANTHONY'S
COAL FIRED PIZZA
PIZZA WELL DONE

WOODMONT GRILL

WOODMONT CRESCENT

Starbucks

MARRIOTT
Headquarters
- 726,000 SF Class A Office
- 244 Room Hotel
- 4,000+ Employees

BETHESDA ROW

Apple **NIKE**

EQUINOX
PLANTA
bluemercury

M metro

BETHESDA
9,277 AWP

Tatte
BAKERY & CAFE

CHASE

AVENTINO
TACOMBI

THE DARCY

POTTERY BARN
pottery barn kids

SILVER

Giant

BRADLEY SC

STROSNIDERS
HARDWARE ACE
Since 1953

CVS

SAFEGWAY

CORNERSTONE OF BETHESDA
















PETSMART
STAPLES

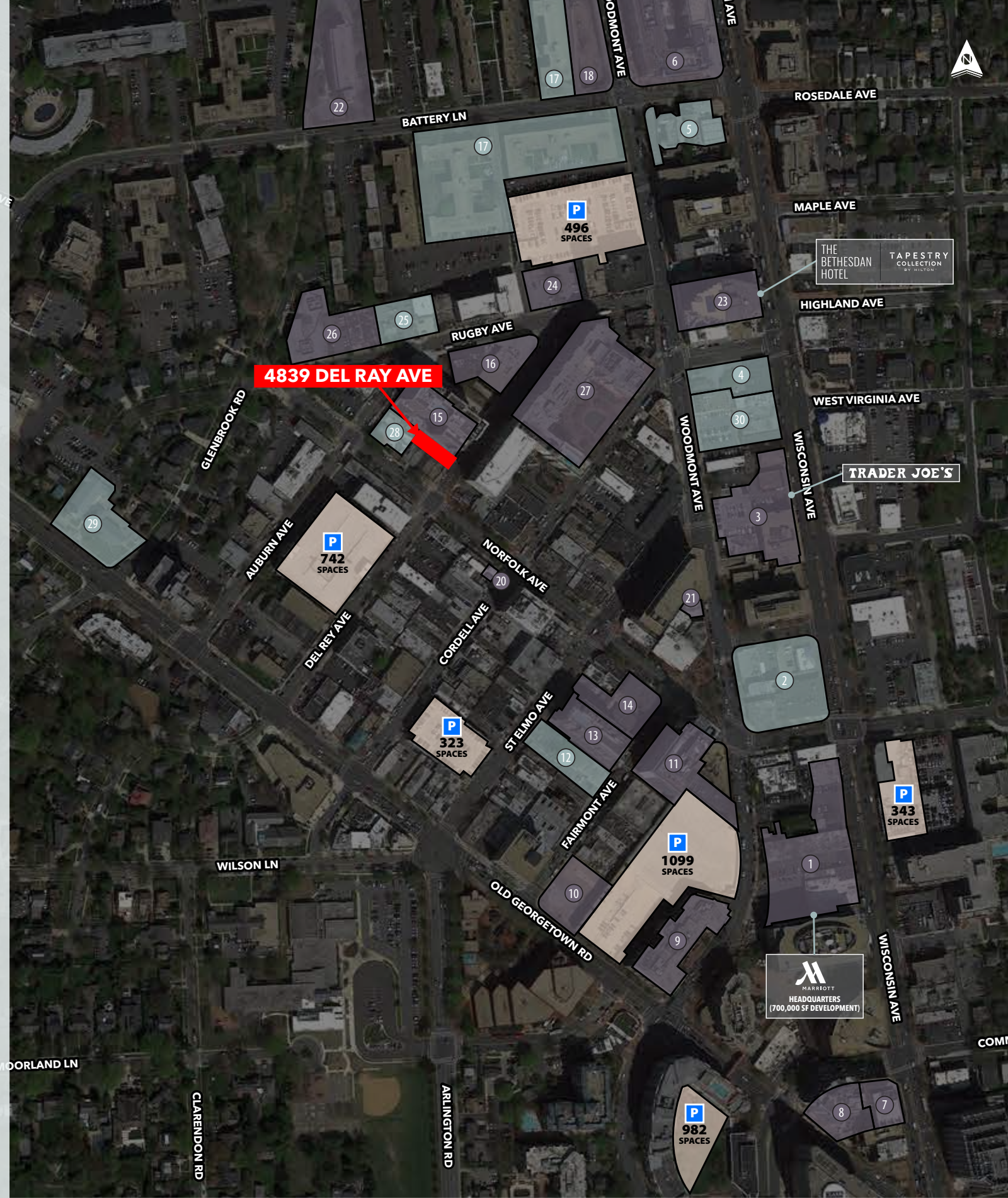
SHOPS OF WISCONSIN

TRADER JOE'S

TARGET

DEVELOPMENTS

 11 7770 NORFOLK JBG/Ross Development 17 Stories Residential: 200 Apartment Units Retail: 6,000 SF	 6 FLATS 8300 Stonebridge Carras 9 Stories; Height: 90' Residential: 359 Apartment Units Retail: 50,000 SF Grocery	 12 ST. ELMO APARTMENTS Lenkin Co. Height: 225' Residential: 276 Apartment Units Retail: 15,500 SF
 1 7750 WISCONSIN AVENUE The Bernstein Companies 1M SF Mixed-use Hotel: 12 Stories, 238 Rooms Office: 21 Stories Parking: 6 Levels Below Grade Retail: 4 Levels Below Grade	 7 7550 WISCONSIN AVENUE Alkridge 10 Stories Office: 153,000 SF Retail: 8,000 SF	 13 BAINBRIDGE BETHESDA Bainbridge Cos. 17 Stories Residential: 200 Apartment Units Retail: 7,500 SF
 3 8001 WOODMONT JBG 17 Stories; Height: 175' Residential: 475 Apartment Units Retail: 21,600 SF	 8 ELEMENT 28 Kettler 14 Stories; Height: 175' Residential: 120 Apartment Units Retail: 5,000 SF	 14 LOT 667 Greenhill Capital Height: 250' Restaurant: 25,259 SF Retail: 4,090 SF
