



3,172 SF AVAILABLE

7111 Westlake Ter., Bethesda, MD 20817

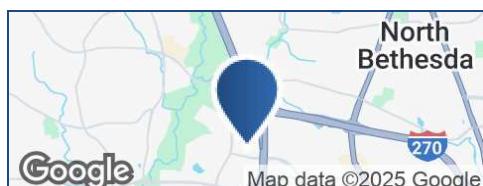
### Property Summary



#### 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.



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

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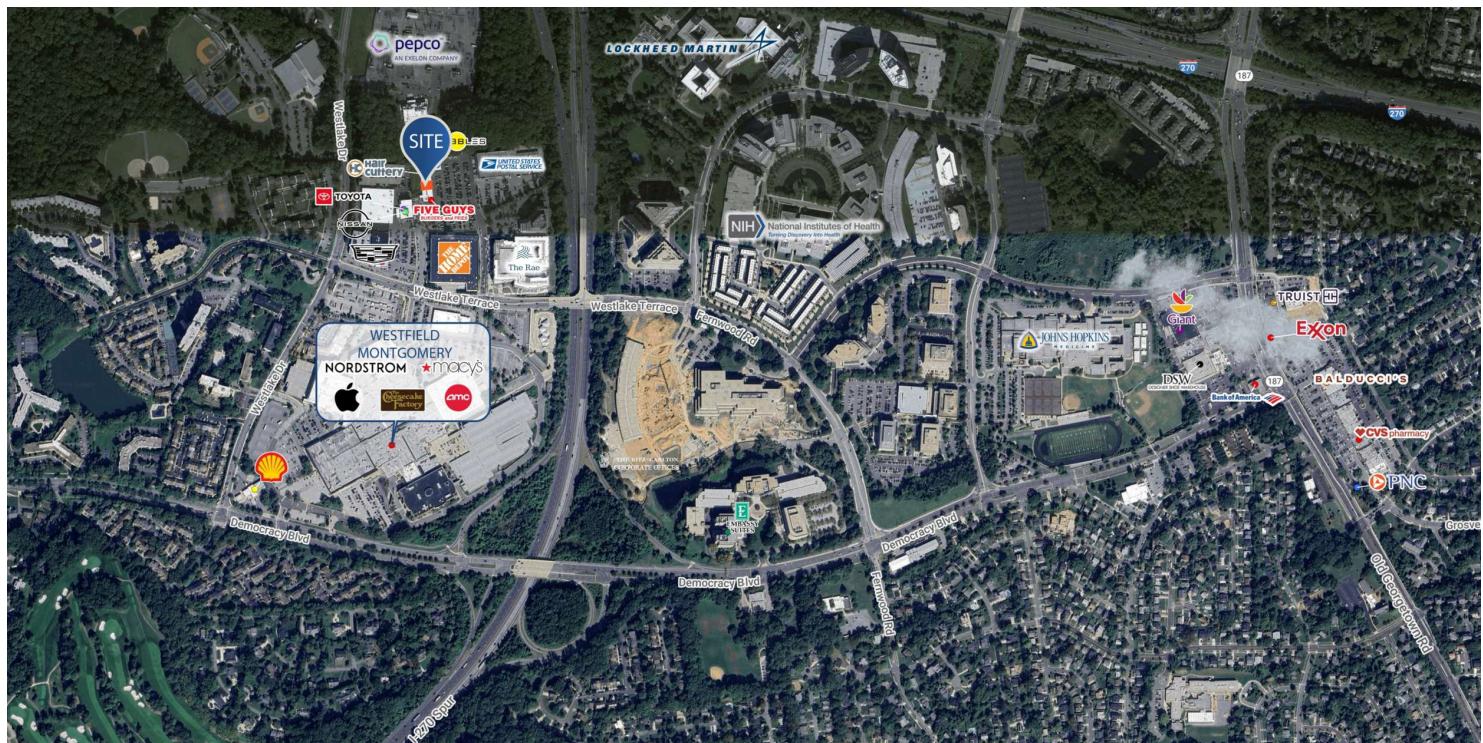
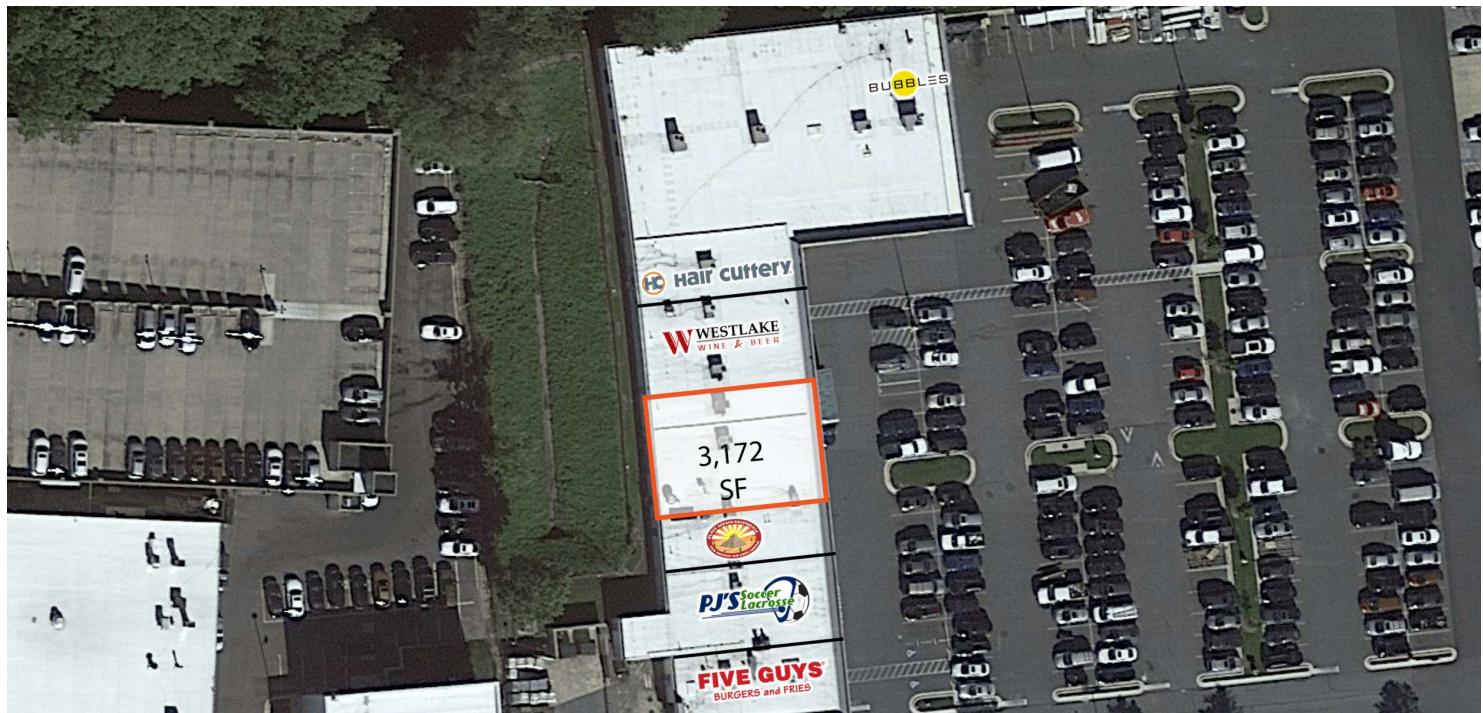
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*Location Maps*



