

1064-1066 WISCONSIN AVENUE

GEORGETOWN



FLAGSHIP RETAIL
OPPORTUNITY FOR LEASE



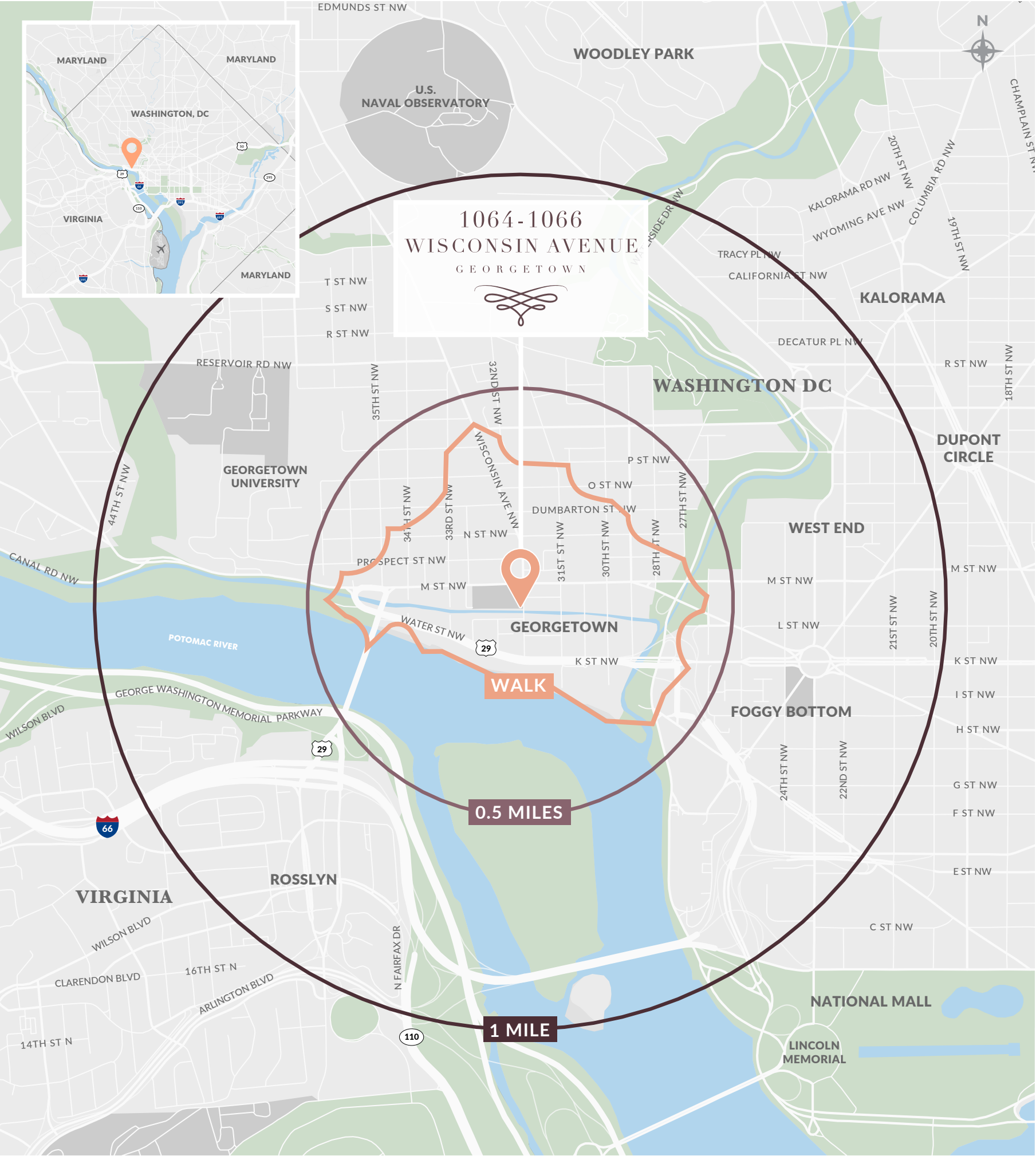
HISTORIC GEORGETOWN

Situated along the Potomac River, Georgetown is Washington DC's most historic and iconic neighborhood.

