

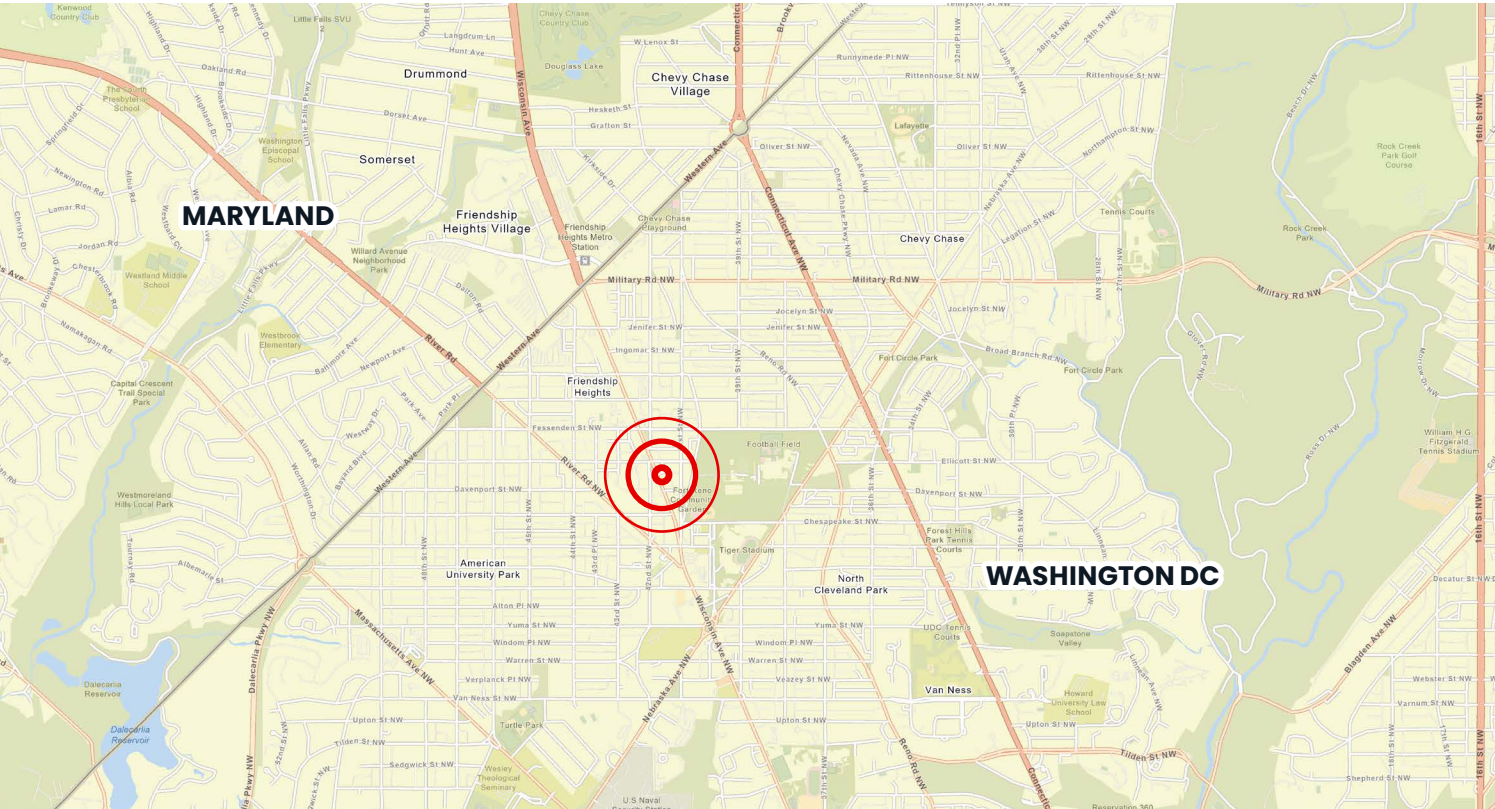
# 4839 WISCONSIN AVENUE NW

Washington DC



Confidential Offering Memorandum





The material contained in this Offering Memorandum is confidential and furnished to prospective purchasers solely to assist you in considering the purchase of the property located at 4839 Wisconsin Avenue NW (the “Property”). Without prior written approval from Divaris Real Estate, Inc. (“DRE” or, alternatively, the “Independent Contractor”), it is not to be used for any other purpose or made available to any other persons.

Sensitive information is included within this Offering Memorandum, and it is understood that you will in no way use such information to solicit any managers or franchisees for any reason, and that this information will not be used in a

manner that could be construed as competing with the current ownership in any way. No legal commitment or obligation shall be incurred by the Owner by reason of your receipt of this material or any other material supplied to you by or on behalf of the Owner or Independent Contractor.

