

the collection

CHEVY CHASE, MD



THE COLLECTION

Located in Chevy Chase on the border of Maryland and Washington, D.C., The Collection is an iconic retail destination for southern Montgomery County, Maryland and northwest D.C. With a mix of upscale retail shops and dining, designer flagships, specialty services, boutique fitness, and office space, The Collection has something for everyone.

The Collection benefits from exceptional accessibility and visibility, sitting just steps from the Friendship Heights Metro Station with significant frontage along the Wisconsin Avenue corridor. This vibrant, storied shopping district has served an established community of affluent residents and a strong commuter daytime population for decades. Join Tiffany & Co, Clyde's, Porsche, Brooks Brothers, Le Creuset and more at The Collection!



144,044 SF
TOTAL RETAIL



244,065 SF
TOTAL OFFICE



1,300
PARKING SPACES



DEMOGRAPHICS

(10-minute drive time)



RESIDENTIAL POPULATION

109,899



MEDIAN HH INCOME

\$191,695



MEDIAN AGE

42



BACHELOR'S DEGREE +

87%



DAYTIME POPULATION

141,911



WALK SCORE

96 (WALKER'S PARADISE)



WISCONSIN AVENUE

AVERAGE DAILY TRAFFIC

30,180 VEHICLES PER DAY



THE DC METRO MARKET



#1
MOST EDUCATED METRO
REGION IN THE U.S.



6.4M
DC METRO POPULATION
8th most populous in the U.S.



2ND
HIGHEST MEDIAN HOUSEHOLD
INCOME IN THE U.S.
(\$126K in DC Metro Region)



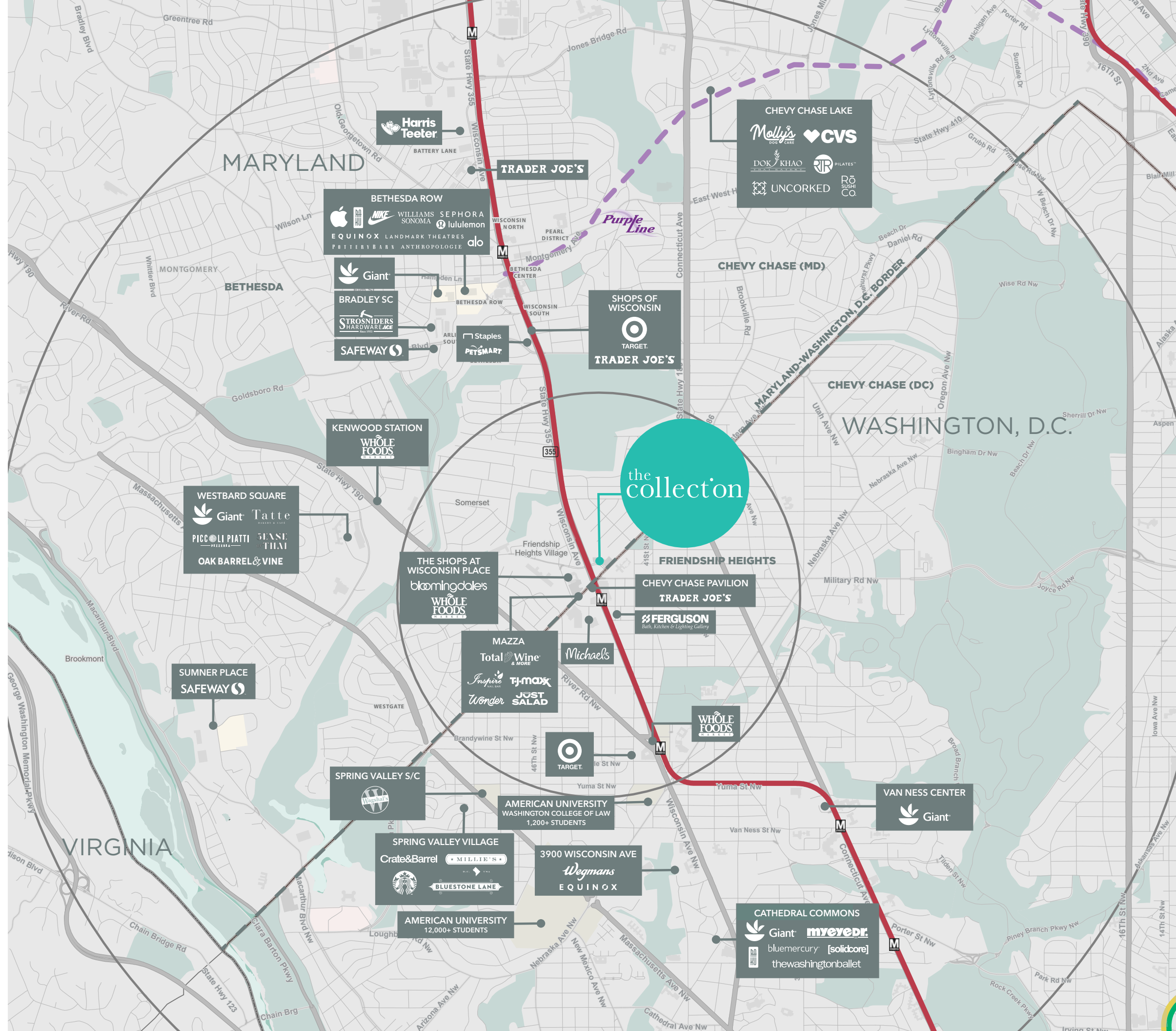
265.7M
TOTAL TRIPS ON DC METRO
SYSTEM IN 2025

