

**4800 WISCONSIN AVENUE NW  
WASHINGTON, DC 20016**

**FOR LEASE:  
AVAILABLE IMMEDIATELY**

**FOR LEASE | Showroom/Retail Complex | Available Immediately**  
**350 FT of Frontage along Wisconsin Avenue NW (31,500 VPD)**



**4800 WISCONSIN AVENUE NW  
~17,399 SF**

**BOB NEUMAN**

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[www.jmzell.com](http://www.jmzell.com)

# LEASING OPPORTUNITY HIGHLIGHTS

## Building Information

- ~17,399 SF TOTAL
  - 1st Floor: ~8,135 SF
  - Mezzanine: ~463 SF
  - Walk-Out Cellar: ~8,801 SF

## Location Information

- Prime retail storefront with 350' of frontage on heavily trafficked Wisconsin Ave
- High visibility with 31,500 vehicles per day
- 6-minute walk to metro
- Strong local demographics

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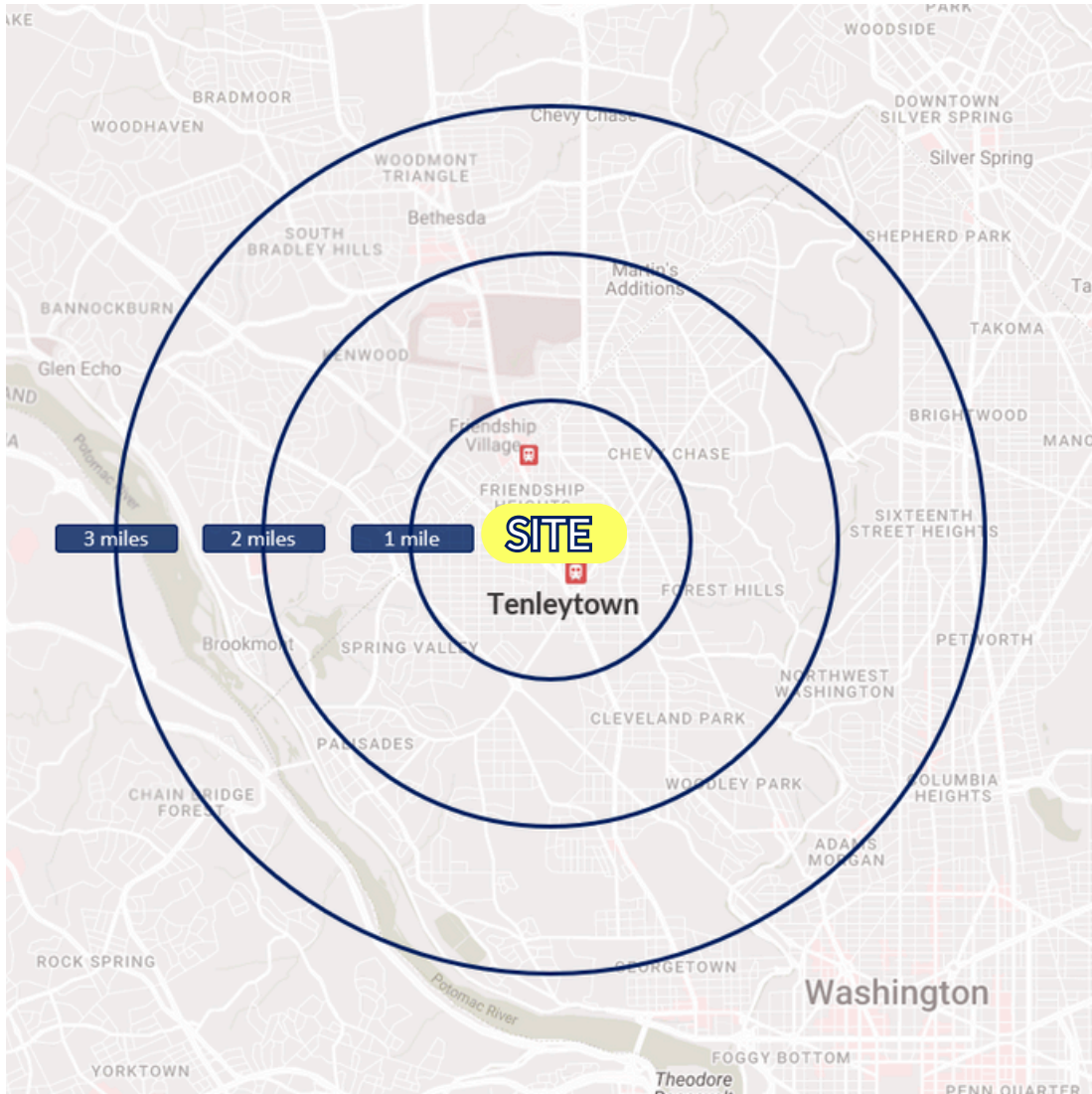
**STEVE PAPPAS**