For decades, Georgetown has been the District's **go-to retail destination** and a must see for locals and tourists alike. Lined with charming cobblestone streets, luxury international brands and boutiques, spas, upscale restaurants, political watering holes and live music venues, **retail storefronts are on stage.**

1064-1066 Wisconsin Avenue is ideally positioned with visibility to the highly trafficked pedestrian intersection of M and Wisconsin. This signature building provides an unrivaled opportunity for a retailer to position their brand.





AN ICONIC
NEIGHBORHOOD



190

STORES & RESTAURANTS



8M

ANNUAL TOURISTS



14,878

EMPLOYEES



45,000+

STUDENTS



\$666M

ANNUAL RETAIL SALES



731

HOTEL ROOMS



9,184

RESIDENTS

ALL WITHIN 0.5 MILE

DEMOGRAPHICS

POPULATION

3,244

7,208

43,718

DAYTIME POPULATION

15,374

19,840

118,727

AVERAGE HOUSEHOLD INCOME

\$296,364

\$273,823

\$198,467

AVERAGE HOME VALUE

\$1,478,220

\$1,443,643

\$1,167,681



THE OPPORTUNITY

8,400 SF

Available over three floors

Expansive frontage on
Wisconsin Ave
for maximum brand exposure

Located steps from the
premiere retail intersection of
M St & Wisconsin Ave

Balcony outdoor seating
with canal views

Highly desired
outdoor patio space

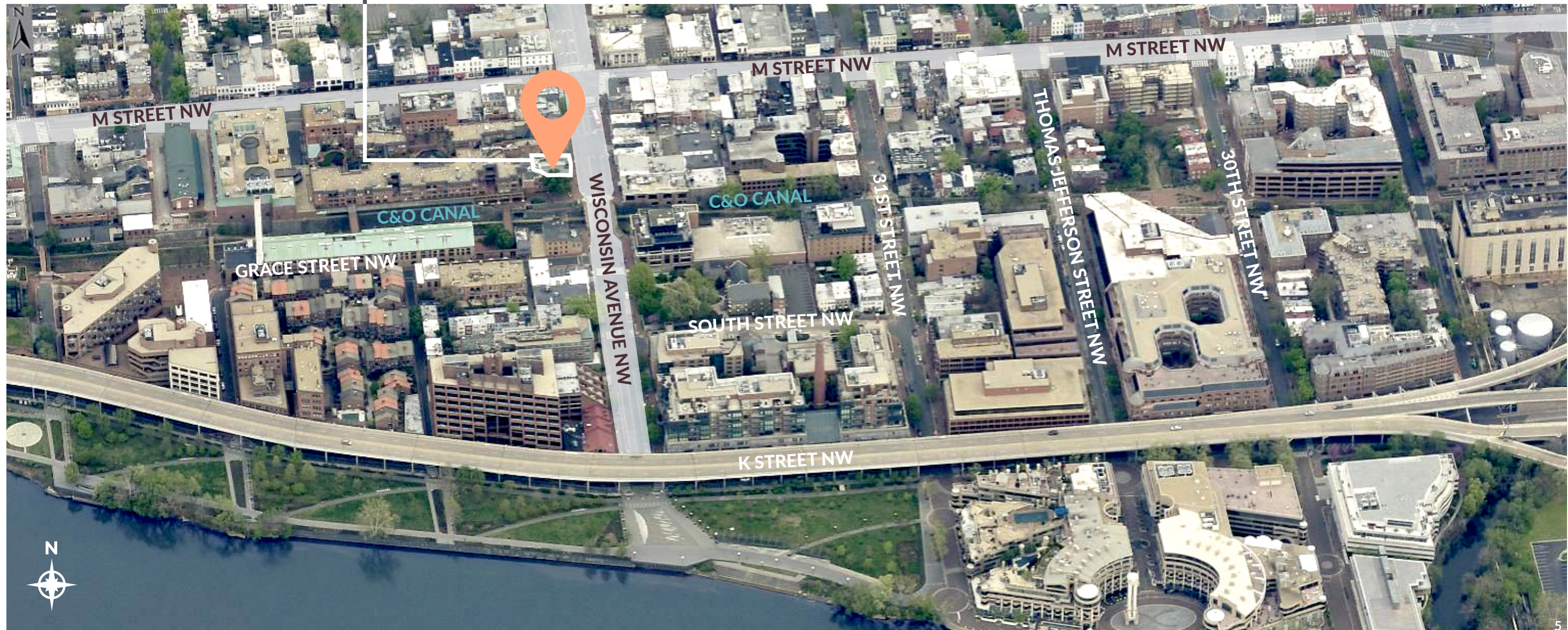
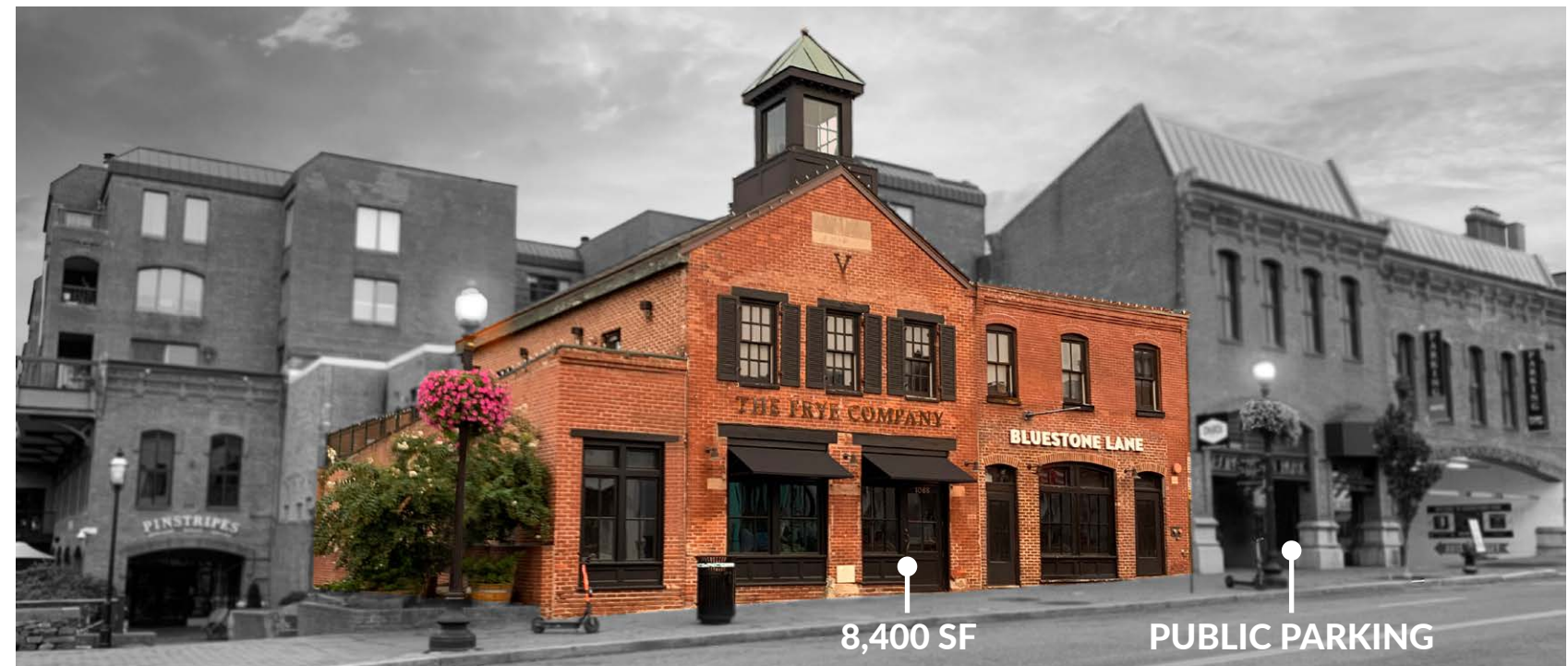
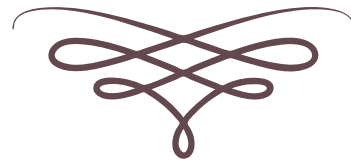
21' 2"
Ceiling heights

