

DOWNTOWN BETHESDA RETAIL BUILDING EXCLUSIVE OFFERING FOR SALE



**4923–4933 St. Elmo Avenue
Bethesda, Maryland 20814**

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THE OFFERING

**4923-4933 St. Elmo Avenue
Bethesda, MD 20814**

9,800+/- Sq. Ft. Building

7 Commercial/ Retail Units (6 Tenants)

9,000+/- Sq. Ft. Land

Zoned CR-3.0 C-3.0 R-2.75 H-110

Built in 1959 (4923-4925) and 1966 (4927 – 4933)



VALUE-ADD OPPORTUNITY

Approximately 1,558 square feet of the building is available for a storefront retail user. Prominent building signage is available. Adjacent public parking lot and garage, ample metered street parking, plus eight (8) onsite spaces, multiple restaurants and amenities within walking distance make this a superb site for attracting employees and clients.

Centrally located in Downtown Bethesda between Old Georgetown Road and Norfolk Avenue, just a 5-minute walk to Metro and less than 10 minutes from I-495 makes this a great opportunity to lease, own and operate a mixed-use property with thriving tenants and neighboring businesses in one of the best markets in the country.

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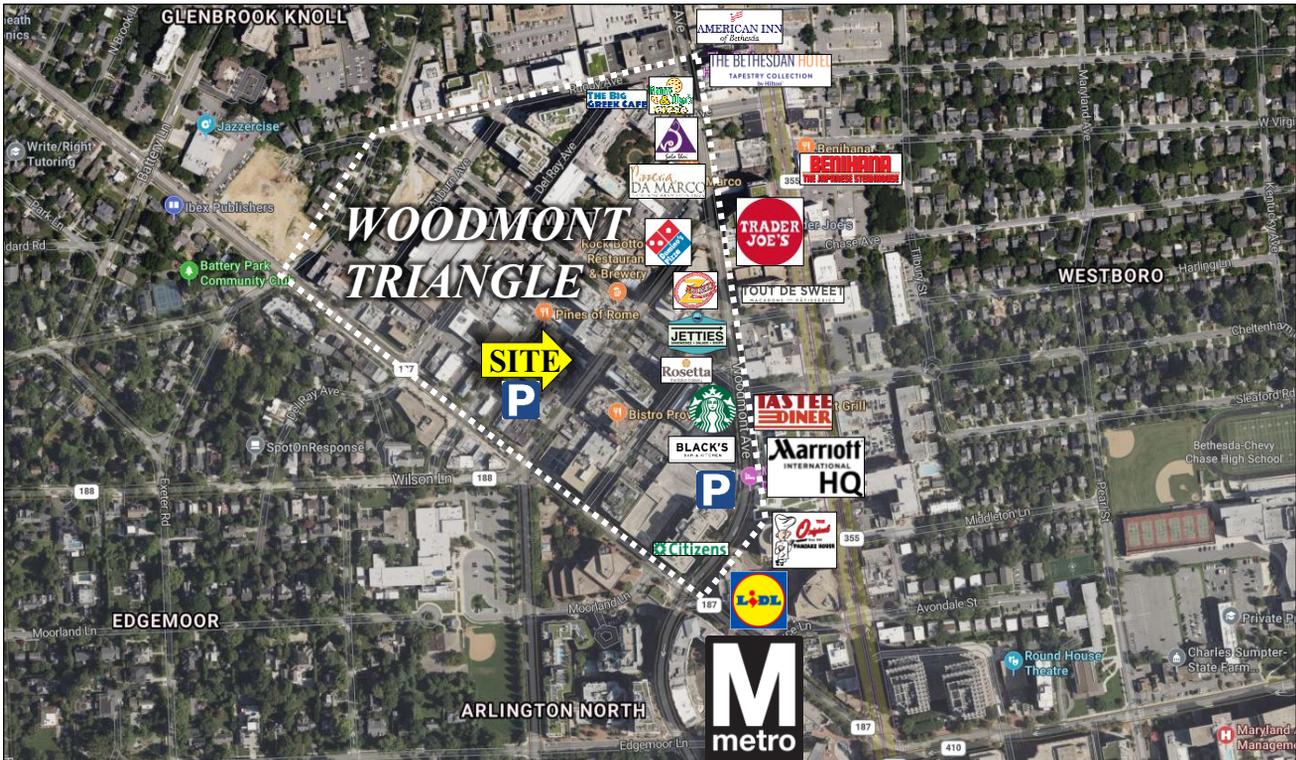
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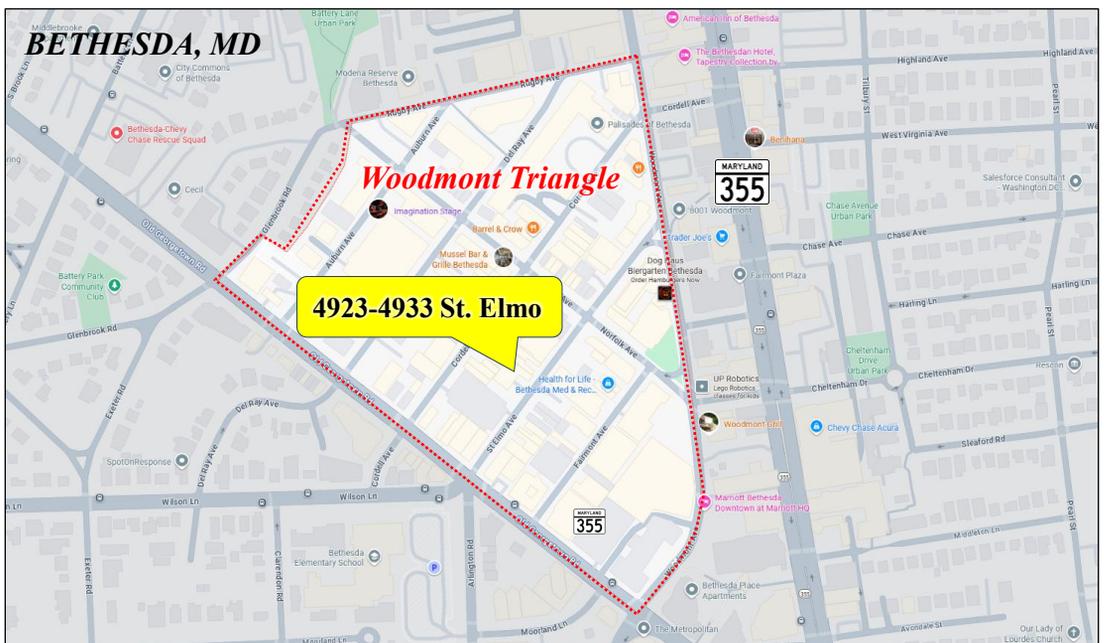
With proximity to Woodmont Triangle's best amenities, Bethesda Metro, and Marriott Headquarters, 4923-4933 St. Elmo is surrounded by 5.3 million square feet of office, over 5,000 residential units, and almost 600 hotel rooms within walking distance.



