



CHEVY CHASE LAKE

CHEVY CHASE, MARYLAND

 CCLC


RETAIL

 BOZZUTO



THE PROJECT

Chevy Chase Lake is a mixed-use community in Chevy Chase, Maryland, one of the most affluent neighborhoods in the DC metro area and in the country.

The project features 93,453 SF of grocery-anchored retail, plus 3 luxury residential buildings with 65 condo units and 394 apartment units.

Abundant garage parking is offered on site, with 265 retail spaces and an additional 127 spaces dedicated to grocery customers.

the barrett
CHEVY CHASE LAKE

208
apartments



THE RITZ-CARLTON
RESIDENCES
CHEVY CHASE

65
condos

THE CLAUDE
CHEVY CHASE LAKE

186
apartments



2 blocks from the
I - 495



Directly adjacent to
Capital Crescent Trail



Purple Line
Station directly on site at Connecticut Avenue; opening TBD (2,200 projected daily riders)



\$283,793
Average Trade Area Household Income
WITHIN 1 MILE



\$1,029,694
Average Trade Area Housing Value
10-MINUTE DRIVE TIME



81%
Residents with a Bachelors Degree or Higher
10-MINUTE DRIVE TIME



THE MARKET



732,000 SF

Existing Office SF



4,282

Multi-Family Units



297

Multi-Family Under Construction

CHEVY CHASE LAKE

Residential: 65 luxury condo units
466 luxury apartment units
Retail: 93,453 SF

1. Crescent at Chevy Chase Lake
Residential: 111 apartment units

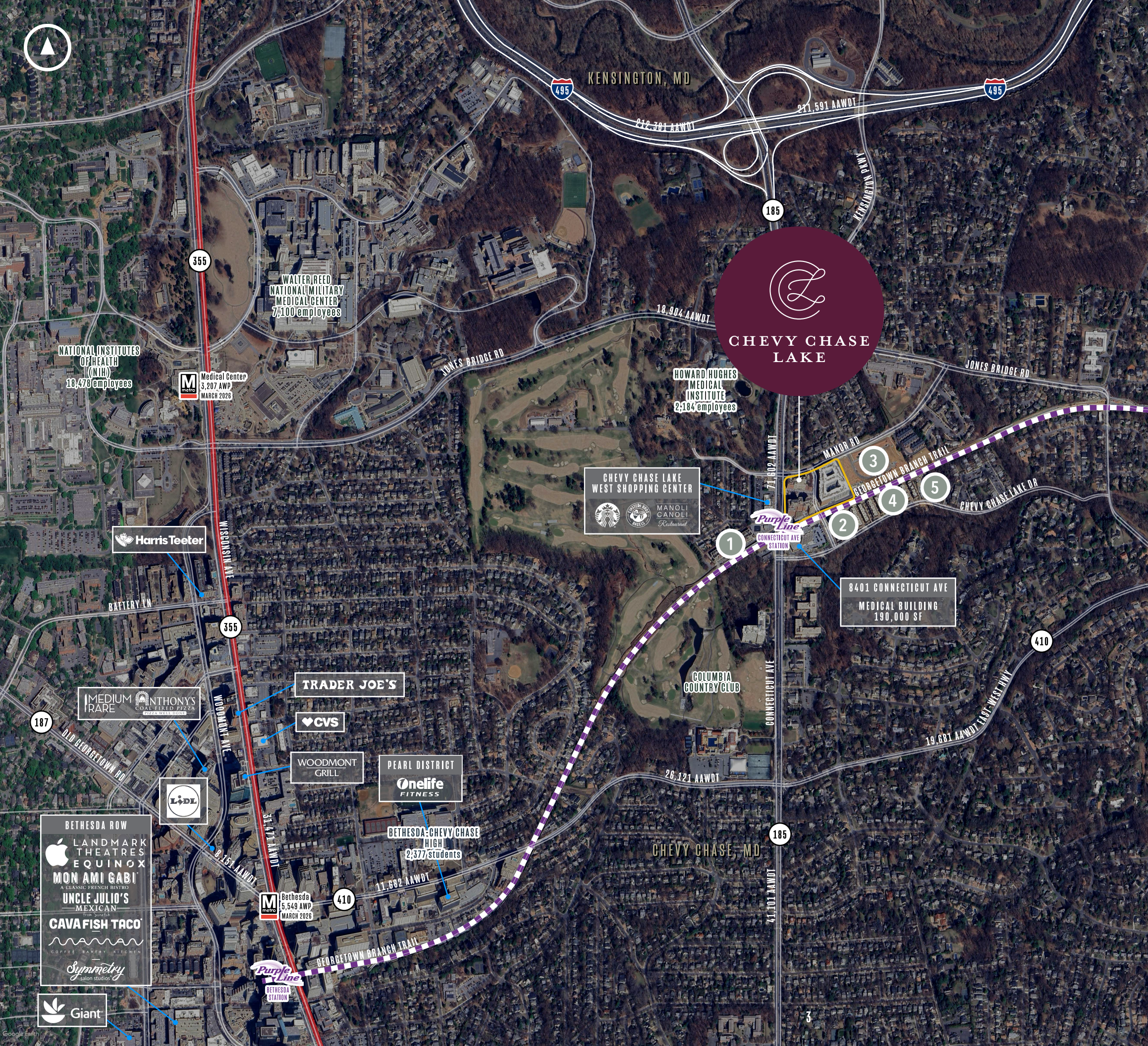
2. The Lindley
8405 Chevy Chase Lake Ter
Residential: 200 apartment units