Immediately adjacent to the
historic **C&O Canal**

Classic Georgetown
brick architecture



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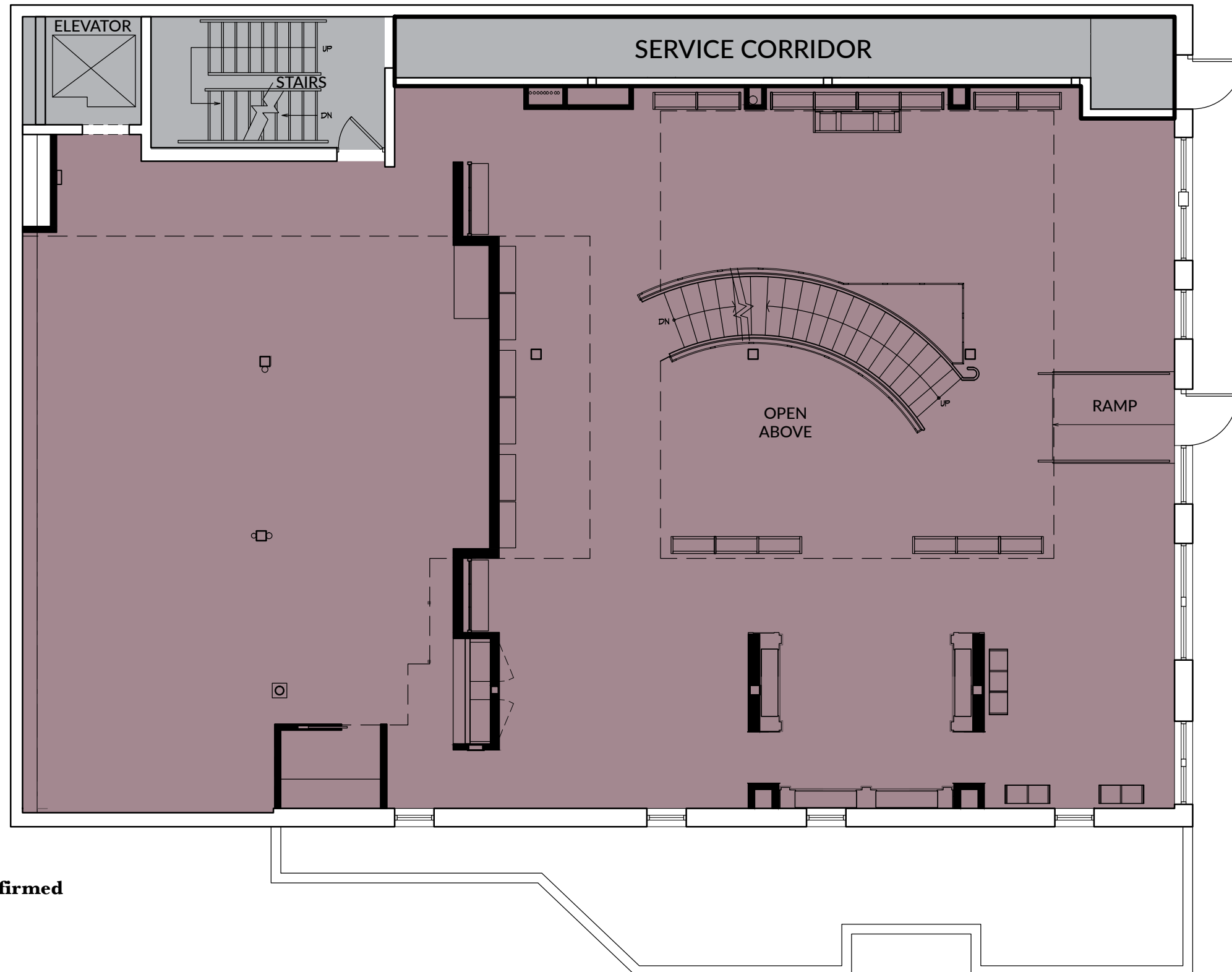
GEORGETOWN RETAIL MARKET



