



2317 WISCONSIN AVENUE, NW

GLOVER PARK/UPPER GEORGETOWN | WASHINGTON, DC 20007



2,646 SF Second Generation Restaurant

WWW.HRRETAIL.COM

UNITED STATES NAVAL OBSERVATORY

OBSERVATORY CIR NW

WHOLE FOODS
MARKET

GUVEN

GOODGUYS CLUB

ANGELICO

kusshi.

corepower
YOGA

EINSTEIN BROS.
BAGELS

EIVIND AND HANS

GEORGETOWN PLAZA

cantoni

bread soda

ACE

ligneroeset

WIDE WORLD OF WINES

LAUNCH
WORKPLACES

THE REGENCY
APARTMENTS

CHINESE EMBASSY

EMBASSY OF PERU

saka home

GUY MASON
RECREATION CENTER

18,408 AADT

WISCONSIN AVENUE, NW

Sheffield
Condominiums
71 Units/2 Stories

ROCKLAND
BAYVIEW

ee kin's

JOIA
BURGER

DUMPLING
& BEYOND

MASSAGE ESCAPE SPA, DC

CHIPOTLE

UNITED STATES
POST OFFICE

SHERWIN
WILLIAMS

CVS

DE VOL
FUNERAL HOME

WINGS

SUBWAY

ARCHITESSA

AZAM RUGS

RESIDENTIAL
BUILDING

LINDER
GLOBAL EVENTS

RESIDENTIAL
BUILDINGS

BEST WELLNESS SPA

ALADDIN HOUSE OF
KABOB & GYROS

MONARCH
PAINT & DESIGN CENTERS

HALL PL NW

W PL NW

TUNLAW RD NW

37TH ST NW

PROPERTY HIGHLIGHTS

- 2,646 SF across three levels
- Fully built out kitchen located in basement
- Located in affluent Glover Park/Upper Georgetown area
- Join Whole Foods Market, Ace Hardware, CVS Pharmacy, Washington Sports Club, U.S. Post Office, Starbucks, Chipotle, Jimmy John's and Einstein Bros. Bagels
- Walking distance from several embassies, office buildings, U.S. Naval Observatory and the Vice Presidential Residence

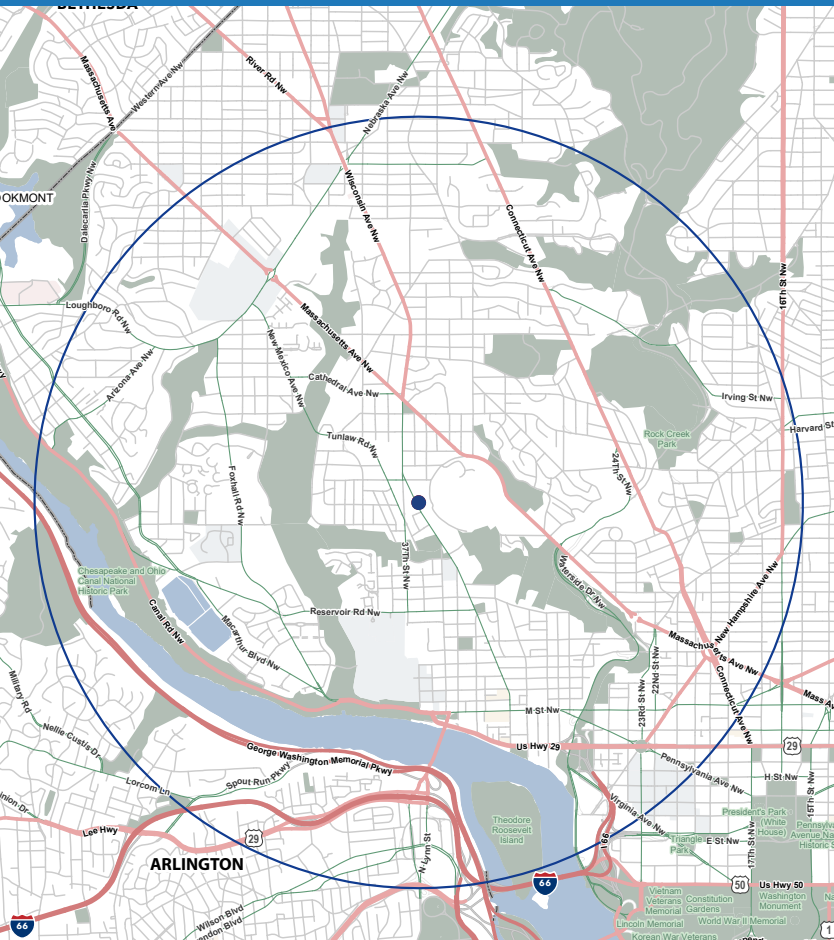




WASHINGTON, DC

DEMOGRAPHIC PROFILE (2025)

