



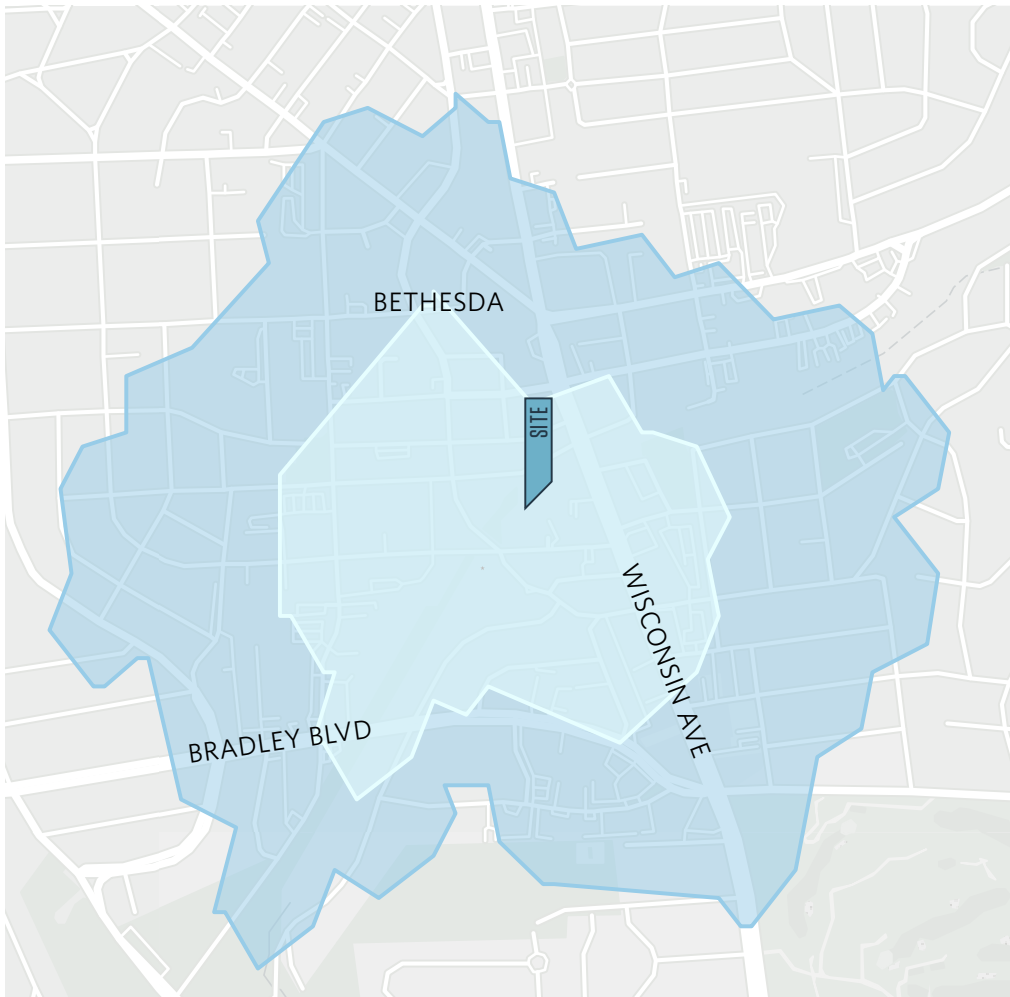
FLATS

AT BETHESDA

klnb

PROPERTY HIGHLIGHTS

- 1,527 SF street level retail space with 3,333 SF lower level with significant kitchen infrastructure
- Located in the heart of downtown Bethesda, the high end retail nerve center of Montgomery County. Immediately adjacent to Bethesda Row, Pottery Barn, Chopt, PAUL Bakery, SILVER and One Medical
- Surrounded by high-end residential and office density.