 4 8008 WISCONSIN AVENUE Toll Brothers 14 Stories; Height: 175' Residential: 106 Condos Retail: 5,793 SF	 9 LIONSGATE CONDOMINIUM Duball LLC 12 Stories; Height: 175' Residential: 158 Condos Retail: 13,000 SF	 15 GALLERY BETHESDA Donohoe 18 Stories; Height: 175' Residential: 234 Apartment Units Retail: 4,661 SF
 5 8280 WISCONSIN AVENUE Donohoe Height: 145' Office: 91,600 SF Retail: 10,500 SF	 10 CHEVAL BETHESDA Duball LLC 17 Stories; Height: 175' Residential: 71 Condos Retail: Approx. 3,000 SF	 16 GALLERY BETHESDA II Donohoe 16 Stories; Height: 175' Residential: 219 Apartment Units Retail: 12,425 SF



 24 2ND DISTRICT POLICE STATION Stonebridge Carras 4 Stories; Height: 60' Retail: 38,000 SF	 25 THE RUGBY CONDOMINIUM Polinger Shannon & Luchs 9 Stories Residential: 61 Condos
 17 BATTERY LANE DISTRICT Aldon Management Height: 175' Residential: 694 Apartment Units	 26 BRIGHTVIEW BETHESDA 8 Stories Residential: 120 Units
 18 STONEHALL BETHESDA Duball LLC 9 Stories; Height: 120' Residential: 46 Condos Retail: 3,200 SF	 27 THE PALISADES OF BETHESDA 14 Stories Residential: 314 Apartment Units
 19 4500 EAST WEST HIGHWAY Carr Properties 9 Stories Office: 210,000 SF Retail: 13,300 SF	 28 THE CLAIBORNE Residential: 58 Condos Retail: 2,800 SF
 20 4901 CORDELL EICHBERG JBG 3 Story Renovation with Outdoor Ground Level with Rooftop Patron Area 9,975 GSF	 29 8015 OLD GEORGETOWN ROAD Christ Lutheran Church: 53,000 SF Residential: 107 Condos
 21 7904 WOODMONT AVENUE Papadopoulos Properties 2,208 SF Available	 30 ARTENA BETHESDA Height: 175' Residential: 460 Apartment Units Retail: 25,000 SF
 22 BRIGHTVIEW SENIOR LIVING 5 Stories; Height: 120' Residential: 92 Condos Retail: 3,200 SF	 23 THE BETHESDA - A TAPESTRY BY HILTON 15 Stories Hotel: 270 Rooms Retail: 2,090 SF