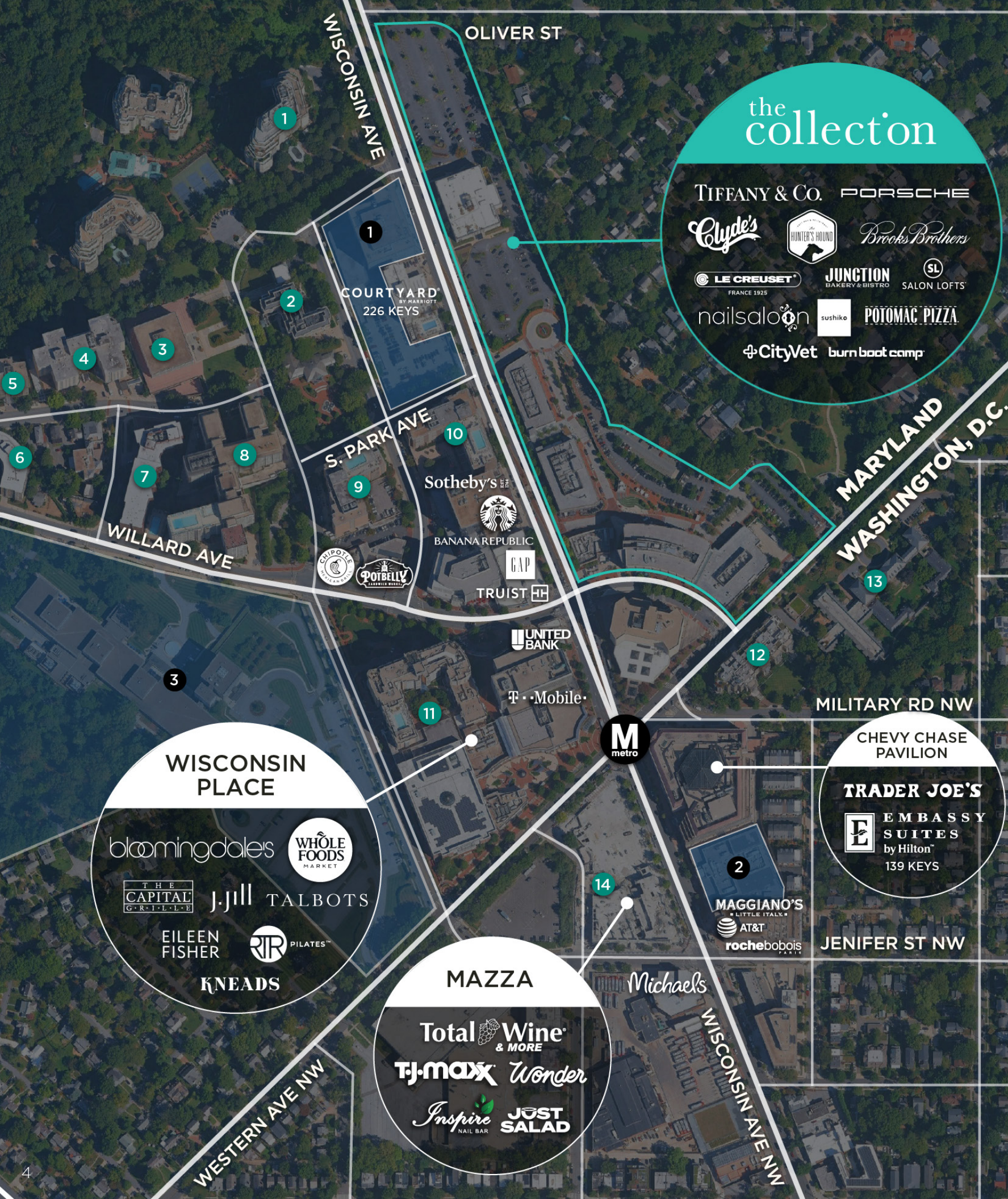


27.2M
ANNUAL VISITORS IN DC
IN 2025



\$11.9B
ANNUAL VISITOR SPENDING
IN DC IN 2025





THE NEIGHBORHOOD

- 1M SF RETAIL
- 3.67M SF OFFICE
- 4,634 APARTMENT & CONDO UNITS
- 5 PLANNED DEVELOPMENTS
1,587 Residential Units
(Apartments, Condos and Townhouses)
33,700 SF Retail
- FRIENDSHIP HEIGHTS METRO STATION
4,500 Average Daily Riders

MAP KEY ● RESIDENTIAL ● DEVELOPMENT

RESIDENTIAL

1. SOMERSET HOUSE | 406 Units
2. BRIGHTON GARDENS | 130 Units
3. THE ELIZABETH | 363 Units
4. NORTH PARK | 310 Units
5. 4701 WILLARD APARTMENTS | 525 Units
6. 4620 N PARK | 292 Units
7. THE CARLETON | 140 Units
8. THE WILLOUGHBY | 815 Units
9. HIGHLAND HOUSE WEST | 309 Units
10. THE HIGHLANDS OF CHEVY CHASE | 391 Units
11. WISCONSIN PLACE APARTMENTS | 432 Units
12. CHASE POINT CONDO | 107 Units
13. LISNER-LOUISE-DICKSON-HURT HOME | 93 Units
14. MAZZA | 321 Units