DEMOGRAPHICS

	5-MIN WALK	10 MIN WALK	1 MILE	3 MILE	5 MILE
POPULATION	2,789	8,256	25,092	150,188	490,662
DAYTIME POPULATION	14,403	26,787	42,511	119,230	721,996
HOUSEHOLDS	1,655	4,689	12,387	60,628	202,859
AVG HH INCOME	\$133,227	\$154,891	\$193,610	\$233,358	\$183,685



BETHESDA
3,200 ADR
0.4 MILES AWAY



39,835 ADT
WISCONSIN AVE



WALKSCORE: 98

FLATS
AT BETHESDA

klnb

SITE PLAN

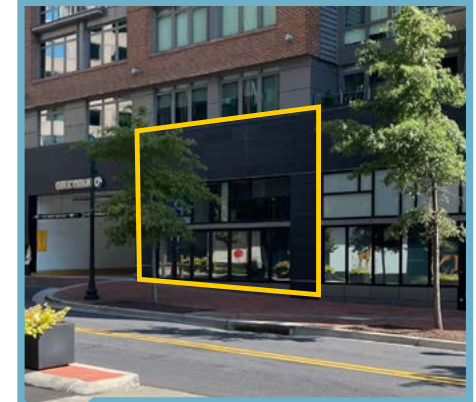
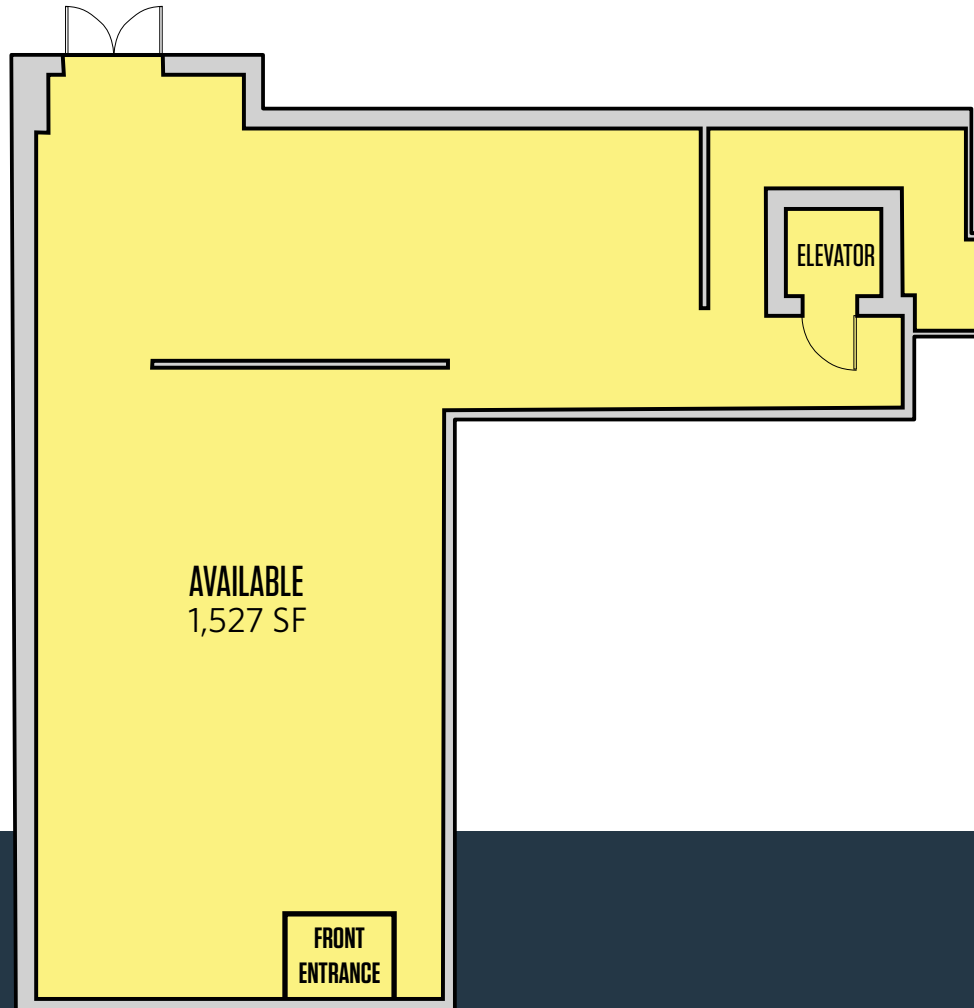


one medical
 AVAILABLE
 4,860 SF
 iCRYO

• 4,860 SF available
 (1,527 SF Street Level & 3,333 SF Lower Level)

SITE PLAN: STREET LEVEL

4,860 SF SPACE



VIEW FROM
BETHESDA AVE

[VIEW VIDEO TOUR](#)

[VIEW VIRTUAL TOUR](#)

