



TENANT SIGNAGE

JOIN THESE RETAILERS

48,000 SF **TARGET** COMING SOON!



3,186 SF PRIME RETAIL AVAILABLE IN TENLEYTOWN

- Steps from The Tenleytown Metro Station, 7,200+ daily ridership
- \$172,504 average household income within a 1 mile radius
- 30,725 number of people who live within a 1 mile radius
- 2,045,115 square feet of office within a 1/2 mile radius
- 13,858 number of students enrolled at American University

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STEVE COMBS

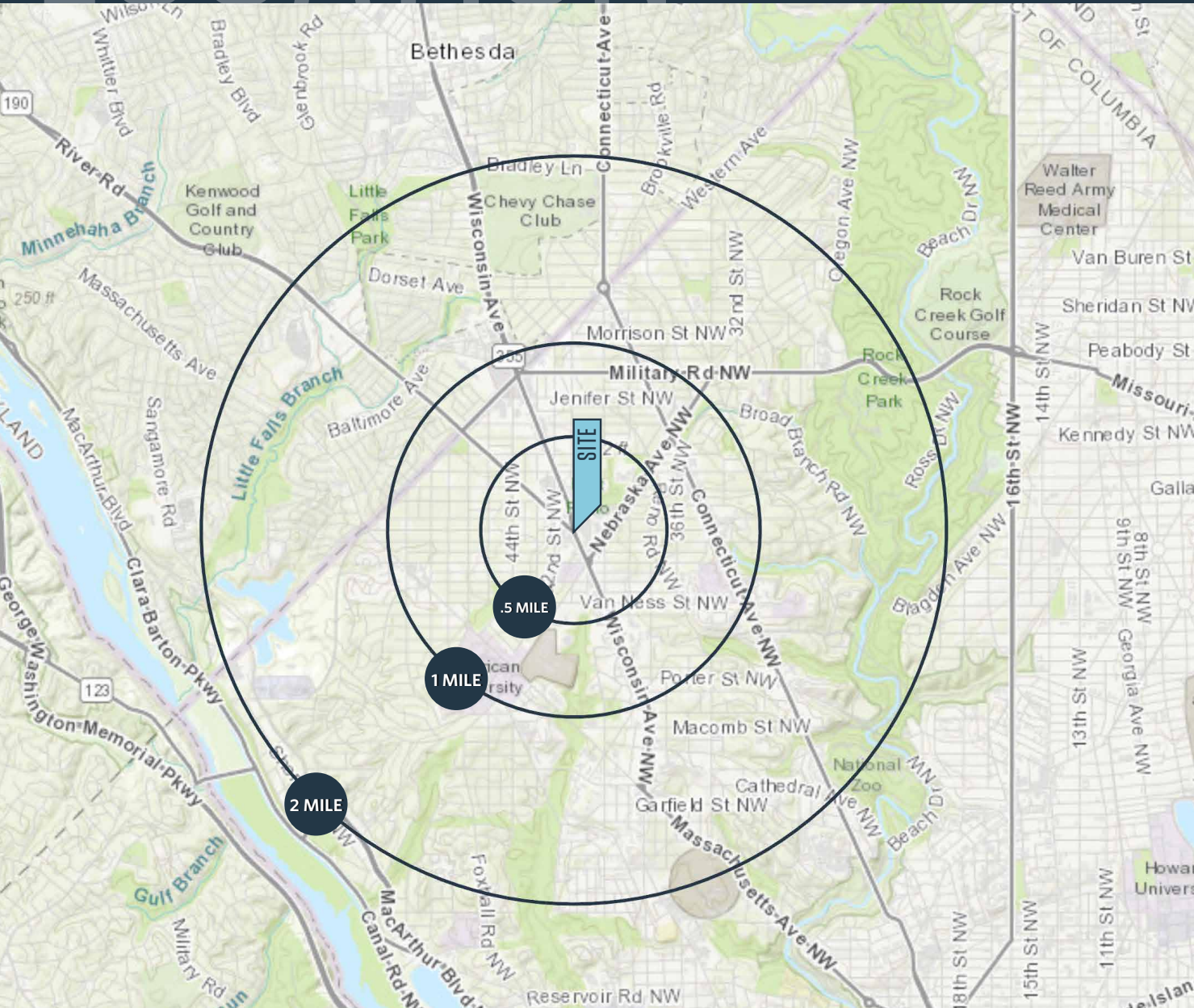
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# LOCATION

