



3,172 SF AVAILABLE
7111 Westlake Ter., Bethesda, MD 20817

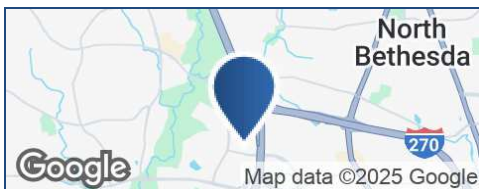
Property Summary



DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	15,584
STREET	Westlake Ter.
COUNT 2	11,798
STREET 2	Westlake Dr.
COUNT 3	145,221
STREET 3	I-270 Spur

* Figures shown represent estimates



DEMOGRAPHICS - 2025

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Estimated Population	9,751	116,895	306,001
Average HH Income	\$205,300	\$244,169	\$246,844
Estimated Households	4,215	47,555	116,408

PROPERTY HIGHLIGHTS

- 3,172 SF space available in The Home Depot Square
- Located off of Westlake Ter. and I-270 Fwy.
- Neighboring retailers include: The Home Depot, Five Guys, PJ's Sports, Plaza Azteca, Hair Cuttery, Bethesda Wine & Beer, and Bubbles Salon
- Area retailers/restaurants include: Sears, Macy's, GAP, Old Navy, Nordstrom, Apple, T-Mobile, AT&T, Sprint, GNC, The Cheesecake Factory, California Pizza Kitchen, Corner Bakery, Chipotle, Chick-fil-A, Starbucks & more
- A new multi-family development, The Rae, is located adjacent to the shopping center. It includes 343 units with a mix of studio, one-bedroom, and two-bedroom floorplans. Amenities include a fitness center, co-working lounge, pet spa, club room, swimming pool, and a spacious courtyard.



KEITH VALENTINE
678.718.1882
KValentine@retail-pa.com

MICHAEL ZACHARIA
703.905.0268
michael.zacharia@cbre.com

Retail Property Advisors // 678.718.1880 // 2100 RiverEdge Pkwy. // Suite 1050, Atlanta, GA 30328 // Retail-PA.com