DEVELOPMENTS

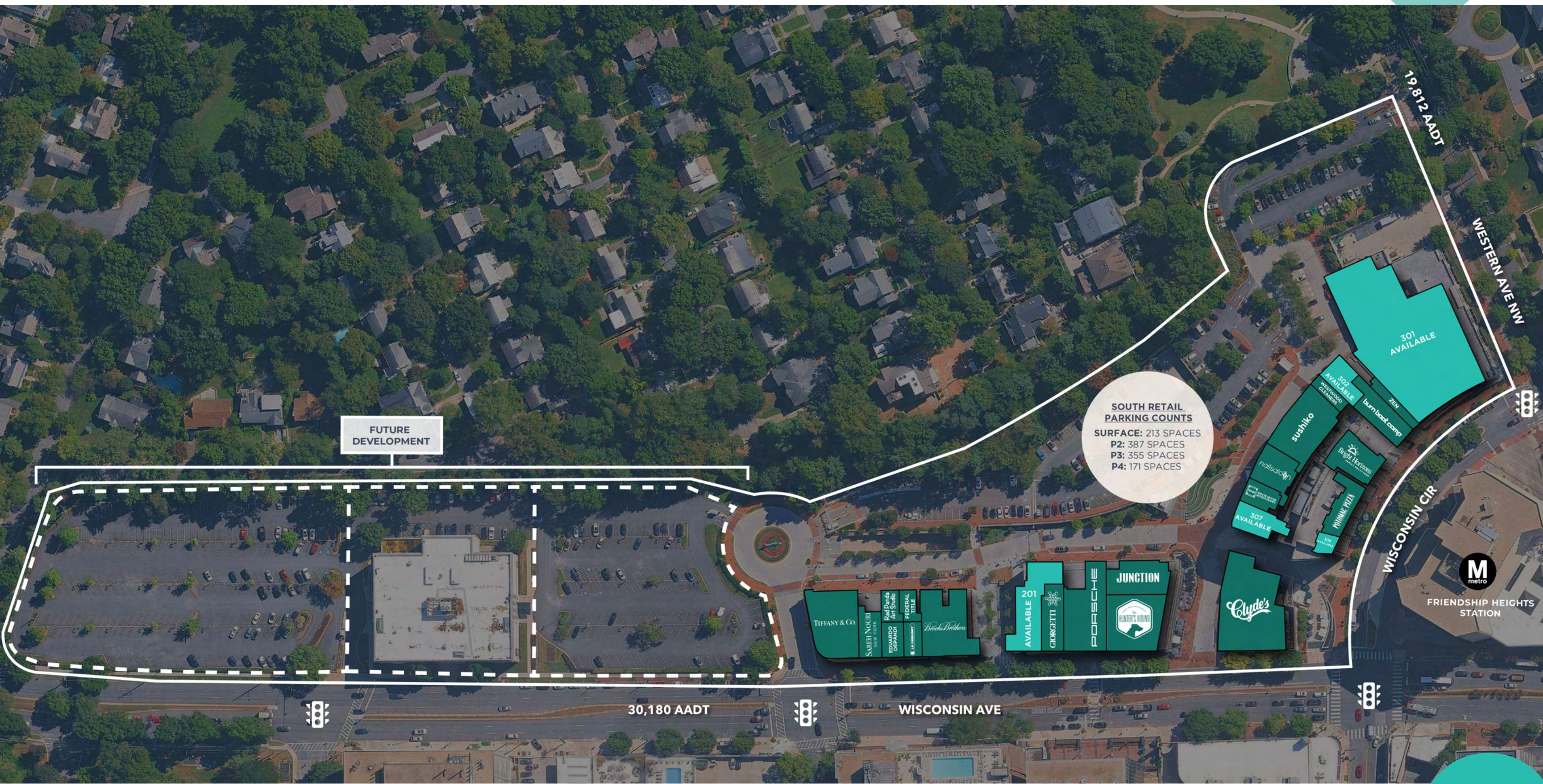
1. 5500 WISCONSIN AVE (DONOHUE/CARR)
370 Residential Units | 15,000 SF Retail
2. 5333 WISCONSIN AVE (FEDERAL REALTY)
350 Residential Units | 12,000 SF Retail
3. GEICO CAMPUS REDEVELOPMENT (EYA)
96 Condos | 185 Townhouses | 250 Apartment Units |
5,000 SF Retail
4. 5151 WISCONSIN AVE NW (DONOHUE)*
210 Residential Units | 1,700 SF Retail
5. 4201 GARRISON ST NW (DONOHUE)*
126 Residential Units