By accepting this Offering Memorandum, you agree that its contents are confidential and that you will hold the material contained in the Offering Memorandum in strict confidence, and not disclose it or any portion of it to anyone without prior written authorization of the Owner or Independent Contractor.

INVESTMENT ADVISOR

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4839 WISCONSIN AVE NW

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# EXECUTIVE SUMMARY

Divaris Real Estate, Inc., as exclusive representative, is pleased to offer for sale 4839 Wisconsin Avenue NW, a 3,750-square-foot commercial building located in the heart of Washington, D.C.'s Tenleytown neighborhood. Positioned on a 0.06-acre parcel at a signalized intersection directly across from the Tenleytown-AU Metro station (Red Line), the property offers exceptional visibility, access, and connectivity within one of the city's most dynamic retail and mixed-use corridors.

## Retail & Dental Space

The building is configured for retail, office and medical use, offering flexible floor plans suitable for a variety of professional, clinical, or institutional tenants. Surrounded by a dense population, strong household incomes, and national retailers including Whole Foods, CVS, Target, and Starbucks, the property presents a prime opportunity for users and investors alike seeking a strategic foothold in a high-demand, transit-oriented location.

## Property Highlights

- 2 story commercial building off Wisconsin Ave NW
- Month-to-month ground tenant (Tennis Zone Plus LLC)
- Upper level built out as a dental office
- Three off-street parking spaces

## Offering Details

OFFERING PRICE	\$1,599,000
PRICE PER SQUARE FOOT	\$426.40
BUILDING SIZE	3,750 SF
TENANT	Tennis Zone Plus LLC
TERM	Month-to-Month
POTENTIAL RENT	\$12,000 per Month





# PROPERTY PROFILE

FULL ADDRESS	4839 Wisconsin Avenue NW, Washington D.C. 20016
PROPERTY TYPE	Retail and Office
TAX MAP #	1736 0008
ZONING	MU-4   Mixed-Use
LAND AREA	0.06 acres
BUILDING AREA	3,750 SF
YEAR BUILT/RENOVATED	1900/2000
FRONTAGE	Wisconsin Avenue NW
EXTERIOR	Mason/Brick
ROOF AGE	2020



PARCEL OUTLINE | Facing true North



EXTERIOR VIEW & LOT | Wisconsin Ave NW



# TENANT PROFILE

**Tennis Zone Plus LLC** currently occupies the ground floor of the property on a month-to-month basis, providing short-term income and flexibility for future repositioning.

TENANT NAME	Tennis Zone Plus (LLC)
TYPE	Sporting Goods Retailer
MONTHLY RENT	\$5,189.18 + expenses
WEBSITE	www.tenniszoneplus.com

WHAT ARE YOU LOOKING FOR?

**MORE POWER**

**MORE WINNERS**

**MORE STYLE**

VISIT OUR NEW LOCATION IN TENLEYTOWN!

**TENNIS ZONE PLUS**

4839 Wisconsin Avenue NW

OPEN

About Store Hours Location

Tennis Zone Plus is a one-stop shop for tennis enthusiasts. Whether you're hitting on a local court for fun or getting ready for your next tournament, we have everything you need to play tennis, racquetball, squash and more. You can get your rackets restrung or regripped, buy gear like shoes, shorts, and wristbands, and purchase tennis balls. You can walk in to our shop with no gear, and leave ready to play tennis! Tennis Zone Plus also sells equipment for other racket sports, including squash, badminton, racquetball, and pickleball.

We have discount programs for coaches, schools and organizations. Ask about our price match with major retailers.

LEARN MORE >



# ADDITIONAL PHOTOS

The second floor of the property is built out as a dentist office. Further details about the medical equipment and facility features inside available upon request.





