THE ROTUNDA
AT WISCONSIN & HARRISON

5200 WISCONSIN AVE, NW
FRIENDSHIP HEIGHTS | WASHINGTON, DC

6,189 SF WITH DEDICATED PARKING AVAILABLE IMMEDIATELY



H&R RETAIL

PROPERTY HIGHLIGHTS



5200 Wisconsin Avenue offers an exceptional retail opportunity along Wisconsin Avenue in the heart of Friendship Heights, one of Northwest DC's most established and affluent commercial corridors. The space benefits from strong visibility, excellent access, nearby Metro service, and a dense surrounding population of high-income households.

6,189 SF ACROSS THREE LEVELS

2,063 SF PER LEVEL

RENOVATED **IN 2026**

ICONIC ARCHITECTURE

A glass rotunda on the corner of Wisconsin & Harrison, glazed across two levels. A landmark, not an address.

DEDICATED PARKING

20 on-site spaces for this building alone. On Wisconsin Avenue, that is rare.

DRIVE-THRU

Existing drive-thru infrastructure with on-site stacking. For coffee, banking, pharmacy and fast casual, this is the reason to call.

IN 3 MILES

192,701	216,444	87,350	$1,318,009	$263,304	18,801
Total Population	Daytime Population	Households	Average Housing Value	Average Household Income	Average Weekly Drivers on Wisconsin Avenue