*Immediately south of map



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RETAIL SITE PLAN



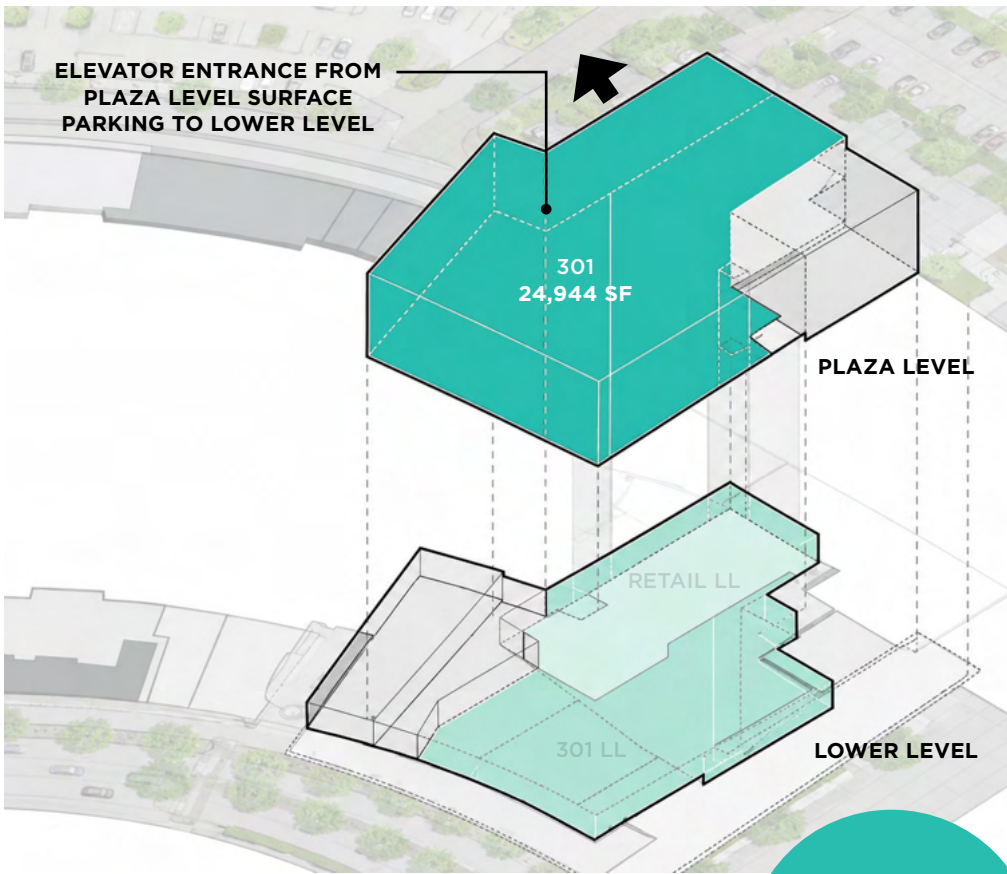
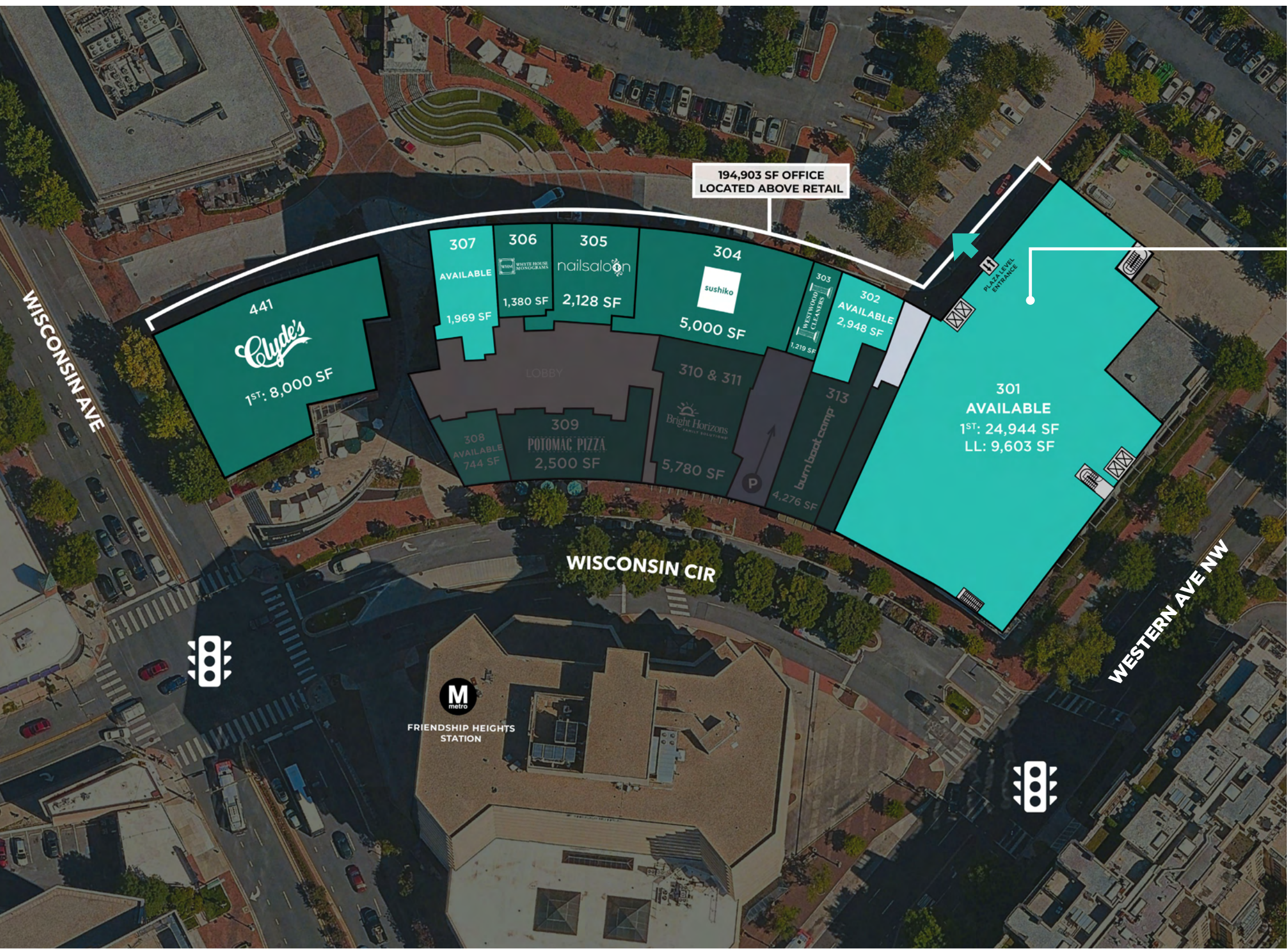
WISCONSIN AVE RETAIL: 1ST FLOOR