[VIEW DETAILED PLANS](#)

BETHESDA AVE

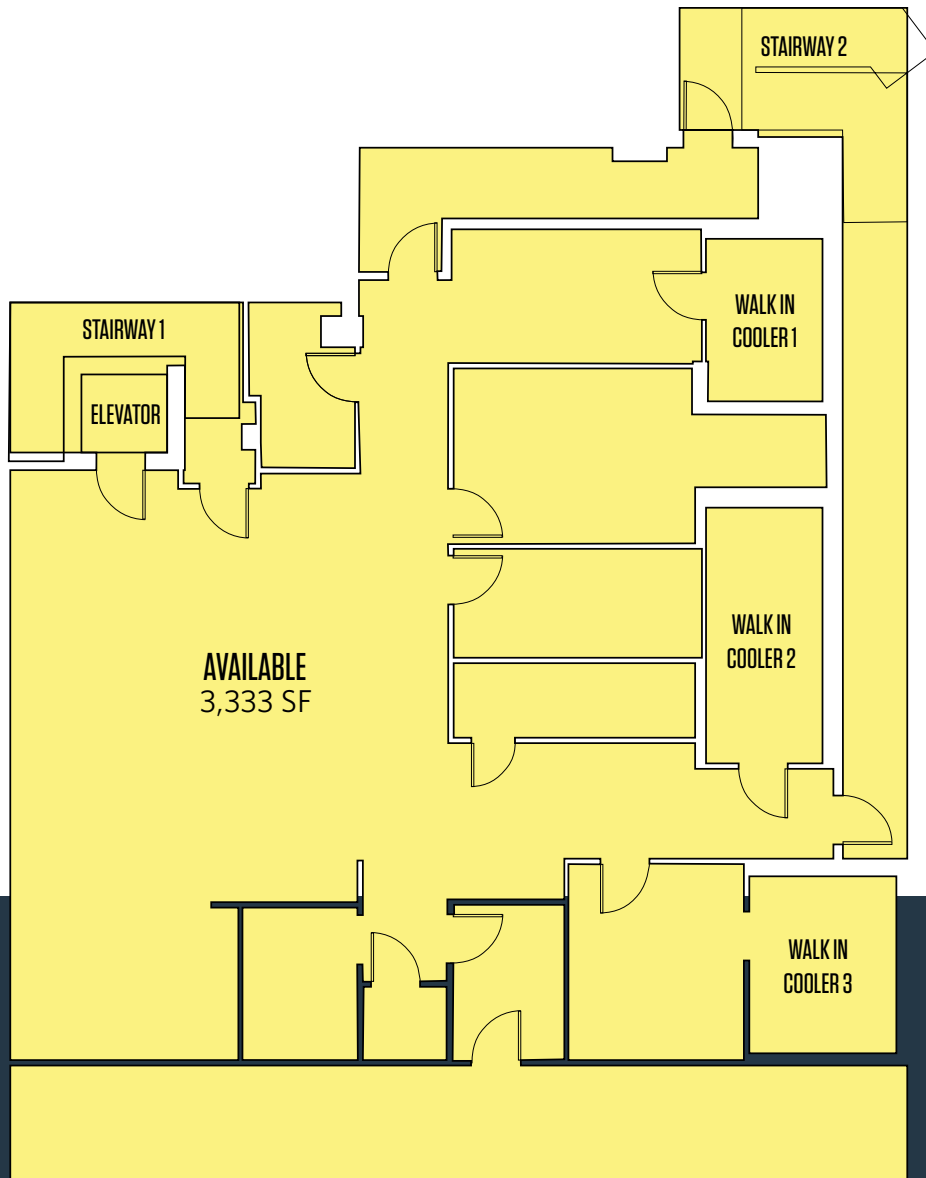


FLATS
AT BETHESDA

klnb

SITE PLAN: LOWER LEVEL

4,860 SF SPACE



[VIEW VIDEO TOUR](#)

[VIEW VIRTUAL TOUR](#)

[VIEW DETAILED PLANS](#)

FLATS

AT BETHESDA

CONTACT INFORMATION:

BEN BECKER
bbecker@klnb.com
202.420.7773

DIMITRI GEORGELAKOS
dimitri@klnb.com
703.268.2710

KELLY ATKINSON
katkinson@klnb.com
202-420-7762

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters

klnb
klnb.com