FOR SALE



**ALICE-DEAL  
MIDDLE SCHOOL**

**FORT RENO PARK**

**JACKSON-REED  
HIGH SCHOOL**

**GEORGETOWN  
DAY SCHOOL**

**JANNEY  
ELEMENTARY  
SCHOOL**

**SITE**

**WISCONSIN AVE NW - 18,804 VPD**

**ELLCOTT ST NW**

**RIVER RD NW - 5,835 VPD**

**CHESAPEAKE ST NW**

**BRANDYWINE ST NW**

**42ND ST NW**

**ALBEMARLE ST NW**

**WISCONSIN AVE NW - 32,083 VPD**



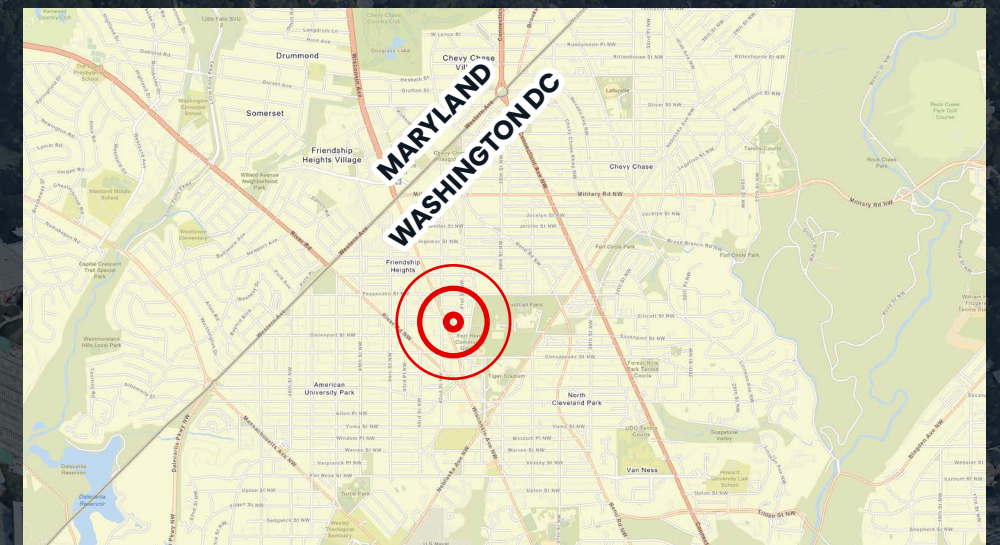
**TENLEYTOWN-AU**



## LOCATION OVERVIEW

**4839 Wisconsin Avenue NW** is situated in the northwest quadrant of Washington D.C. less than one mile from the Maryland border. This quadrant is densely populated and connects to central Washington D.C. via the red line. The Tenleytown-AU Metro station is just across the street from the subject property and is only five stops from the transfer station Metro Center, offering direct access to the blue, red, silver, and orange lines.

Demographics	1 Mile	3 Miles	5 Miles
Population	33,891	214,011	669,599
Households	16,393	98,301	306,651
Median Age	41.6	38.9	35.9
Average Income	\$243,924	\$251,798	\$216,940







**WASHINGTON, D.C.** has a vibrant and diverse economy whose different elements provide stability supporting a strong local populous and attracting millions of visitors annually.

**4839 Wisconsin Avenue NW** is in the north west section of Washington D.C, less than one mile from the Maryland border. This area is densely populated, with 214,011 residents in 98,301 households less than three miles from the subject property. The median age within three miles of the subject property is 38.9, with a median household income of \$163,273. 66.9% of households make over \$100,000 each year.<sup>2</sup>

Washington D.C. is where innovation is elevated to the national stage. The historical and cultural epicenter for the United States, D.C. boasts a strong economy with many companies establishing their headquarters along the Potomac river.

With a dynamic and diverse business community, the nation’s capital boasts a strategic location, comprehensive transportation network, highly educated workforce, and competitive business costs. The D.C. area’s targeted industry cluster growth creates resilience and diversity, with Professional & Business Services, Education & Health Services, and Technology being key drivers.

The District’s vibrant atmosphere creates a unique community; thriving neighborhoods like Georgetown and Dupont Circle are hubs for entrepreneurs launching innovative businesses. Washington D.C. is a leading arts and cultural center, with a thriving food and beverage scene. Major employers continue to grow, including Lockheed Martin, Northrop Grumman, MedStar Health, and the National Institutes of Health (NIH).

Technology and Life Sciences are Washington D.C.’s fastest-growing sectors, with global leaders like Microsoft, Amazon, and AstraZeneca calling the area home. Recent projects include the Amazon HQ2 development and the Capital Gateway mixed-use project.

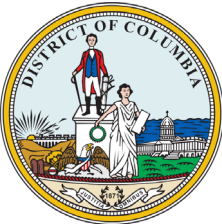
The Washington D.C. area offers an attractive mix of development opportunities, state-of-the-art infrastructure, tax incentives, and a business-friendly environment with lower operating costs compared to neighboring metros. Several major projects are underway, offering commercial space and resources. With numerous Opportunity Zones, Enterprise Zones, and business incubators, companies are leveraging the region’s strategic location and resources.



# MARKET OVERVIEW

Washington D.C. is the Capitol of the United States and the center of national change and international diplomacy.

The Washington-Arlington-Alexandria, DC-VA-MD-WV Metropolitan Statistical Area is the heart of the Mid-Atlantic region and one of the strongest MSA's within the United States. In 2023 it was home to a total population of 6,413,831 residents, and its GDP surpassed 714 billion, ranking 6th nationally.<sup>1</sup>



THE D.C. METRO  
Gallery Pi-Chinatown Station



<sup>1</sup> U.S. Bureau of Economic Analysis, "CAGDP1 County and MSA gross domestic product (GDP) summary"  
<sup>2</sup> ArcGIS® Business Analyst; Esri 2024, "Demographic and Income Comparison Report"





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