

CHEVY CHASE PAVILION

5335 WISCONSIN AVE NW, WASHINGTON, DC 20015

**SMALL SHOP, RESTAURANT & ANCHOR
SPACES AVAILABLE**

TRADER JOE'S

M
metro
FRIENDSHIP HEIGHTS
4,623 ADR

 **CLARION
PARTNERS**

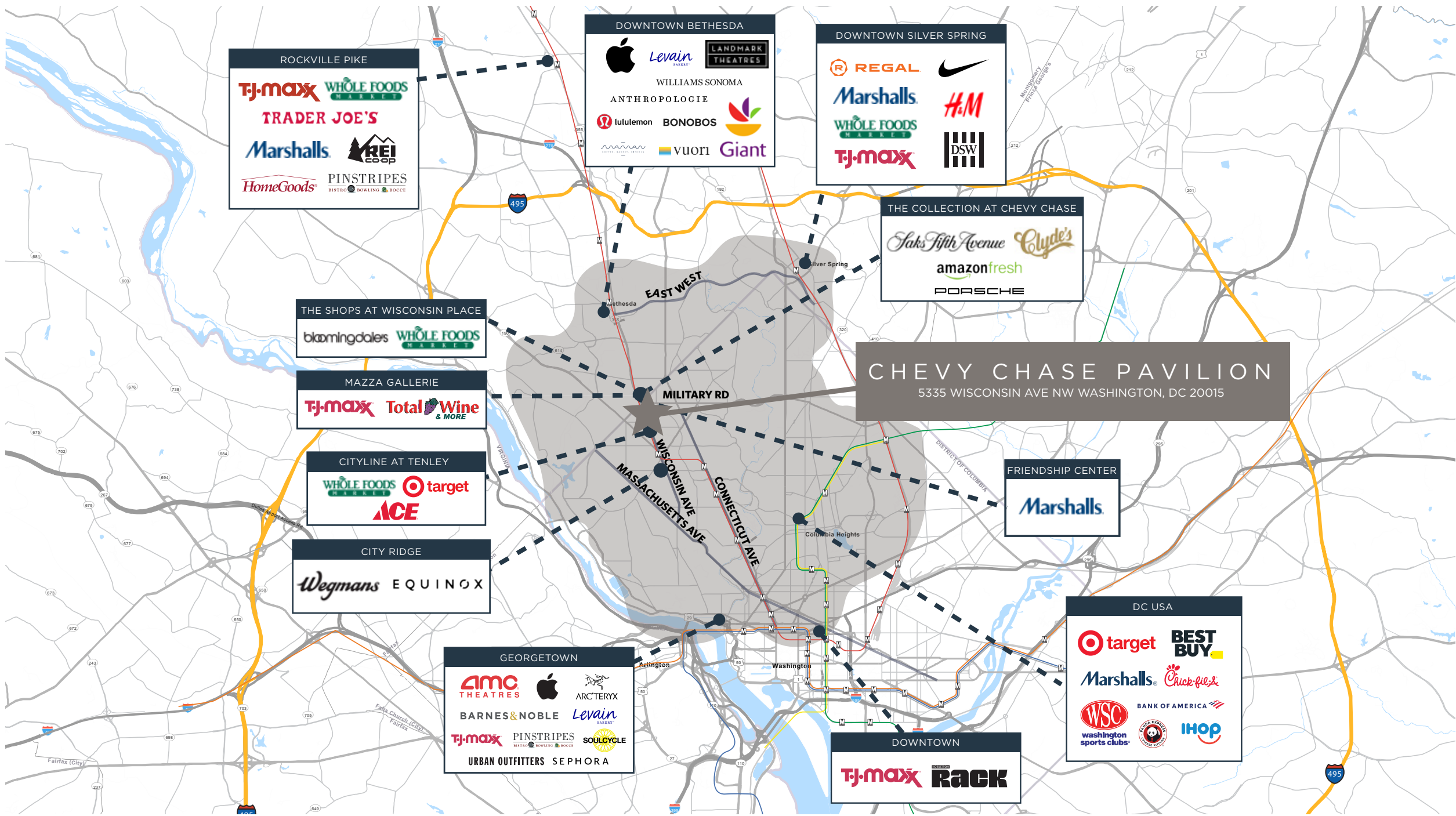
MATT SKALET
202.420.7775
mskalet@klnb.com