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# DEMOGRAPHICS



## 2023 DEMOGRAPHICS

### 1 MILE:

POPULATION: 33,032

# OF HOUSEHOLDS: 15,541

AVERAGE HH INCOME: \$167,661

### 2 MILES:

POPULATION: 89,940

# OF HOUSEHOLDS: 42,914

AVERAGE HH INCOME: \$172,684

### 3 MILES:

POPULATION: 194,694

# OF HOUSEHOLDS: 90,315

AVERAGE HH INCOME: \$169,990

SOURCE: COSTAR

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# LOCATION



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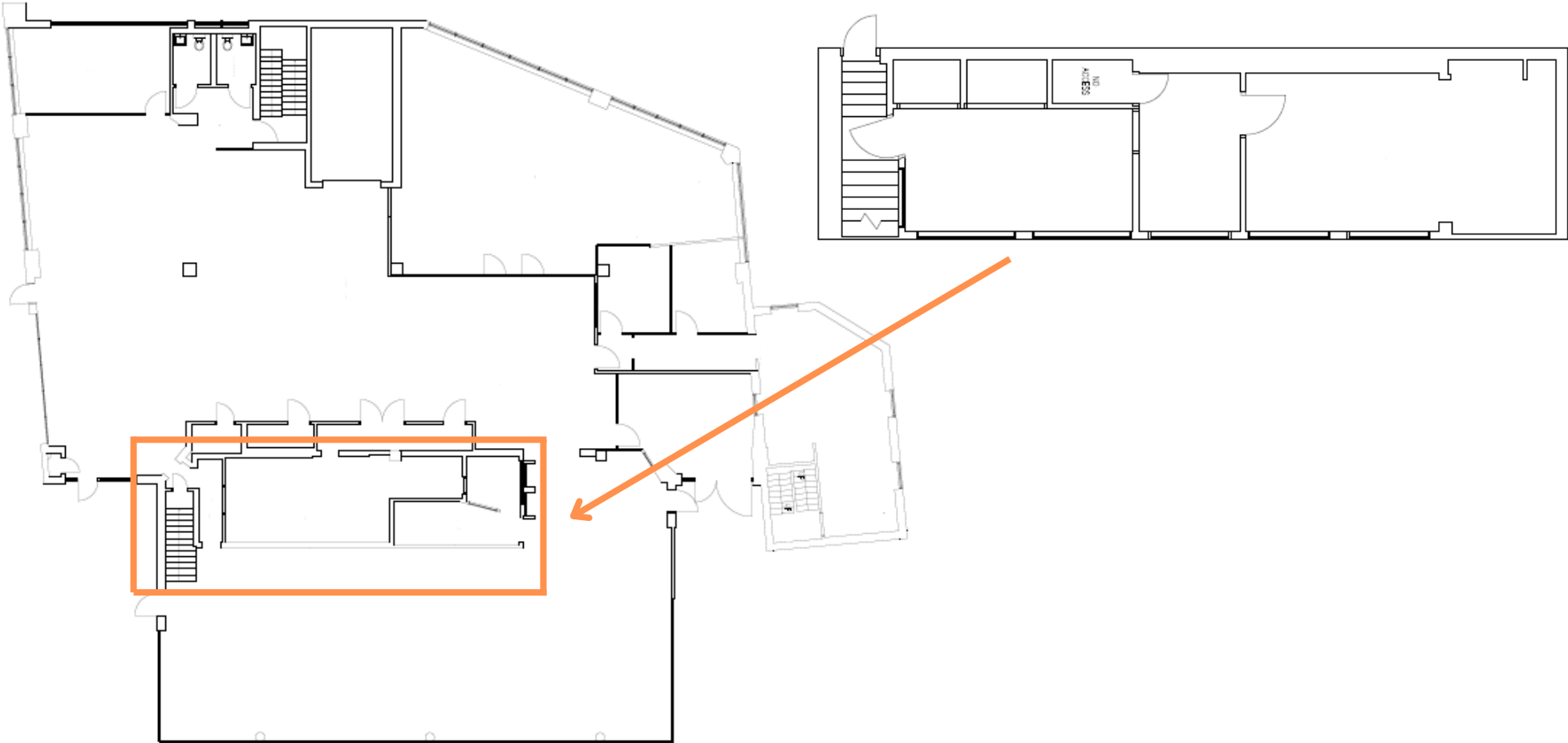