ACTIVE DEVELOPMENTS

COMPLETE
 UNDER CONSTRUCTION/PLANNING
 4839 DEL RAY AVENUE
 PARKING STRUCTURES

RUGBY AVE

AUBURN AVE

NORFOLK AVE

DEL RAY AVE

4839 DEL RAY AVE | 4

Sherwin-Williams
Paint Store

Gallery Bethesda I

4839 DEL RAY AVE
3,963 SF

Cornucopia
Specialty Food

Elegant Alterations
and Bridal

4909 Auburn
Apartments

Mulan
Healthy Spa

Window Solutions
by Sunbrite

Sachs Figurelli

DMV Air Duct Cleaning
And Dryer Vent Cleaning Services

Imagination Stage

Olympia's
Hair Studio

Bethesda
Bazar

My Barber Shop

C. G. Coe & Son

Cafe
Xpress

Draiman Properties

Plane Jane Salon

Keller Williams
Capital Properties

Universal Title
Bethesda

Flight Explorer

Triangle
Towers

Golf Care
Center

Unity Woods
Yoga Center

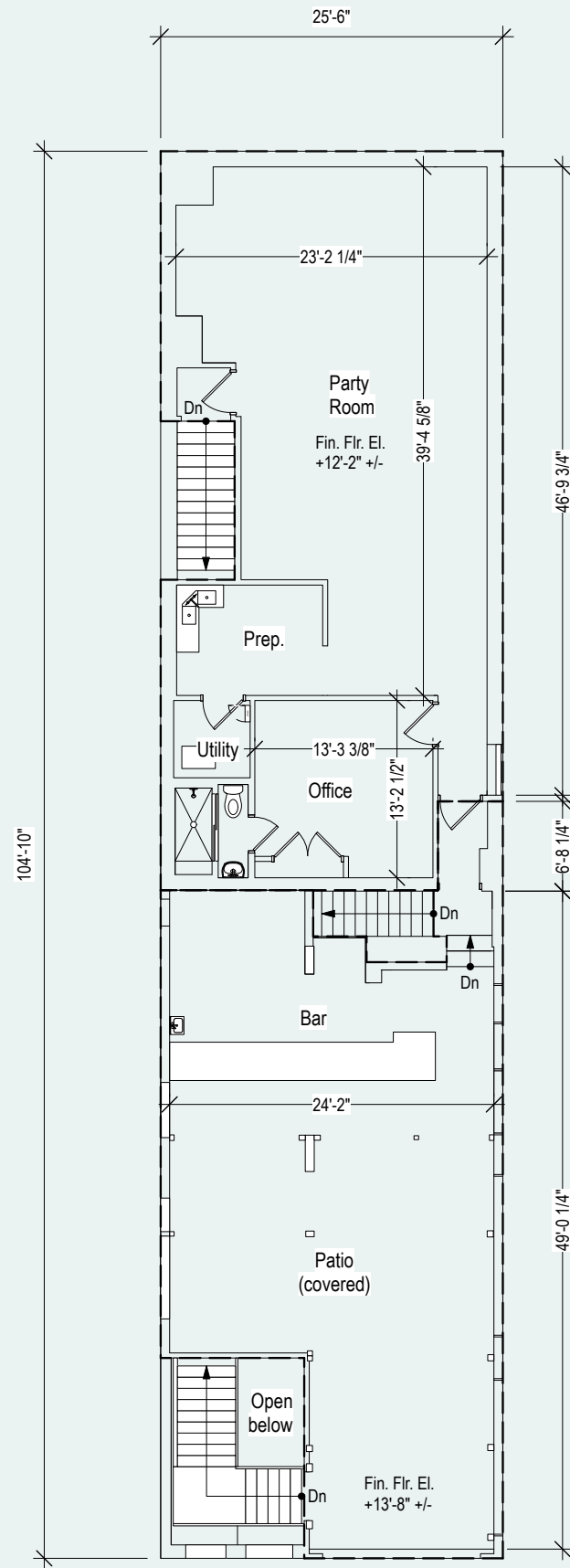
Bethesda
Piano Tuning

Bacchus
of Lebanon

Big Planet
Comics

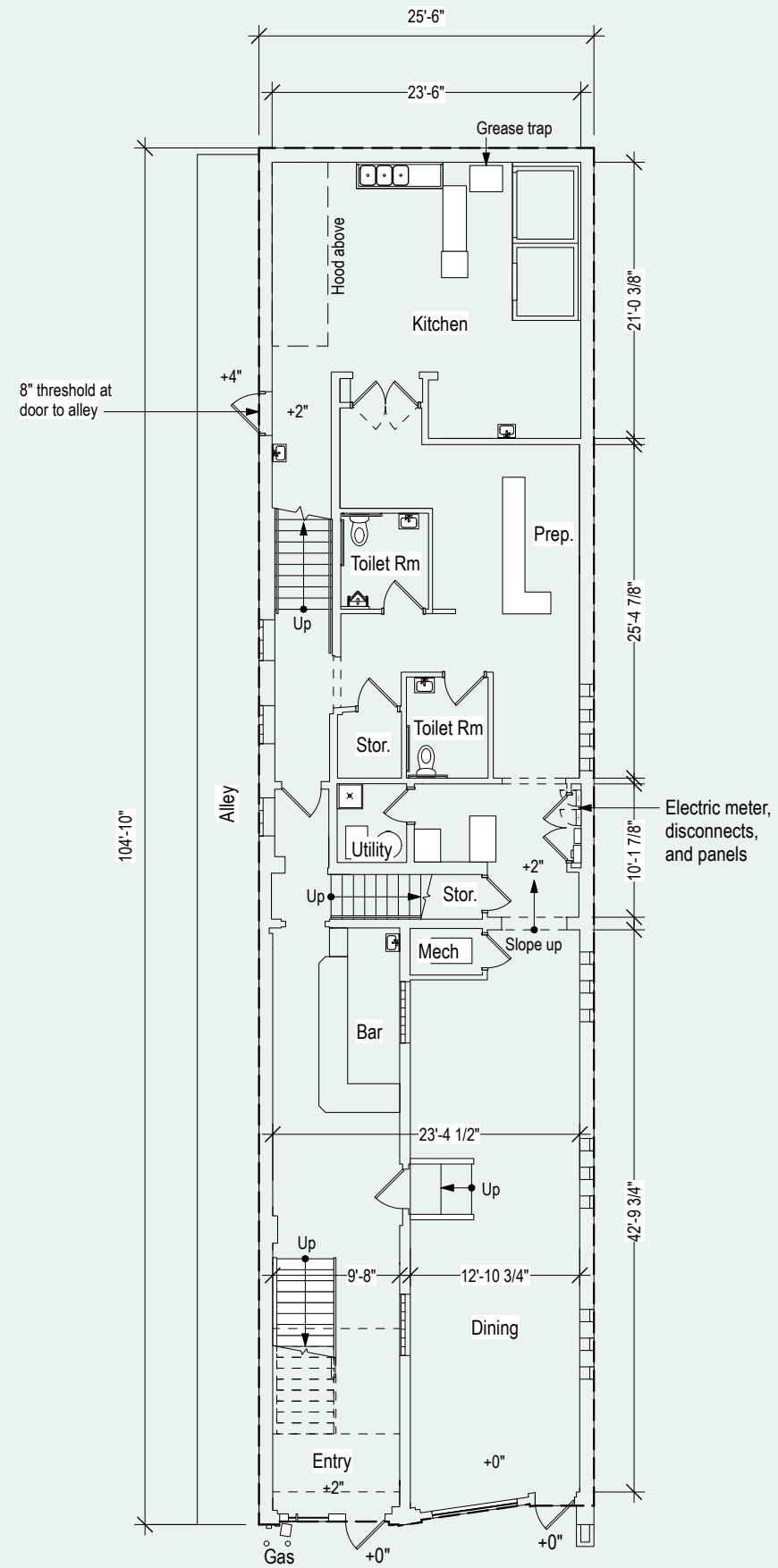
Barrel & Crow

Angeles
Tattoo Studio



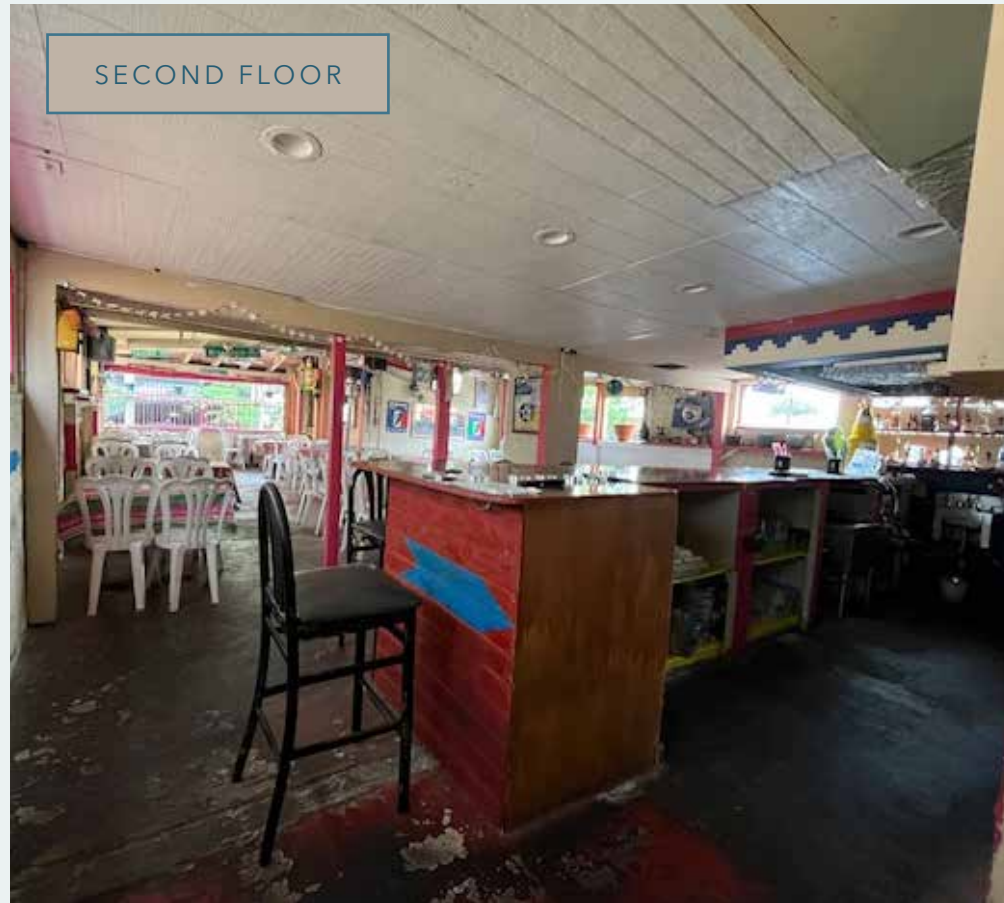
SECOND LEVEL PLAN: 1/16" = 1'-0"

1,307 SF
PATIO 1,099 SF



GROUND LEVEL PLAN: 1/16" = 1'-0"