KELLY ATKINSON
202.420.7762
katkinson@klnb.com

JENNIFER PRICE
202.420.7768
jprice@klnb.com

KIM STEIN
202.652.2338
kstein@klnb.com

klnb





DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE | 10 MIN DRIVE | TRADE AREA |
|------------------------------|---------------|-----------------|------------------|-----------------|-----------------|
| POPULATION | 29,330 | 182,294 | 568,726 | 165,420 | 270,125 |
| AVERAGE HH INCOME | \$240,132 | \$232,167 | \$199,042 | \$235,209 | \$177,643 |
| DAYTIME POPULATION | 40,993 | 223,744 | 912,881 | 209,712 | 343,419 |
| HOUSEHOLDS | 13,574 | 81,300 | 283,682 | 73,665 | 129,636 |
| AVERAGE AGE | 45.8 | 41.0 | 37.5 | 41.8 | 38.8 |
| \$ SPENT ON DINING | \$112,048,826 | \$656,443,097 | \$2,009,109,593 | \$600,137,850 | \$1,186,014,119 |
| \$ SPENT ON GOODS & SERVICES | \$813,397,565 | \$4,646,612,539 | \$13,638,968,496 | \$4,290,576,616 | \$6,761,906,460 |

TRAFFIC



29,030 ADT
WISCONSIN AVENUE



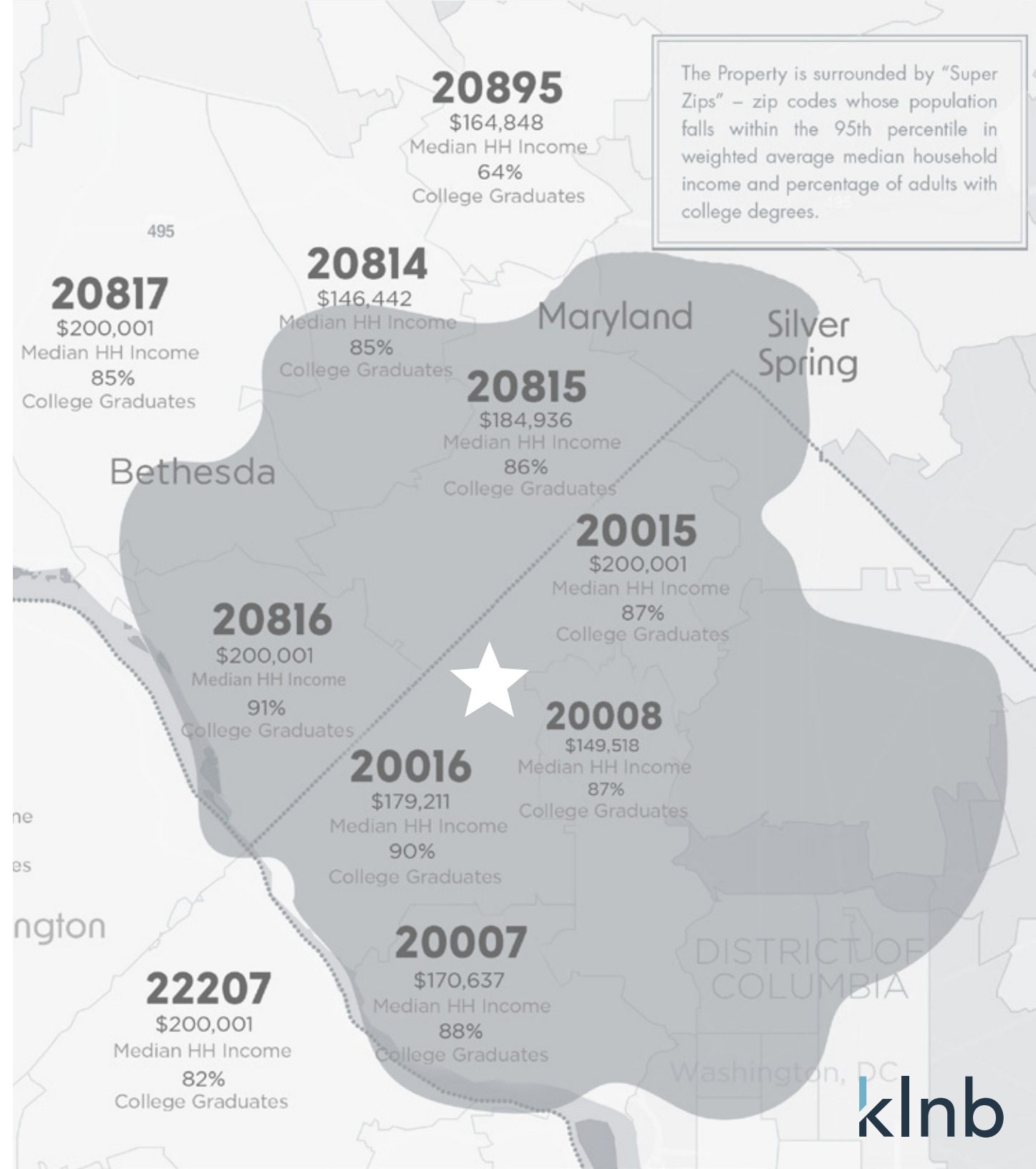
27,258 ADT
WESTERN AVENUE



10,087 ADT
MILITARY ROAD



4,623 ADR
FRIENDSHIP HEIGHTS
METRO RED LINE





PROJECT AT A GLANCE

- Retail GLA: 170,000 SF
- Rare anchor opportunity within the district of up to 115,000 SF
- Anchor, Junior Anchor and small shop spaces available
- 601 parking spaces
- New lobby and multiple direct metro connections (Friendship Heights | 4,623 ADR)
- Direct access from parking into anchor premises