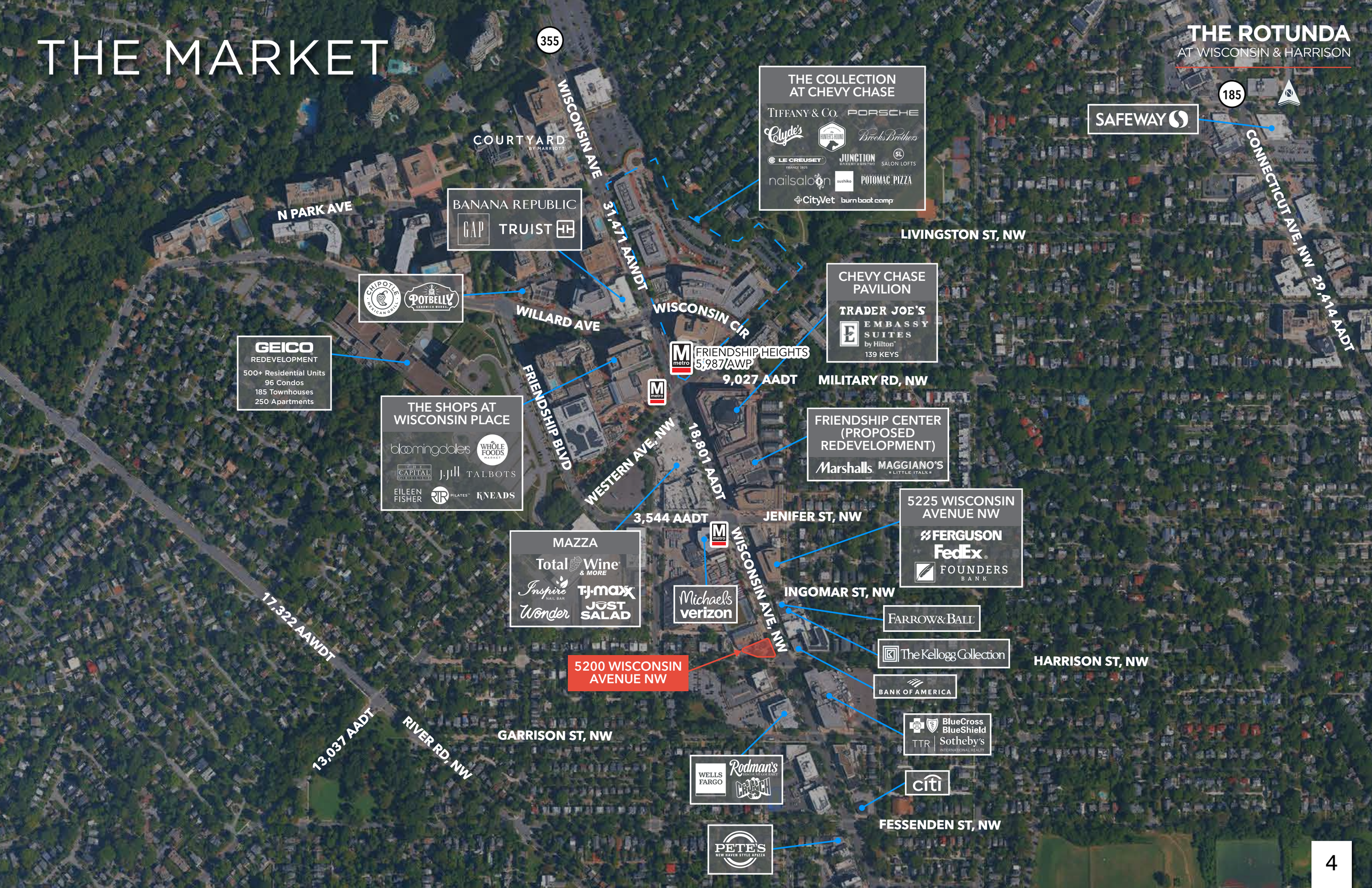



YOUR SIGN
SIGN ATUR E
SIGN ATUR E


WISCONSIN AVE, NW
18,801 AADT
DRIVE-THRU
HARRISON ST, NW 2,024 AADT

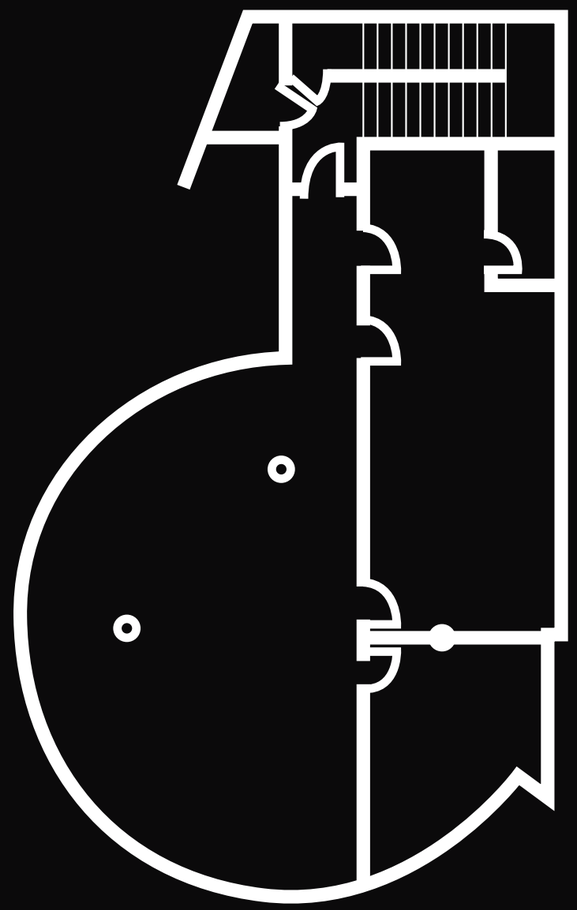


THE MARKET


THE ROTUNDA
AT WISCONSIN & HARRISON
355
185
COURTYARD BY MARRIOTT
WISCONSIN AVE
N PARK AVE
31,471 AAWDT
THE COLLECTION AT CHEVY CHASE
TIFFANY & CO.
PORSCHE
Clyde's
Brooks Brothers
LE CREUSET
JUNCTION
SALON LOFTS
nailsaloon
POTOMAC PIZZA
CityVet
burn boot camp
SAFEWAY
CONNECTICUT AVE, NW
29,414 AADT
LIVINGSTON ST, NW
BANANA REPUBLIC
GAP
TRUIST
CHIPOTLE
POTBELLY
WILLARD AVE
WISCONSIN CIR
CHEVY CHASE PAVILION
TRADER JOE'S
EMBASSY SUITES by Hilton
139 KEYS
GEICO
REDEVELOPMENT
500+ Residential Units
96 Condos
185 Townhouses
250 Apartments
FRIENDSHIP HEIGHTS
5,987 AWP
9,027 AADT
MILITARY RD, NW
FRIENDSHIP BLVD
THE SHOPS AT WISCONSIN PLACE
bloomingdale's
WHOLE FOODS MARKET
THE CAPITAL GARMENT
J.Jill
TALBOTS
EILEEN FISHER
RIR PILATES
KNEADS
WESTERN AVE, NW
18,801 AADT
FRIENDSHIP CENTER (PROPOSED REDEVELOPMENT)
Marshalls
MAGGIANO'S LITTLE ITALY
5225 WISCONSIN AVENUE NW
FERGUSON
FedEx
FOUNDERS BANK
3,544 AADT
JENIFER ST, NW
MAZZA
Total Wine & MORE
Inspire NAIL BAR
T.J.maxx
Wonder
JUST SALAD
Michaels
verizon
WISCONSIN AVE, NW
INGOMAR ST, NW
FARROW & BALL
The Kellogg Collection
HARRISON ST, NW
17,322 AAWDT
5200 WISCONSIN AVENUE NW
BANK OF AMERICA
BlueCross BlueShield
TTR Sotheby's INTERNATIONAL REALTY
13,037 AADT
RIVER RD, NW
GARRISON ST, NW
WELLS FARGO
Rodman's
citi
FESSENDEN ST, NW
PETE'S NEW HAVEN STYLE APIZZA