3. Chevy Chase Crossing
3530 Manor Rd
Residential: 63 townhomes

4. The Brownstones at Chevy Chase Lake
3645 Chevy Chase Lake Dr
Residential: 62 townhomes

5. Hamlet House
Chevy Chase Lake Dr
Residential: 31 condo units

EXISTING RESIDENTIAL





BUILDING 3

THE BARRETT
280 Apartments



THE CLAUDE
186 Apartments

BUILDING 1

MANOR ROAD

THE PARK B

A THE LAWN

Purple Line

BUILDING 2

RITZ-CARLTON RESIDENCES
65 Condos



CONNECTICUT AVENUE 71,602 AAWDT



A lively square where neighbors connect



At the heart of the community, **The Plaza** is where neighborhood life truly comes alive — thoughtfully designed to foster genuine connection among residents while driving consistent retail activity.

The Lawn serves as a natural hub for community engagement, offering green space for gathering, a kid's play area for families, and a packed events calendar featuring outdoor movie nights and live music. Ample public seating makes it effortless for customers to grab a bite from nearby fast casual spots.

The Park features a fountain and additional patio seating. The space regularly hosts kiosk cart vendors selling ice cream, coffee and pastries, as well as regular farmer's markets and seasonal fairs.





From daily essentials to weekend destinations



SITE PLAN

PARKING LEVEL P1

TOTAL RETAIL PARKING ON P1 & P2:

GROCER CUSTOMERS:

127 PARKING SPACES

NON-GROCER CUSTOMERS:

265 PARKING SPACES

Site Plan Key:

Grocery Parking

Retail Parking

Residential Parking



CONNECTICUT AVENUE

BICYCLE STORAGE

CAPITAL CRESCENT TRAIL (ABOVE)

OUTLINE OF PARKING BELOW

EXIST. GAS STATION

BICYCLE PARKING & REPAIR

RETAIL CUSTOMER ELEVATOR LOBBY
(Elena James, Dok Khao, Sarah's Handmade Ice Cream, Truist Bank, Ro Sushi, Uncorked, Molly's Dog Care, Playa Bowls)

ELEVATOR TO RETAIL & PURPLE LINE PLAZA LEVEL
(CVS, Sev Laser, RTR Pilates, Osteria Divinia, Stretch Lab, Femi Nails and Day Spa)

PHASE 1C PHASES 1A & 1B

MANOR ROAD

ACCESS TO & FROM STREET LEVEL & GROCERY ANCHOR

GROCERY CUSTOMER ELEVATOR LOBBY

GARAGE AIR INTAKE

SERVICE DRIVE

SERVICE DRIVE

GARAGE AIR EXHAUST

BICYCLE PARKING

ACCESS TO & FROM STREET LEVEL

SITE PLAN

PARKING LEVEL P2

TOTAL RETAIL PARKING ON P1 & P2:

GROCER CUSTOMERS:
127 PARKING SPACES

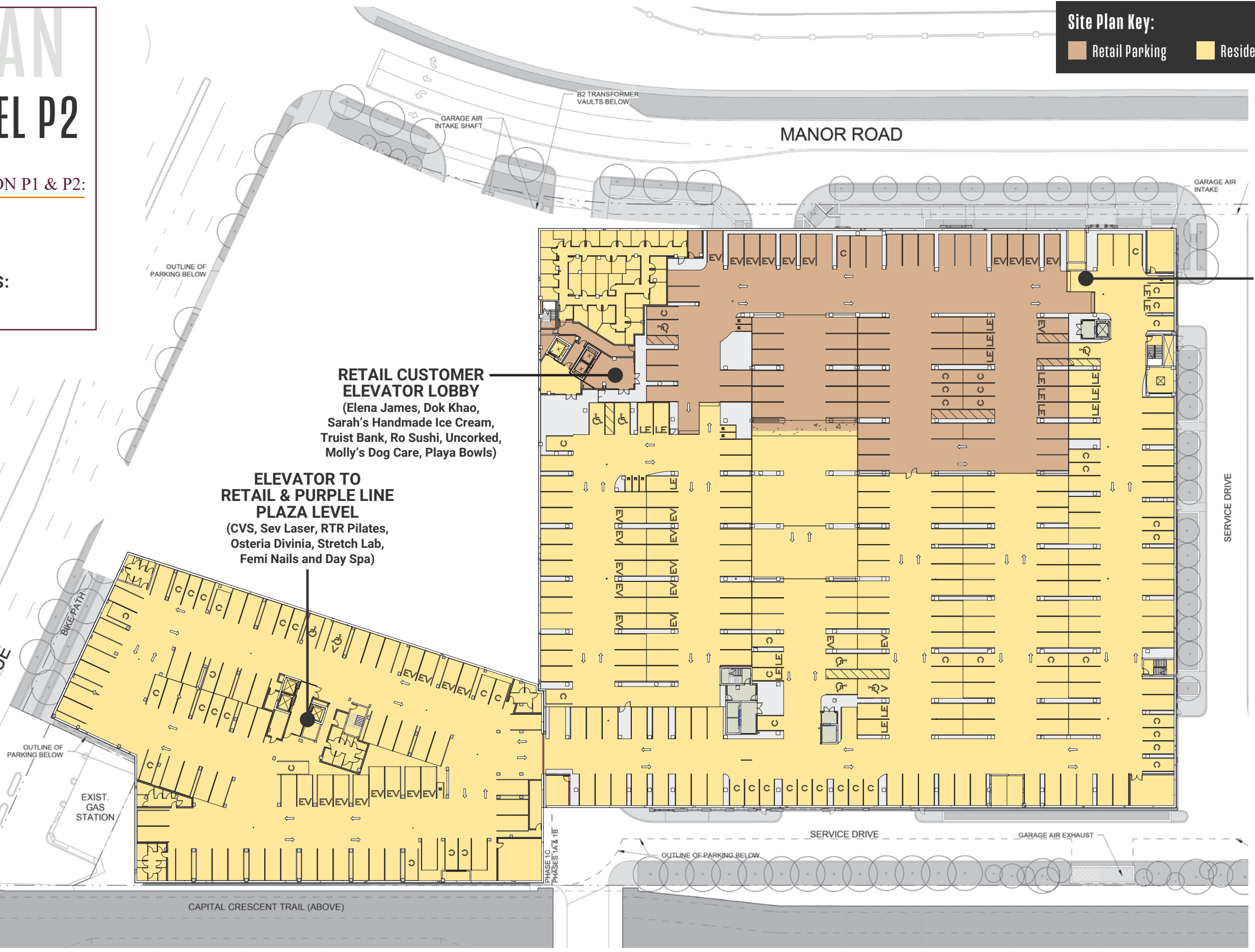
NON-GROCER CUSTOMERS:
265 PARKING SPACES

