



RETAIL PROPERTY FOR LEASE

CRESCENT GATEWAY

6917 ARLINGTON ROAD, BETHESDA, MD 20814



CRESCENT GATEWAY

6917 ARLINGTON ROAD, BETHESDA, MD 20814

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Nestled in the heart of Bethesda, Crescent Gateway offers a unique retail opportunity with ample parking and strong national co-tenancy. The property is located on a signalized intersection with easy access to Wisconsin Avenue and Bradley Blvd and just half a mile from the soon to be developed Purple Line Bethesda Metro Station. Crescent Gateway is an ideal location for retailers who want convenience and charm offering beautifully landscaped grounds and brick walkways for patrons.

PROPERTY HIGHLIGHTS

- A mixed-use project offering 30,586 SF of retail and 112,362 SF of office space.
- Ample retail parking available in both the surface lot and parking garage offering complimentary two-hour parking for retail patrons
- Popular national and local retailers include a 24-hour CVS Pharmacy, and FVCbank
- A five minute walk along the Crescent Trail to the restaurants and amenities of Bethesda Row

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	495 - 1,736 SF
Building Size:	35,000 SF

SPACES

Suite C	1,177 SF
Suite E	495 SF
Suite G	1,736 SF

SPACE SIZE

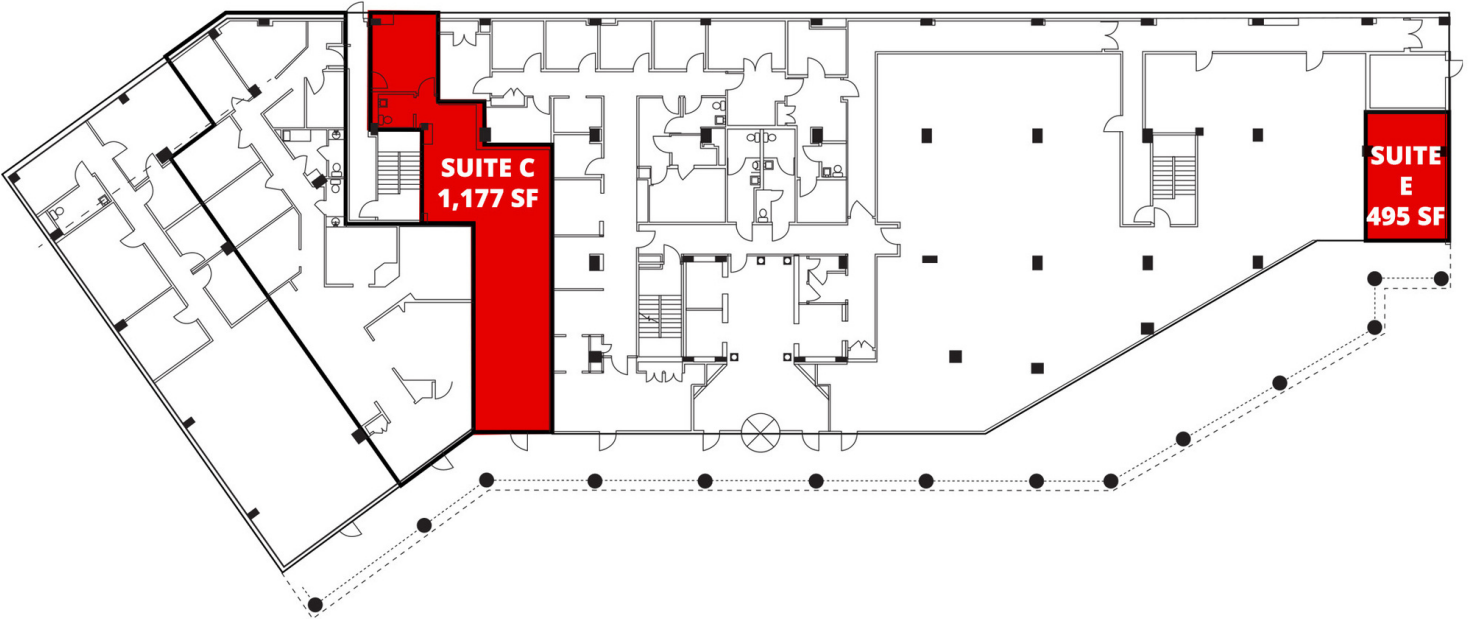
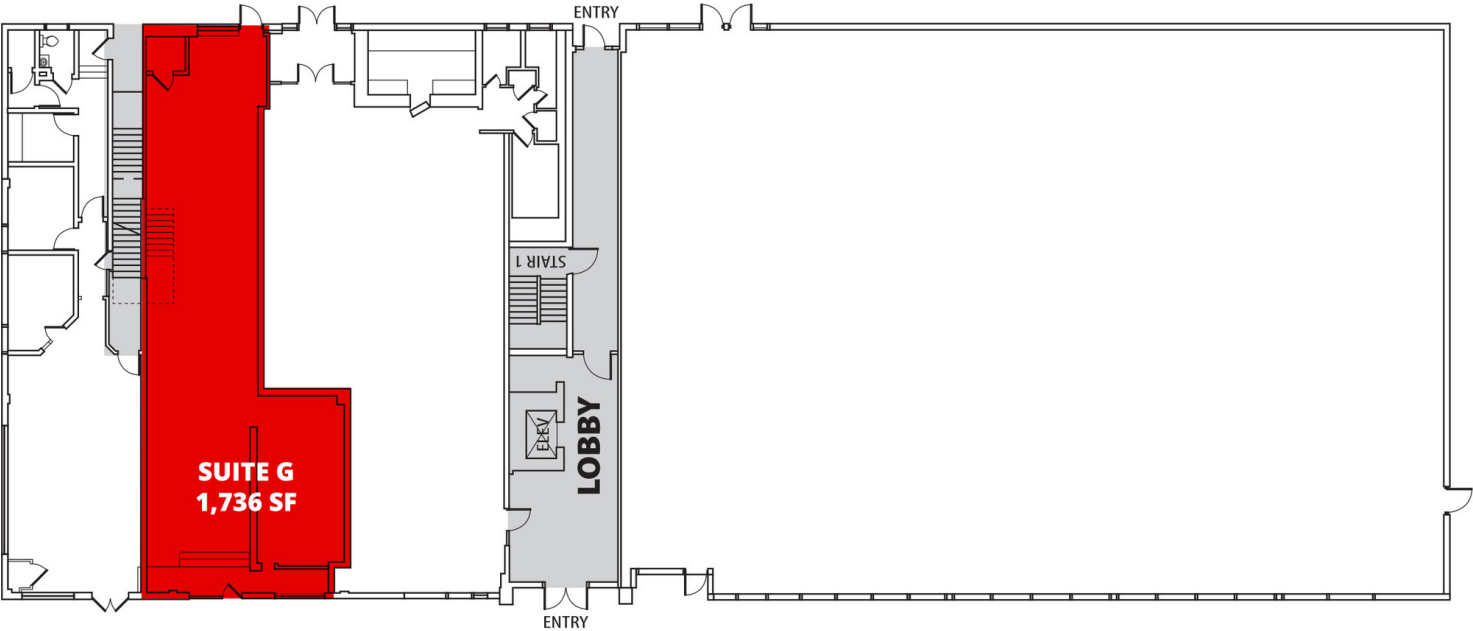
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	10,407	60,288	168,788
Total Population	20,689	146,650	388,663
Average HH Income	\$165,213	\$191,812	\$156,567