FLOOR PLANS

TOTAL SQUARE FOOTAGE ON 3 LEVELS: 8,400 SF

GROUND LEVEL: 4,700 SF AVAILABLE

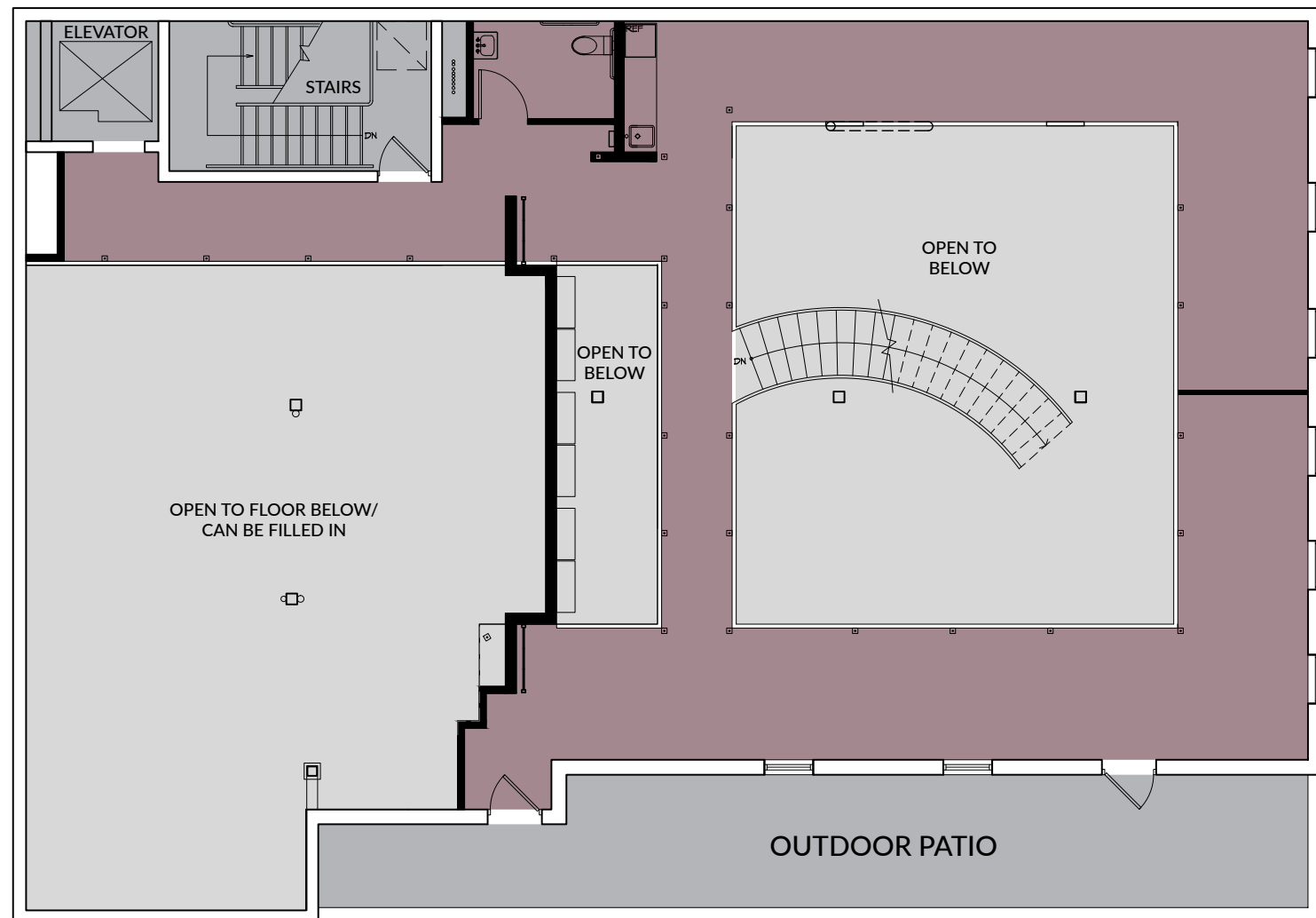


Estimated square footage to be confirmed

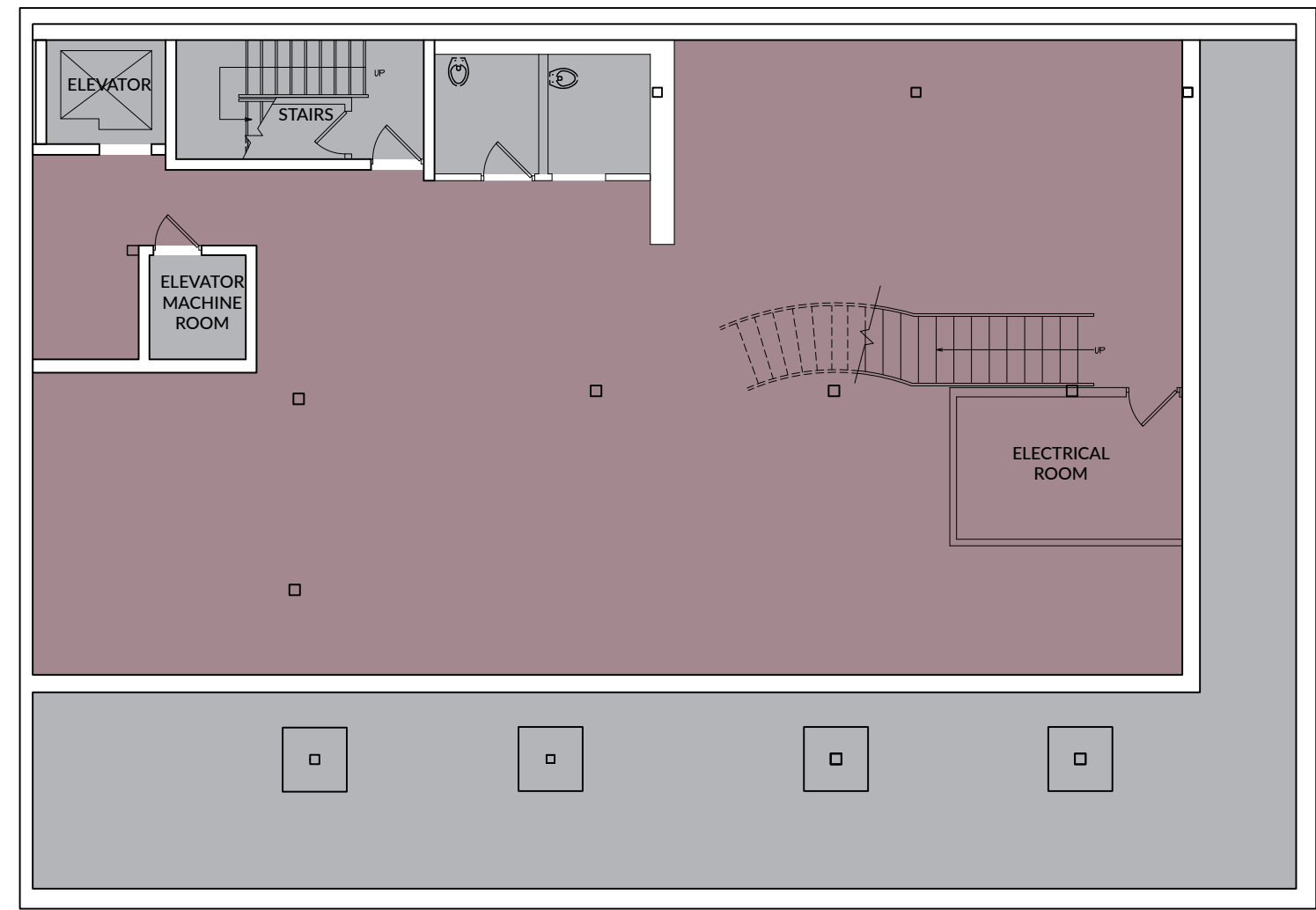
FLOOR PLANS

TOTAL SQUARE FOOTAGE ON 3 LEVELS: 8,400 SF

MEZZANINE LEVEL: 1,700 SF AVAILABLE



LOWER LEVEL: 2,000 SF AVAILABLE



Estimated square footage to be confirmed

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FOR MORE INFORMATION

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