2317 Wisconsin Ave NW
2 mile ring



KEY FACTS

158,212

Population

33.9

Median Age

82,820

Households

EDUCATION



2%

High School Diploma



33%

Bachelor's Degree



57%

Graduate/Professional Degree

INCOME



\$145,752

Median Household Income

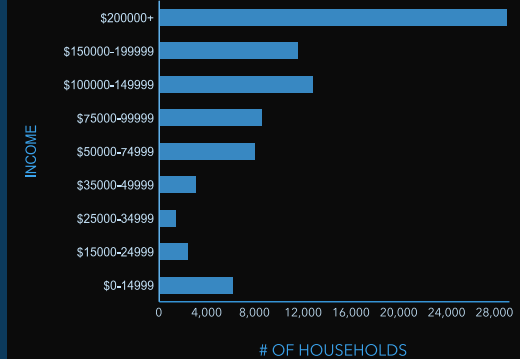


\$112,808

Per Capita Income

\$215,277

AVERAGE HH INCOME (\$)



BUSINESS



11,544

Total Businesses



259,522

Daytime Population



758

Food Srv & Drinking Places

TAPESTRY SEGMENTS

Metro Renters (D4)

37,400 (45.1%) of households

Located mainly in the centers of major metropolitan areas, these neighborhoods are composed of highly educated young professionals in their 20s and 30s, many of whom were born outside the U.S. Residents often live alone, cohabitate with partners, or share space with roommates. The majority hold a bachelor's degree or higher, and a significant portion are enrolled in college. They work in professional or management positions with upper-tier incomes. Most homes are rented in buildings with 20 or more units, many of which have been constructed since 2010. Working from home is common. These areas also experience significant daytime population growth as hubs for workplaces, restaurants, and entertainment. Walking, ridesharing, or public transportation are common for commuting.

- Residents often shop at specialty grocery stores for natural, organic, and environmentally friendly products.
- They tend to go to movies, musicals, theater, bars, clubs, and museums.
- These residents tend to use the internet for banking, digital payments, social media, shopping, and reading digital newspapers.
- They frequently travel both domestically and internationally.

Laptops and Lattes (D5)

30,700 (37.1%) of households

These neighborhoods are located in and around the largest, most densely populated metropolises in the country. Residents are young, and many live alone, with roommates, or as unmarried couples. One in three individuals aged 25 and older holds a graduate degree. They work in management, business, and computer-related fields in the technology, finance, health, and education sectors and earn upper-tier incomes. They may also make money through investments, rental properties, or operating their own businesses. Members of this segment generally rent property in mid- to high-rise buildings, with a mix of new construction and renovated units built before 1950. This is the most expensive market to rent or own housing relative to typical incomes. Commutes are often long; this segment ranks the highest for remote working.

- Consumers tend to shop online for clothing, groceries, household essentials, and other goods.
- Residents spend money on travel, entertainment, fine dining, and fashion.
- They frequently listen to podcasts, buy physical books, and follow news websites, and they tend to own the latest electronics and accessories.
- Residents schedule regular medical appointments, emphasize healthy eating, and integrate exercise into their routines.

Urban Chic (H4)

5,894 (7.1%) of households

Residents in this segment live in suburban areas with a notable presence in urban vicinities, mostly near large, coastal metropolitan areas, especially in California, New York, Massachusetts, and Washington. Predominantly composed of married couples, many are raising young children. They are highly educated and hold professional positions in technology, health care, and education sectors, as well as a notable number who are self-employed. Some have additional earnings from interest, dividends, and rental properties. Household incomes generally fall within the upper tier, and many are significantly higher than the national average. They have substantial net worth and retirement savings. About half of housing units are detached single-family homes, and there is also a notable presence of attached single-family homes and apartment complexes. Most households own one or two vehicles.

- They typically have multiple credit cards that offer airline miles, which they use for frequent domestic and international travel.
- They tend to invest in various assets, including valuable homes and 401(k) retirement plans.
- Residents tend to use the internet to trade and monitor investments, research financial and real estate matters, and engage on professional networking platforms.
- Residents tend to exercise frequently, schedule regular checkups, and eat fresh, organic foods. They frequently travel both domestically and internationally.



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