CRESCENT GATEWAY

6917 ARLINGTON ROAD, BETHESDA, MD 20814

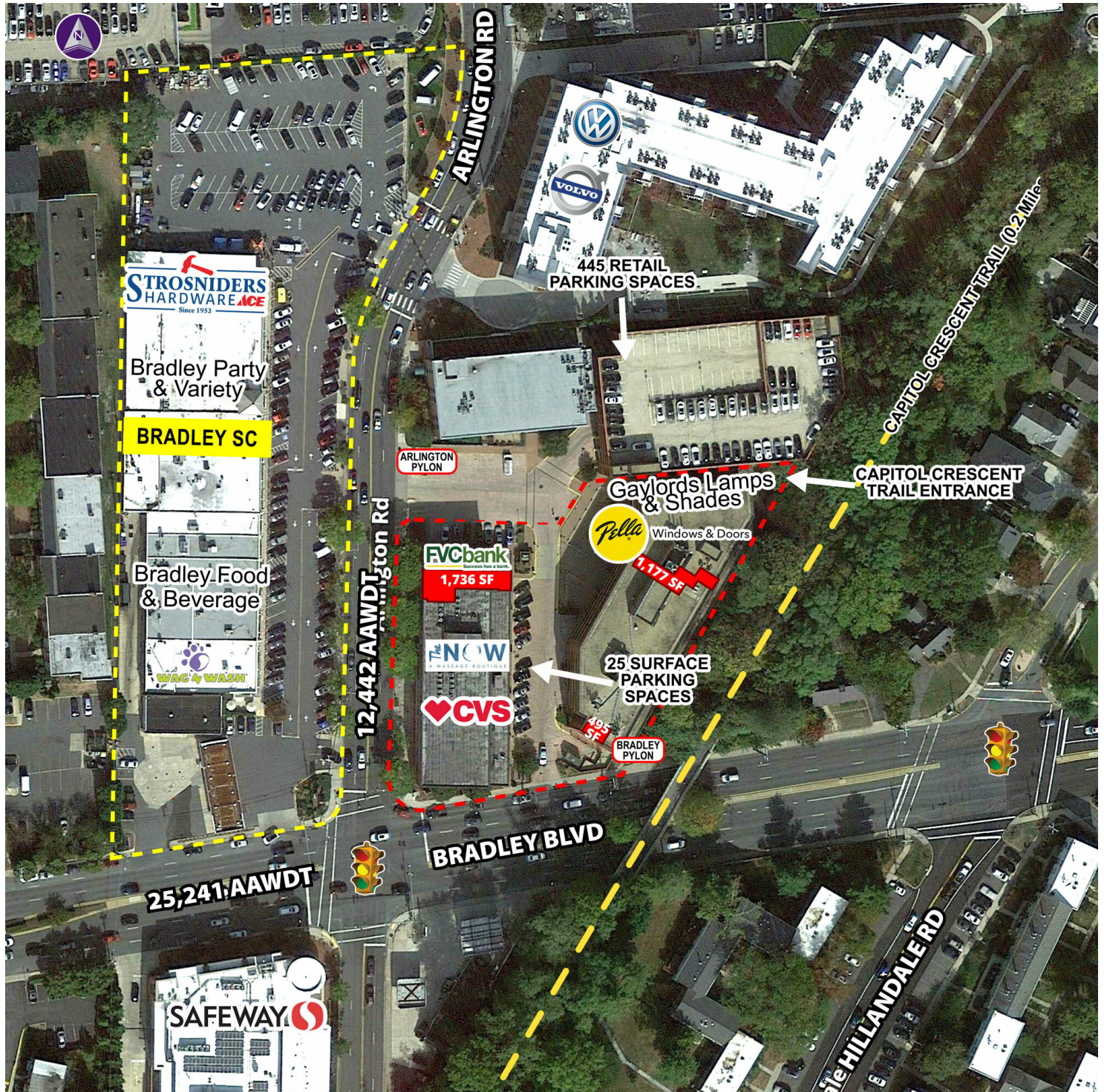
FLOOR PLANS



CRESCENT GATEWAY

6917 ARLINGTON ROAD, BETHESDA, MD 20814

SITE AERIAL



CRESCENT GATEWAY

6917 ARLINGTON ROAD, BETHESDA, MD 20814

LOCAL AREA

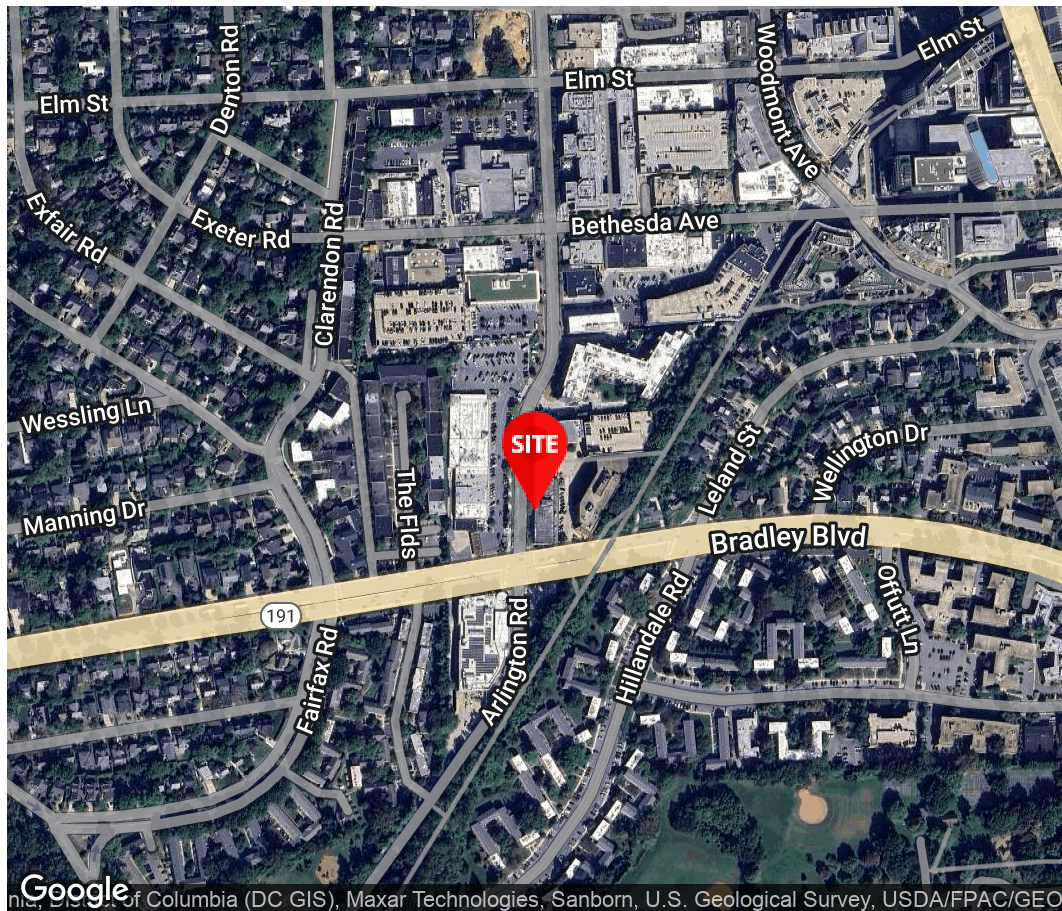
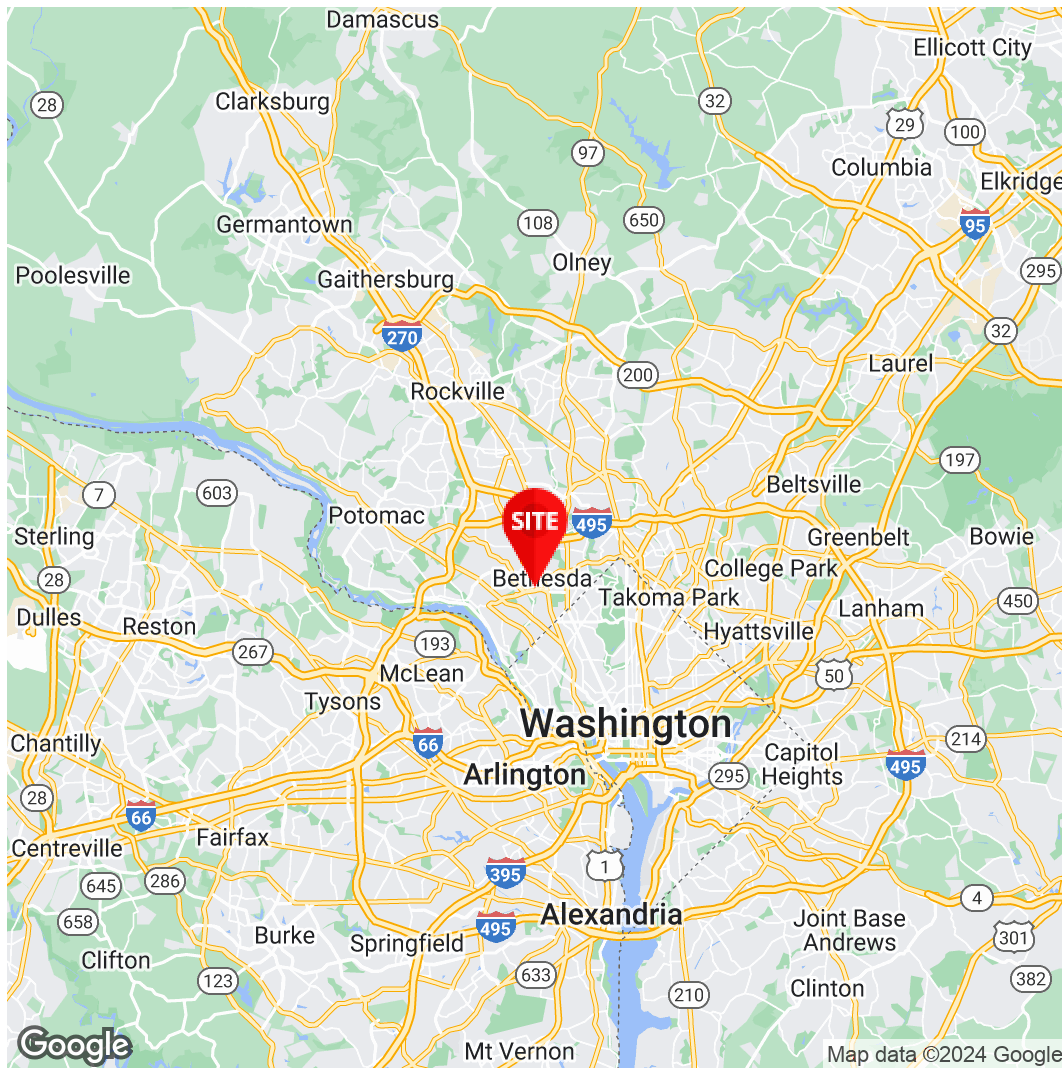


CRESCENT GATEWAY

6917 ARLINGTON ROAD, BETHESDA, MD 20814

ADDITIONAL PHOTOS





Joseph Farina

Principal

571.389.7362

jfarina@Divaris.Com

Brandon Howard

Senior Vice President

571.620.5145

Bhoward@Divaris.Com

The information contained herein should be considered confidential and remains the sole property of Divaris Real Estate, Inc. at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Divaris Real Estate, Inc.