# 4537 WISCONSIN AVENUE, NW

WASHINGTON, DC 20016



## AVAILABLE SPACE

SIZE	RATE	NNN
3,186 SF	\$68.00 PSF	\$10.66 PSF
Street Level		

## DEMOGRAPHICS | 2018:

	.5-MILE	1-MILE	10-MIN WALK
Population	6,247	31,076	5,506
Daytime Population	5,433	20,927	5,338
Households	2,386	14,564	2,113
Average HH Income	\$153,432	\$140,904	\$206,764

## TRAFFIC COUNTS | 2018:

Wisconsin Avenue	28,980 ADT
Tenleytown Metro	7,200 ADT

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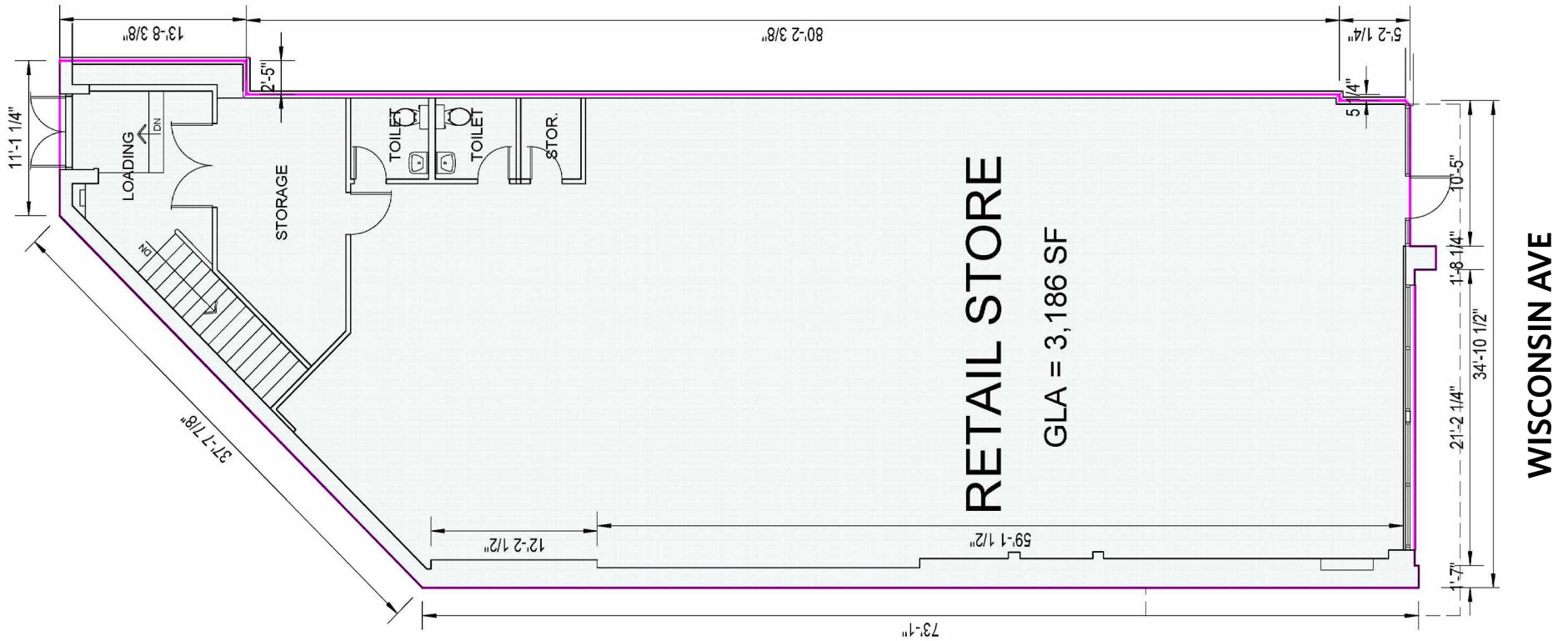
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# SITE PLAN