2,656 SF



SECOND FLOOR



KITCHEN



GROUND FLOOR



GROUND FLOOR



SECOND FLOOR



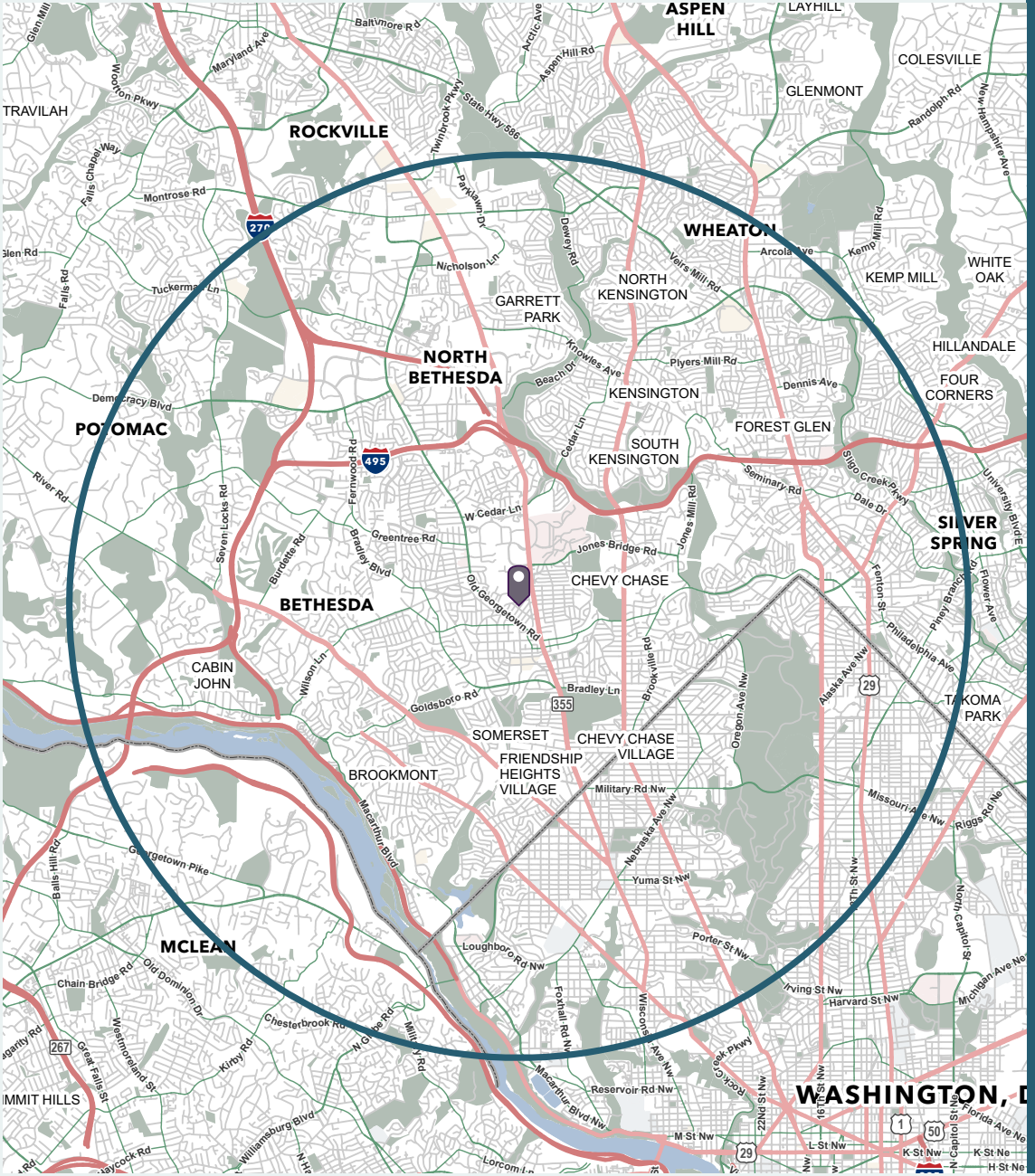
SECOND FLOOR



SECOND FLOOR



BETHESDA, MD
 DEMOGRAPHIC PROFILE (2024)
 4839 Del Ray Avenue
 5 mile ring



KEY FACTS

442,202 Population	40.1 Median Age	184,039 Households
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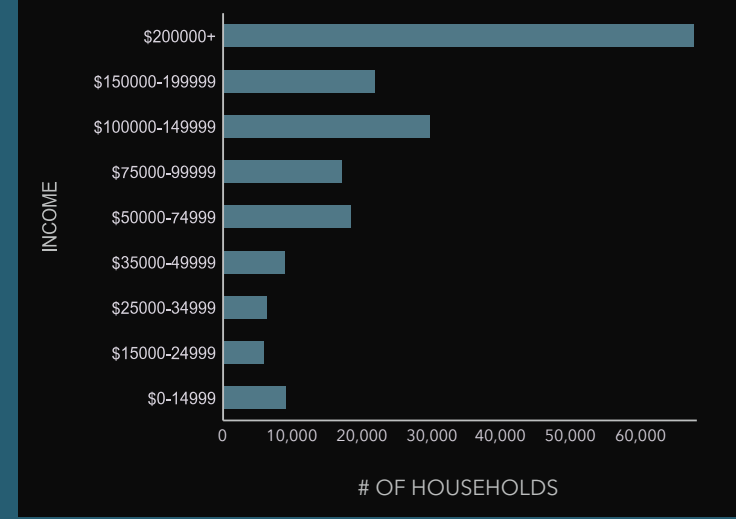
EDUCATION

7% High School Diploma	29% Bachelor's Degree	49% Graduate/Professional Degree
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INCOME

\$143,774 Median Household Income
\$86,476 Per Capita Income

\$207,238
 AVERAGE HH INCOME (\$)



BUSINESS

22,132 Total Businesses	508,880 Daytime Population	1,070 Food Srv & Drinking Places
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TAPESTRY SEGMENTS

1A Top Tier
 43,696 (23.7%) of households

The residents of the wealthiest Tapestry market, Top Tier, earn more than three times the US household income. They have the purchasing power to indulge any choice, but what do their hearts' desire? Aside from the obvious expense for the upkeep of their lavish homes, consumers select upscale salons, spas, and fitness centers for their personal well-being and shop at high-end retailers for their personal effects. Whether short or long, domestic or foreign, their frequent vacations spare no expense. Residents fill their weekends and evenings with opera, classical music concerts, charity dinners, and shopping. These highly educated professionals have reached their corporate career goals. With an accumulated average net worth of over 1.5 million dollars and income from a strong investment portfolio, many of these older residents have moved into consulting roles or operate their own businesses.

- These are the nation's wealthiest consumers. They hire financial advisers to manage their diverse investment portfolios but stay abreast of current financial trends and products.

3B Metro Renters
 35,058 (19.0%) 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.

3A Laptops and Lattes
 25,915 (14.1%) 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.



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