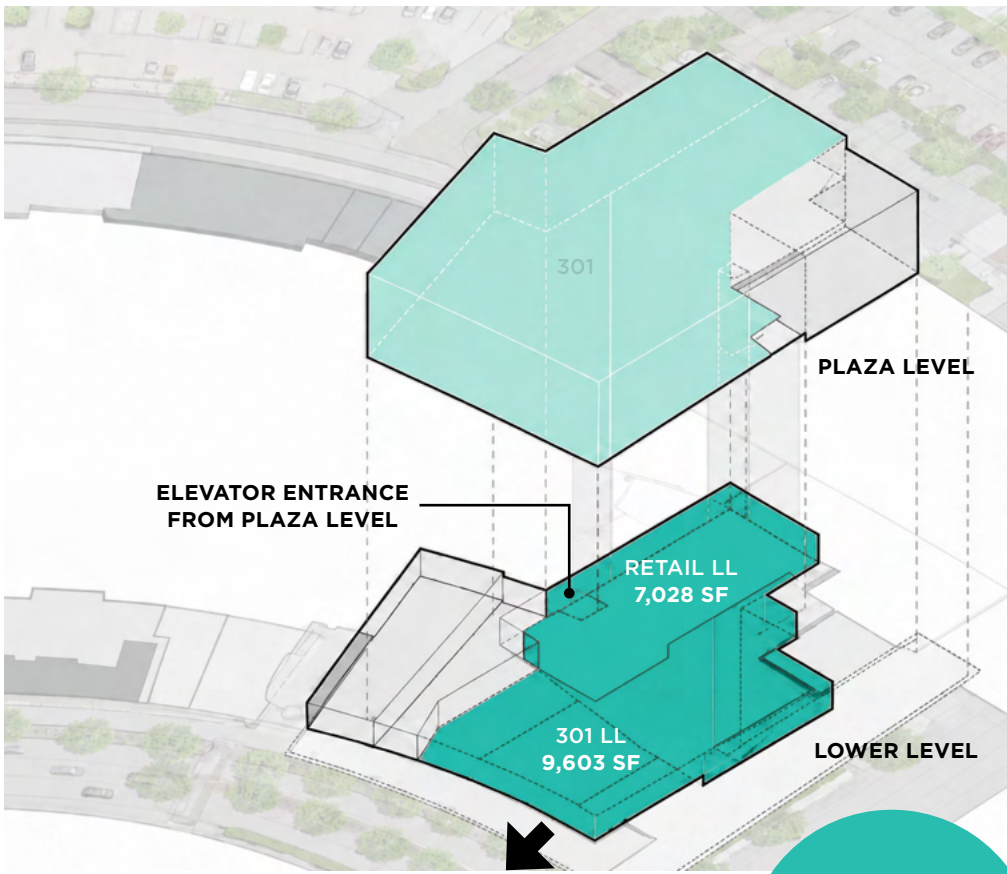
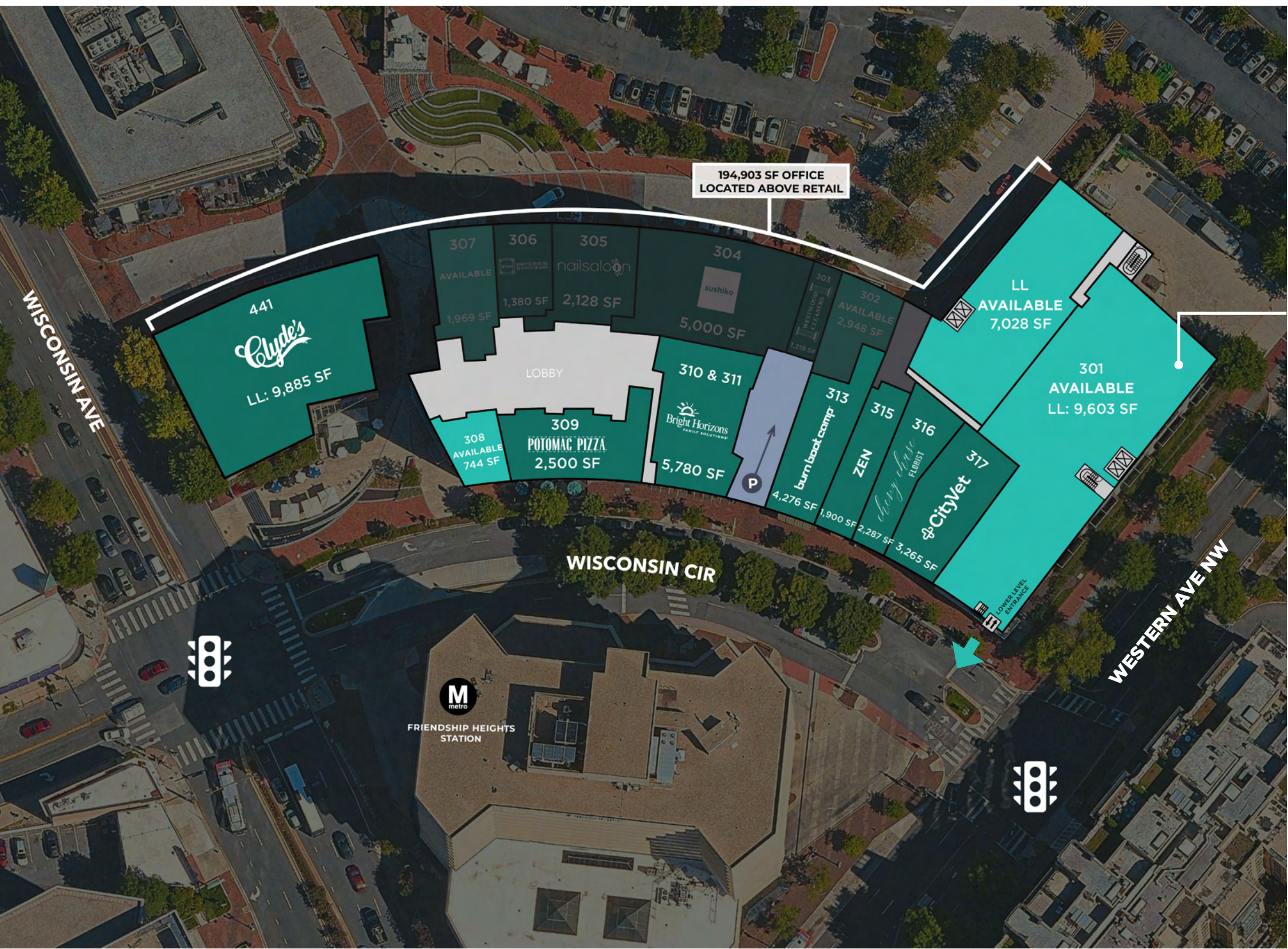
WISCONSIN AVE RETAIL: 2ND FLOOR



PLAZA LEVEL RETAIL



WISCONSIN CIRCLE RETAIL









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