Site Plan Key:

- Retail Parking
- Residential Parking

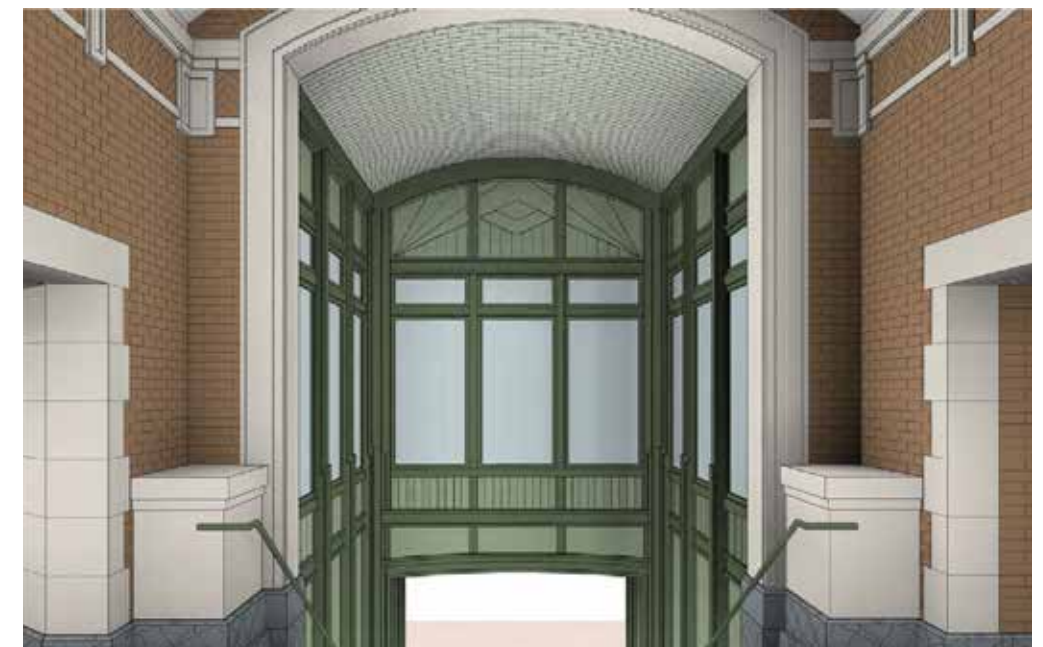


CONNECTICUT AVENUE

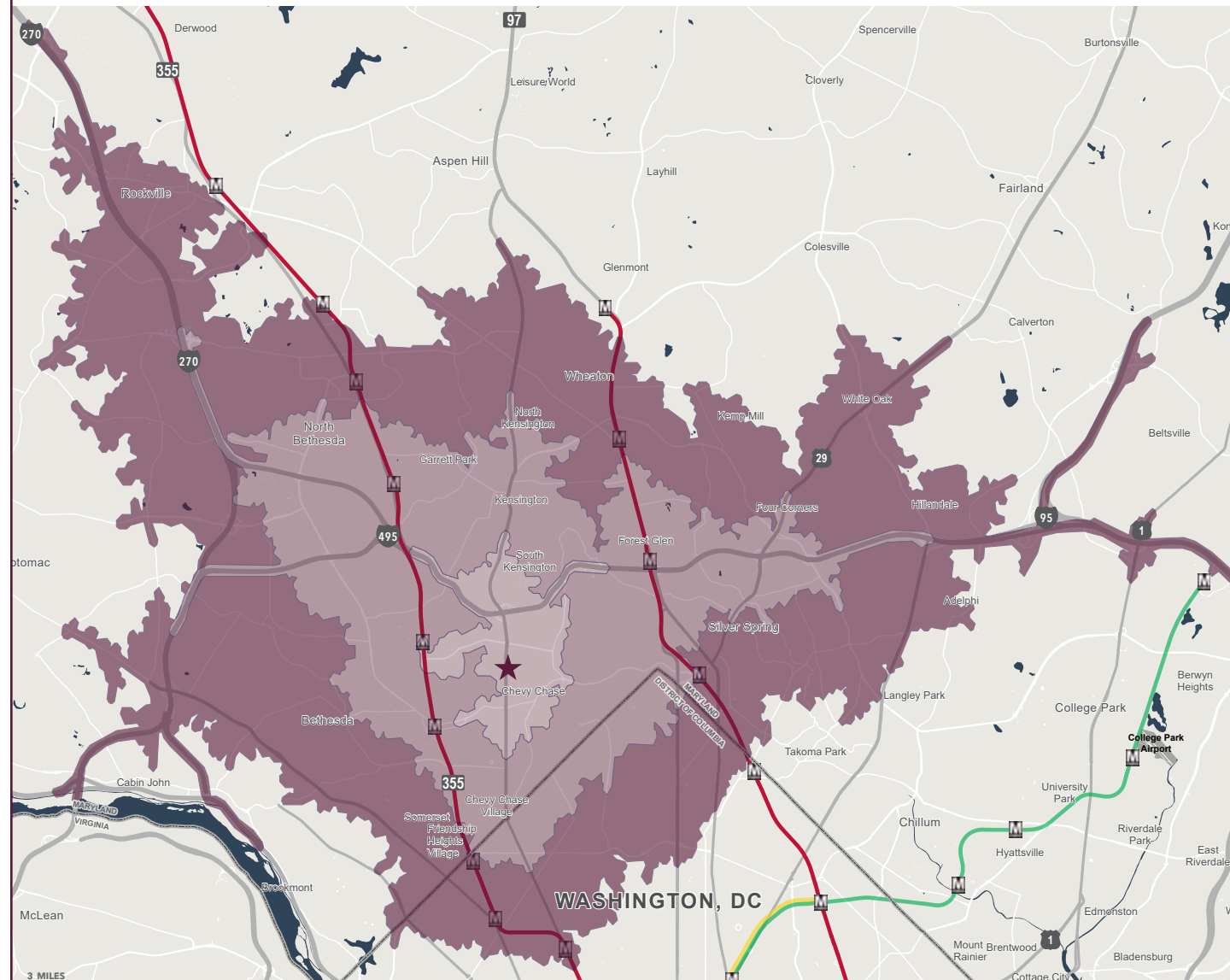


EASY ACCESS TO THE METRO *Purple Line*

The future Purple Line entrance is centrally located just off The Plaza in the heart of the project, positioning retail tenants to capture a significant and consistent flow of transit riders alongside the already robust residential customer base. The light rail line is projected to serve 2,200 riders daily.



PSYCHOGRAPHIC PROFILE



5 MINUTE DRIVE TIME

10 MINUTE DRIVE TIME

15 MINUTE DRIVE TIME

Population	10,532	147,513	436,429
Daytime Population	12,323	192,318	484,373
Average HH Income	\$333,453	\$235,445	\$203,620
Average Home Value	\$1,324,691	\$1,029,694	\$932,278
Education (Bachelor degree or higher)	85%	81%	68%

TAPESTRY SEGMENTS

5 MINUTE DRIVE TIME



Top Tier
55.7%

The concentration of neighborhoods in this segment is particularly high in New England, the Mid-Atlantic, and the Pacific. Residents of this segment reside in suburban neighborhoods within the largest metropolitan areas. Nearly half of householders are between the ages of 45 and 64, and households are primarily married couples with or without children living at home. Many families send their children to private K-12 schools. Approximately three-quarters of residents hold undergraduate or graduate degrees, and they typically hold positions as executives, professionals, or business owners. A growing number of workers in this segment work from home. This segment has the highest net worth among all segments. Neighborhoods are almost exclusively composed of single-family homes.

- Residents tend to shop at upscale retailers and frequent fine dining restaurants.
- They hire personal services such as financial planners, personal chefs, and gardeners. These individuals often drive high-end vehicles and own vacation homes.
- They are politically active, participating in fundraising and donating to organizations. International travel is a common occurrence.

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 retirement plans.

Urban Chic
38.8%



MetroRenters
5.5%

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.
- They frequently travel both domestically and internationally.



CHEVY CHASE
LAKE
RETAIL LEASING



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