NEIGHBORHOOD RETAILERS

bloomingdales

Total Wine & More

amazon fresh

Michaels

Clyde's



TJ-maxx

TRADER JOE'S

METRO LEVEL

ceiling height: 10'6" to 12' 0"

signed lease = ■
available = ■

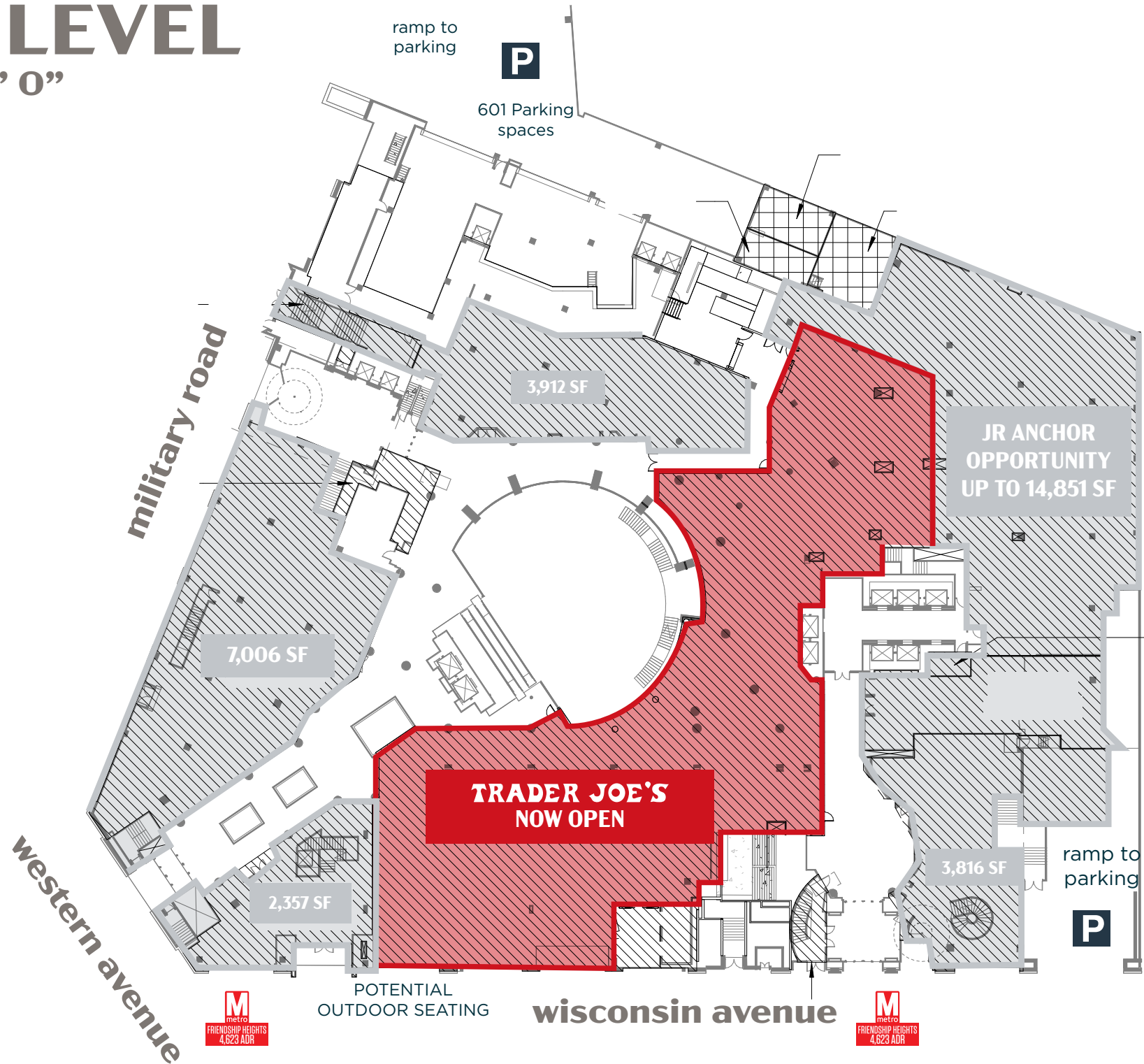


STREET LEVEL

ceiling height: 12' 0"