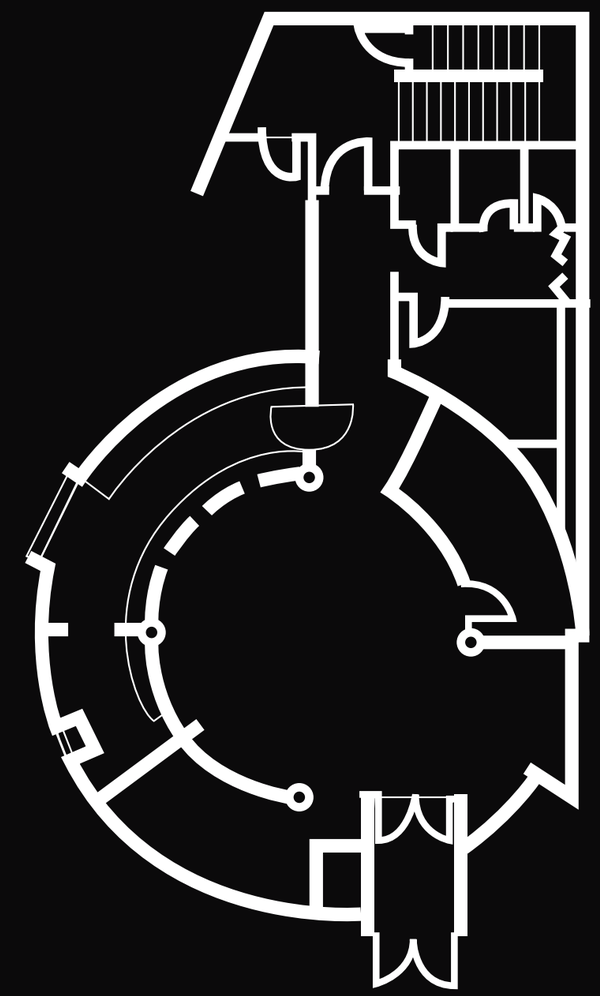
LEASING PLAN

6,189 SF TOTAL



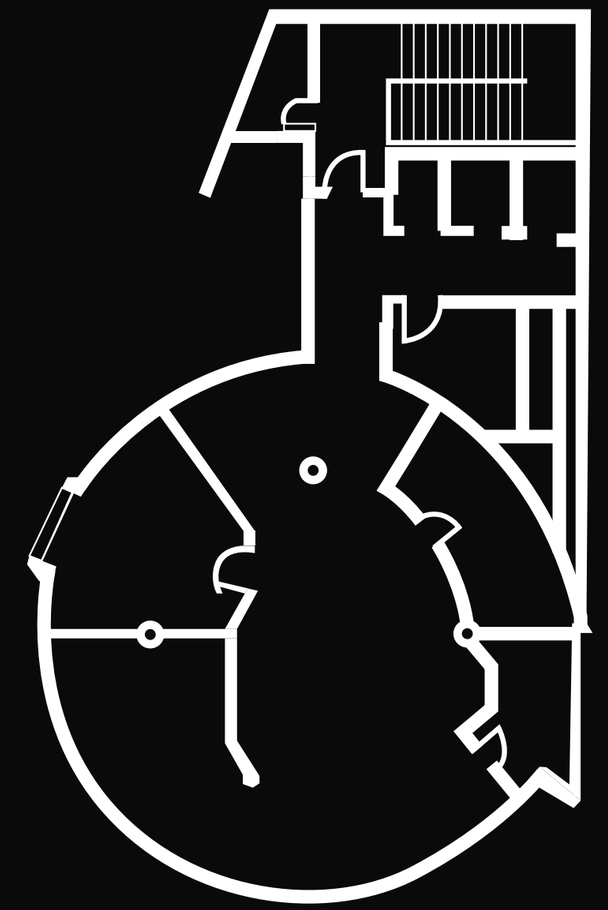
LOWER LEVEL **2,063 SF**

Storage and support space.



GROUND LEVEL **2,063 SF**

Street-level retail. Drive-thru window



SECOND LEVEL **2,063 SF**

Retail, showroom or office. Glass rotunda.