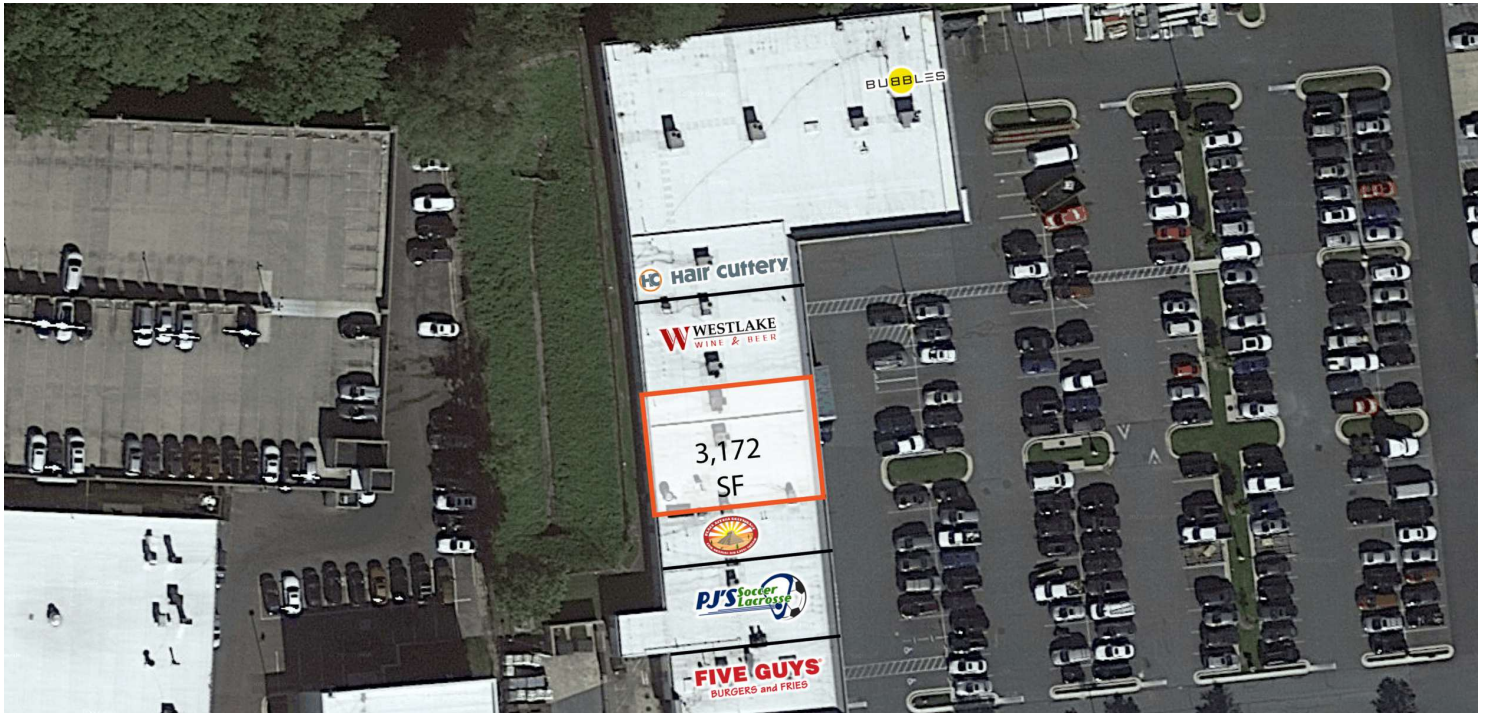
ATLANTA // TAMPA // PASADENA, CA // AUBURN // SARASOTA // BALTIMORE

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, any special list conditions imposed by our Principals.



3,172 SF AVAILABLE
7111 Westlake Ter., Bethesda, MD 20817

Location Maps



KEITH VALENTINE
678.718.1882
KValentine@retail-pa.com

MICHAEL ZACHARIA
703.905.0268
michael.zacharia@cbre.com

Retail Property Advisors // 678.718.1880 // 2100 RiverEdge Pkwy. // Suite 1050, Atlanta, GA 30328 // Retail-PA.com

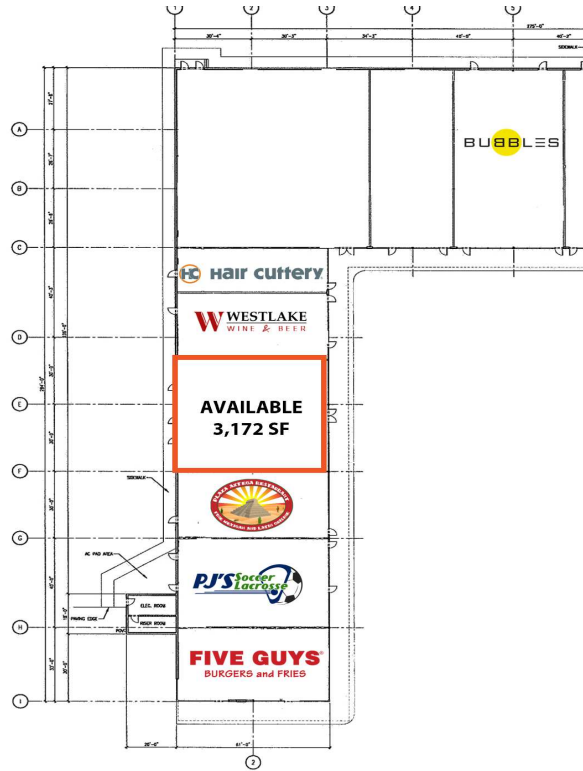
ATLANTA // TAMPA // PASADENA, CA // AUBURN // SARASOTA // BALTIMORE

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, any special list conditions imposed by our Principals.



3,172 SF AVAILABLE
7111 Westlake Ter., Bethesda, MD 20817

Lease Spaces



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
3,172 SF	Available	3,172 SF	NNN	Negotiable



KEITH VALENTINE MICHAEL ZACHARIA
678.718.1882 703.905.0268
KValentine@retail-pa.com michael.zacharia@cbre.com

Retail Property Advisors // 678.718.1880 // 2100 RiverEdge Pkwy. // Suite 1050, Atlanta, GA 30328 // Retail-PA.com

ATLANTA // TAMPA // PASADENA, CA // AUBURN // SARASOTA // BALTIMORE

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, any special list conditions imposed by our Principals.