

*PRIME RETAIL SPACE AVAILABLE*

7201

WISCONSIN AVENUE  
BETHESDA, MD 20814

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13,000 SF STREET LEVEL



## SITE DETAILS

**13,000 SF of prime street level space available immediately** on the corner of Wisconsin Avenue and Willow Ln in the heart of Bethesda's Business District

- Ability to create an additional 21,752 SF of contiguous 2nd level space
- 5,116 SF of lower level storage space available

Fantastic **signage opportunity** to Wisconsin Avenue's (Route 355) 49,742 cars per day





14' 7" Ceiling Heights

**Potential onsite parking** in 228 space parking garage with two charging stations in the building

Strategically located adjacent to two Montgomery County **surface parking lots** consisting of 316 parking spaces

**Close proximity** to Bethesda Row and Bethesda Metro and across street from soon to be Purple Line

## 2020 DEMOGRAPHICS

|  | .25 Mile  | .5 Mile   | 1 Mile    | 2 Mile    |
|--|---|-----------|-----------|-----------|
|  <b>Population</b>            | 2,531   | 10,229    | 26,010    | 78,589    |
|  <b>Daytime Population</b>  | 14,873  | 31,335    | 37,654    | 90,270    |
|  <b>Average HH Income</b>   | \$134,567   | \$158,803 | \$190,847 | \$225,257 |
|  <b>Metrorail Ridership</b> | Red Line - 37,123 PPD<br>Purple Line - 14,990 PPD (Estimated) |           |           |           |

## JOIN







**WISCONSIN AVE**

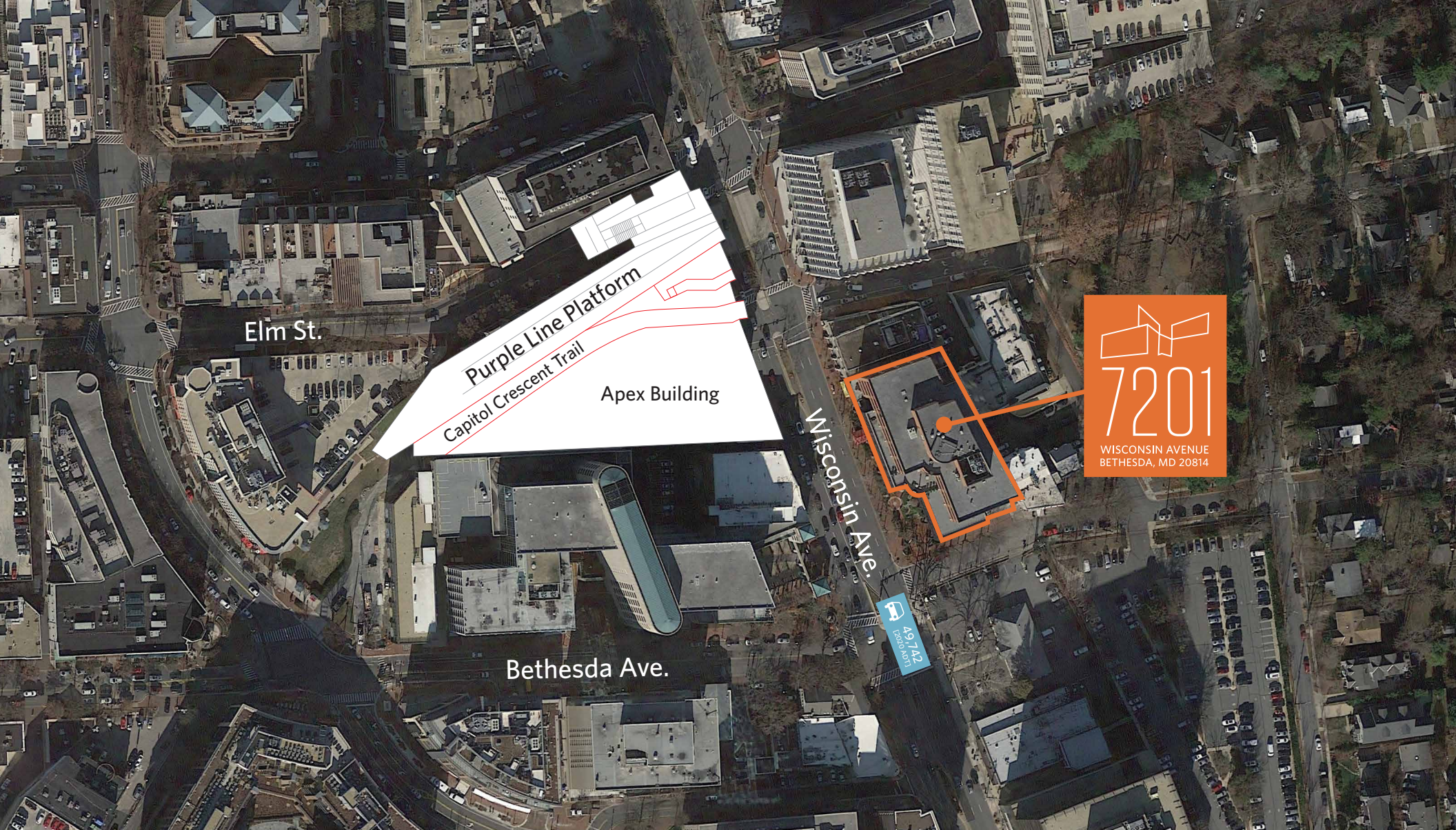
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# PROPOSED PURPLE LINE PLANS



**FOR MORE INFORMATION CONTACT**

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