TAPESTRY PROFILE

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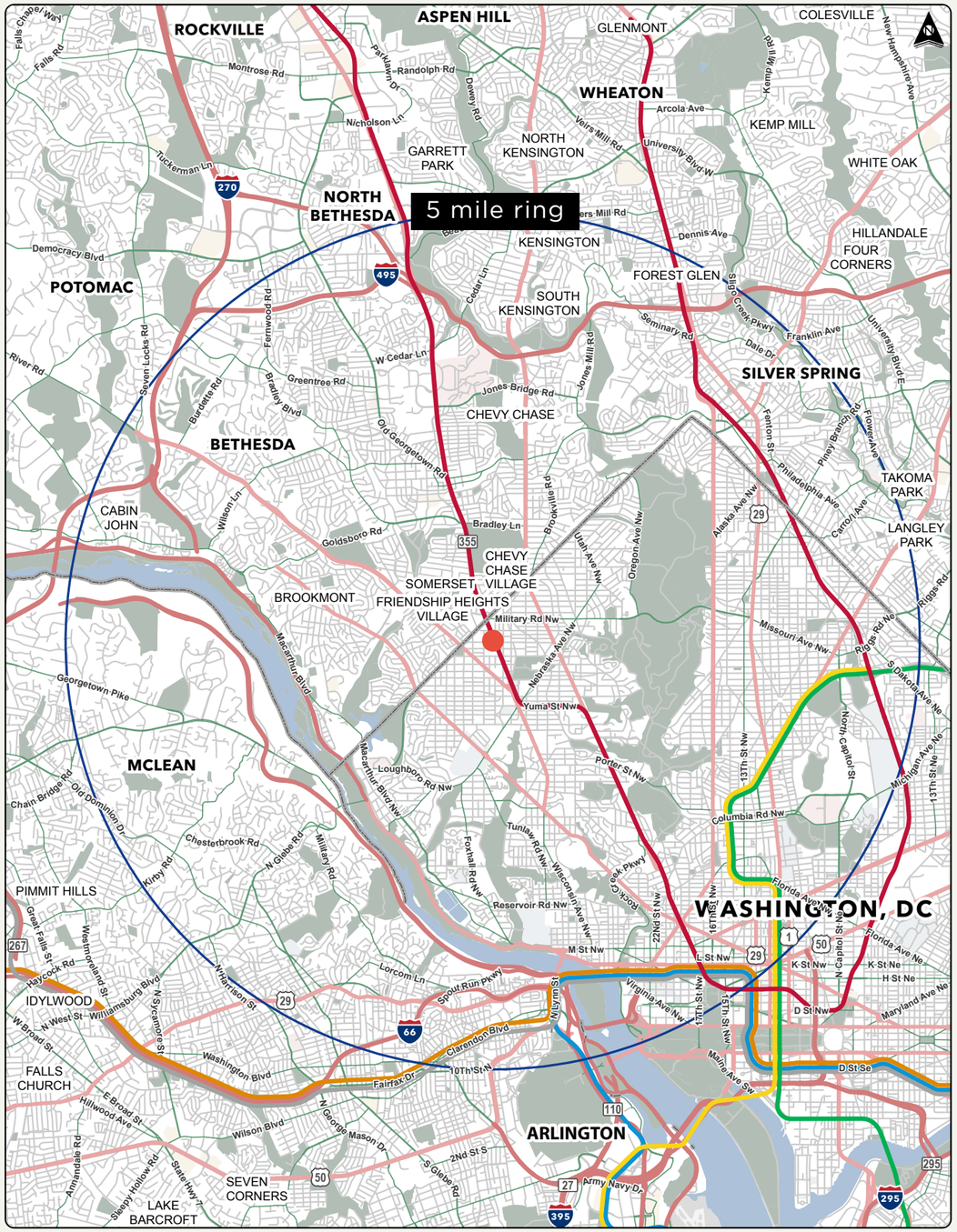

294,303
Households

36.4 ↓
Median Age
8.1% lower than **United States.**

$149K ↑
Median HH Income
73.5% higher than **United States.**

$1.03M ↑
Median Home Value
174% higher than **United States.**

Diversity Index **73**

0 — 100

Population by Race

American Indian	0.5%
Asian	8.9%
Black	17.1%
Pacific Islander	0.1%
White	55.6%
2+ Races	10.9%
Other Race	6.8%

Tapestry

Top 5 segments by household count

D4 Metro Renters >	83.6K | **28.4%**
D5 Laptops and Lattes >	71.0K | **24.1%**
L3 Top Tier >	51.3K | **17.4%**
H4 Urban Chic >	30.6K | **10.4%**
D2 Trendsetters >	23.3K | **7.9%**
Other	34.6K | **11.7%**

Metro Renters accounts for 28.4% of households in the area which is **26.3% higher** than the U.S.

Occupation Type

Services Occupation	9.9%
Blue Collar Occupation	4.1%
White Collar Occupation	86%

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