**RPA**  
RETAIL PROPERTY ADVISORS

**CBRE**

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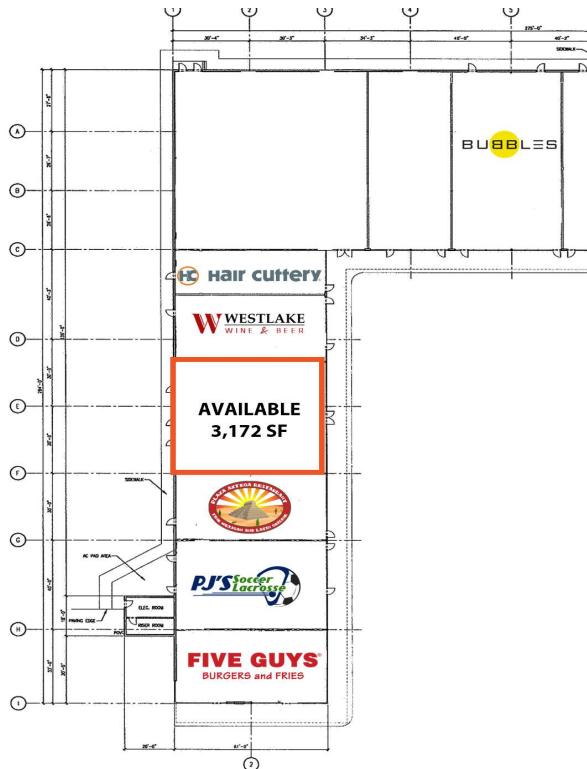
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*Lease Spaces*



**AVAILABLE SPACES**

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



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