# FLOOR PLAN

## 1ST FLOOR & MEZZANINE

1ST FLOOR ~8,135 SF

MEZZANINE ~463 SF



WISCONSIN AVE NW

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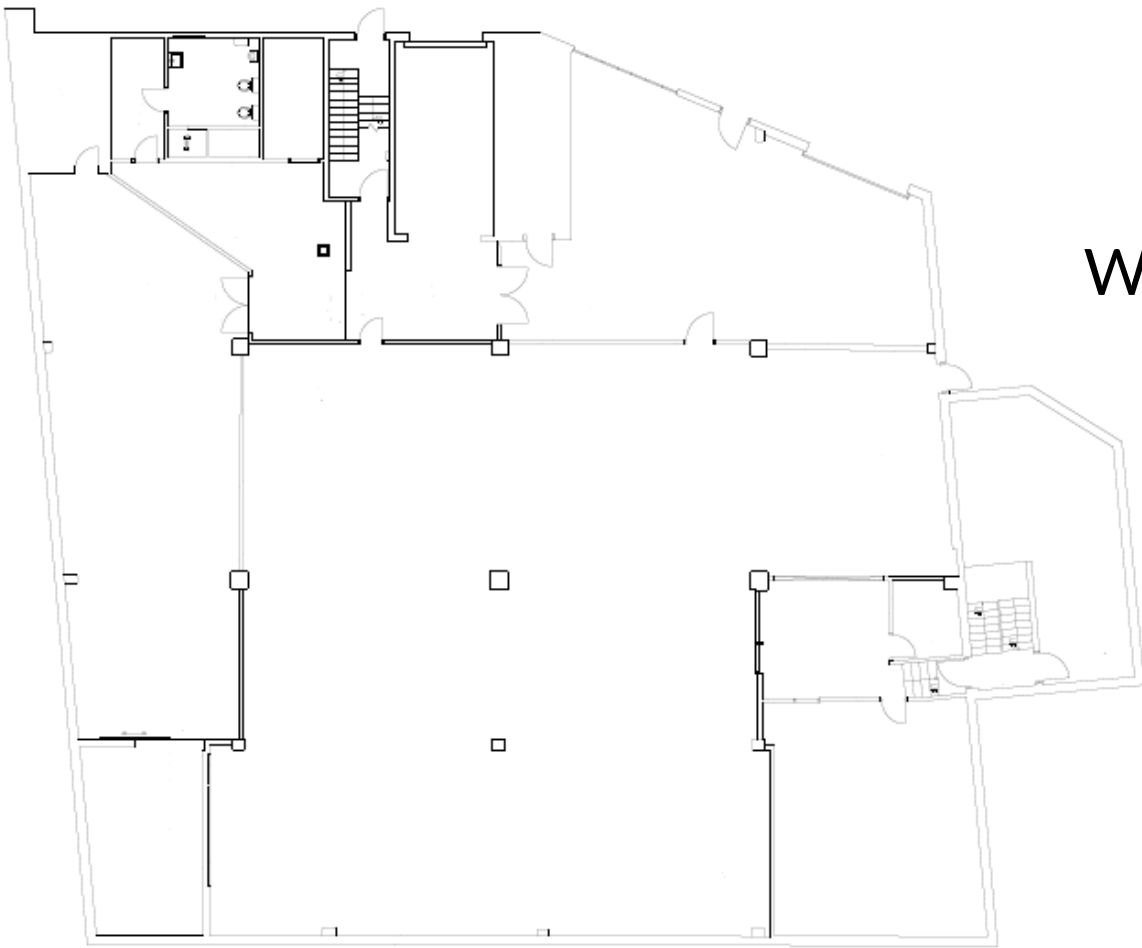
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# 4800 FLOOR PLAN

## WALK-OUT CELLAR



WALK-OUT CELLAR  
~8,801 SF

WISCONSIN AVE NW

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# AERIAL

13,049 VEHICLES PER DAY

River Rd NW

42 St NW

4800

FOR LEASE

Wisconsin Ave NW

31,500 VEHICLES PER DAY

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# BUILDING PHOTOS



Entrance off Wisconsin Ave Parking



Office space overlooking 42nd St



Back showroom



Wisconsin Ave. showroom



Entrance off Wisconsin Ave



Cellar storage

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# JM-ZELL

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