signed lease = ■

available = ■



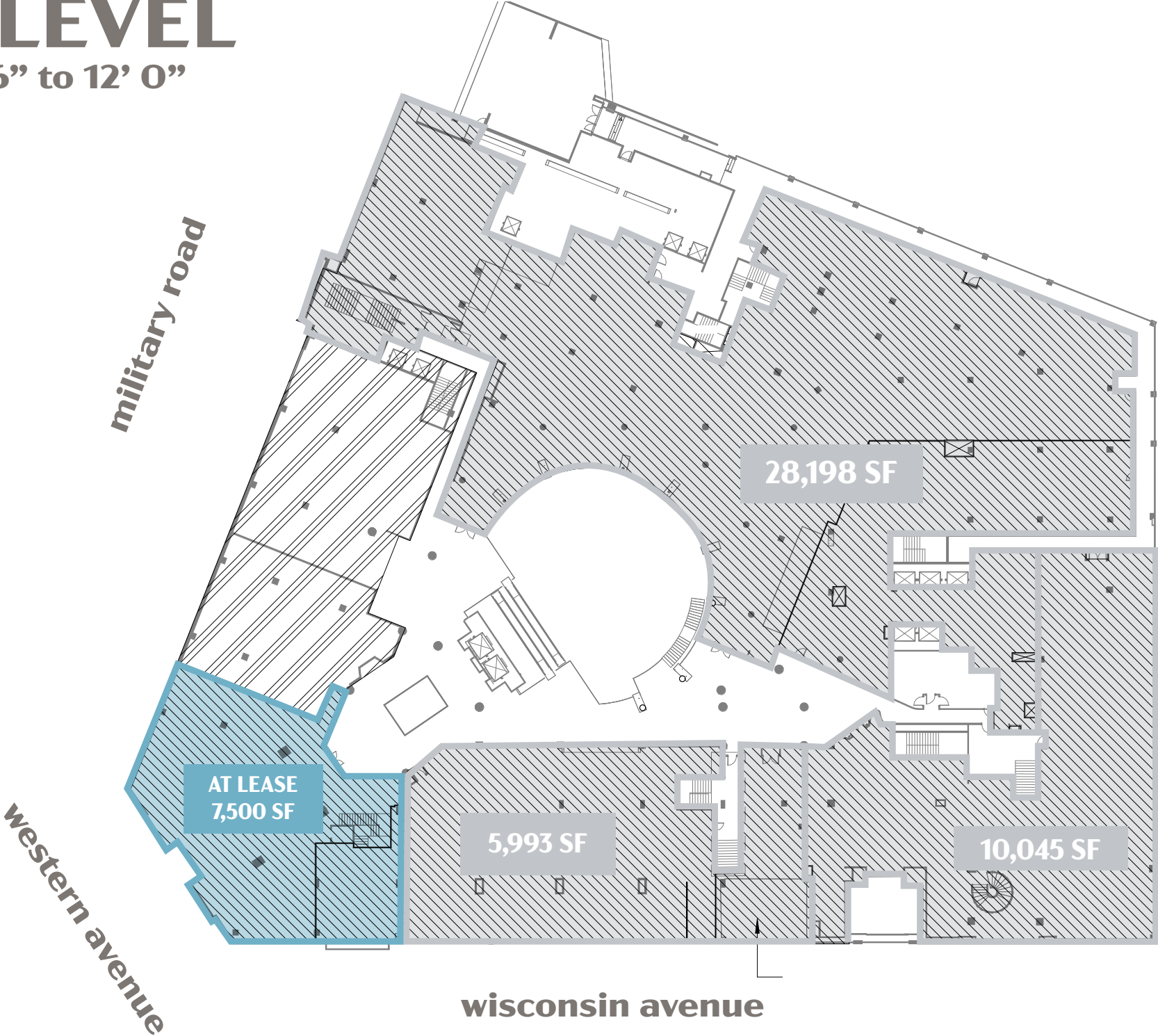
SECOND LEVEL

ceiling height: 10'6" to 12' 0"

available=



at lease=



CHEVY CHASE PAVILION

5335 WISCONSIN AVE NW, WASHINGTON, DC 20015

Matt Skalet
mskalet@klnb.com
202.420.7775

Kelly Atkinson
katkinson@klnb.com
202.420.7762

Kim Stein
kstein@klnb.com
202.652.2338

Jenn Price
jprice@klnb.com
202.420.7768



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 & make no warranty of any kind, express or implied, with respect to the property or any other matters.