# 4537 WISCONSIN AVENUE, NW

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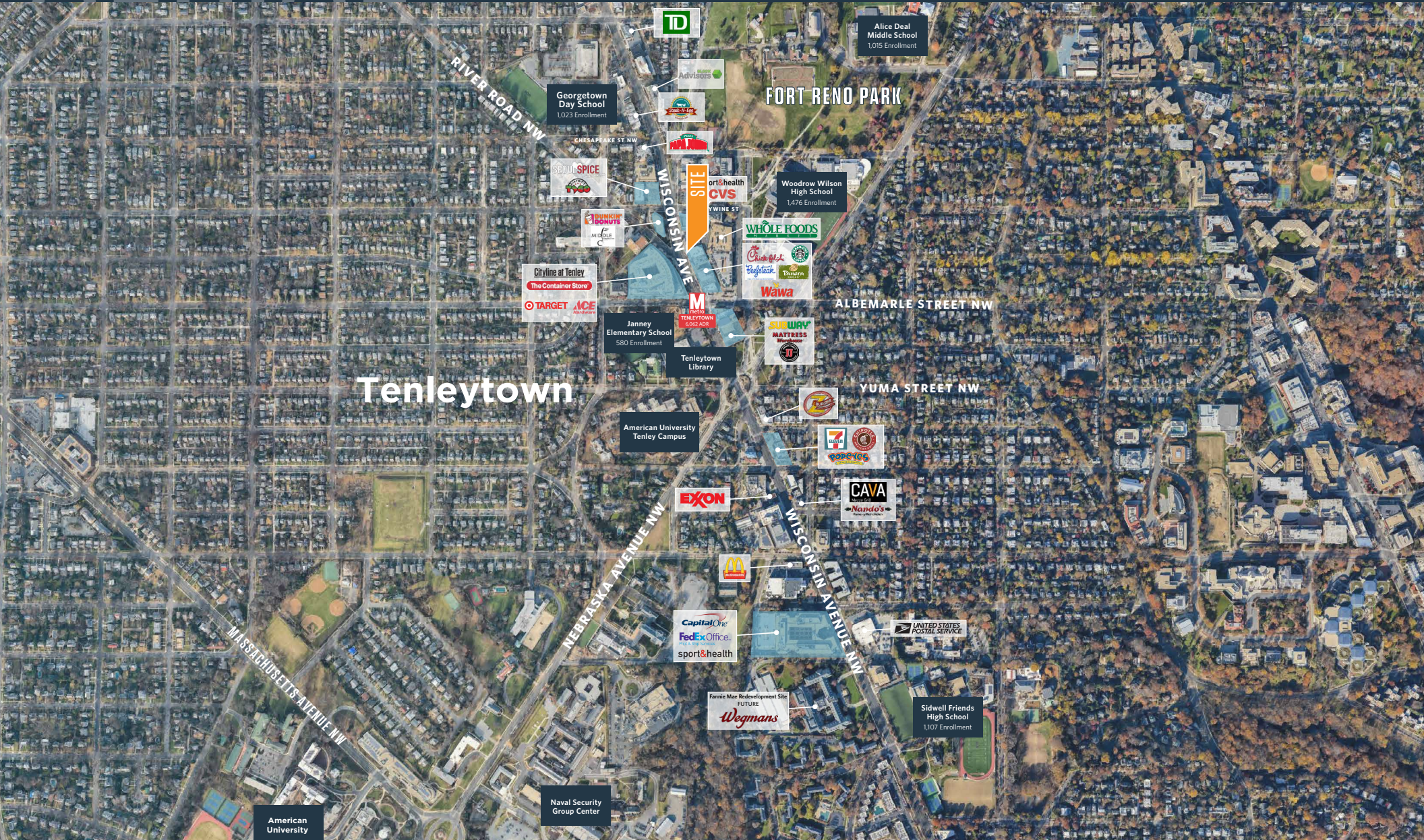




# AERIAL

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