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Property Overview

4923-4933 St. Elmo Avenue (the “Property”) consists of approximately 9,000 square feet of land zoned CR-3.0 C-3.0 R-2.75 H-110 improved by an approximately 9,800 square foot commercial building with 4927-4933 built in 1966 and 4923-4925 built in 1959. The building has eight (8) onsite parking spaces. There is 1,558 square feet of vacant retail space that was previously a bakery.



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Property Details

Location

4923-4933 St. Elmo Avenue, Bethesda, Maryland 20814

Lot Size

9,000+/- square feet

Zoning

CR-3.0 C-3.0 R-2.75 H-110 [[Link to Allowable Use Table](#)]

Year Built

1959 (4923-4925) and 1966 (4927-4933)

Building Area

9,800+/- gross square feet

Construction

Masonry

Surface Parking Onsite

8 spaces - parking lot redone in 2000

Roof

Flat roof, parapet walls, and sealed membrane. Roof replaced on units 4927-4933 in 2015. Roof recoated in 2019.

Exterior Finishes

Brick

HVAC

Eight (8) independent HVAC units serving the retail

Utilities

Gas, electric, public sewer & water

Property Taxes

\$48,960 (Levy Year 2025)

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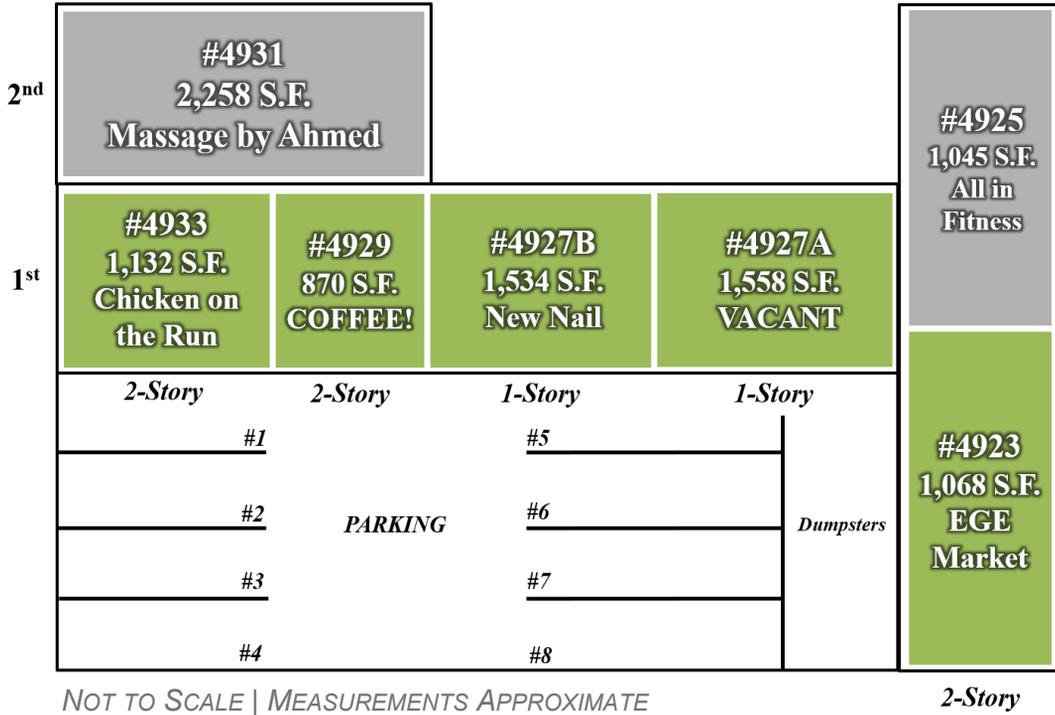


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Stacking Plan



Rent Roll

Property: 4923 - 4933 St. Elmo Ave.

St. Elmo Lease Summary by 4923 St Elmo Partnership

Unit(s)	Lease	Area	Lease From	Lease To	Rent/SF	Annual Rent	Monthly Rent
4923	EGE Market	1,068	Oct-2021	9/30/2031	\$39.62	\$42,314.16	\$3,526.18
4925	All In Fitness	1,045	May-2020	4/30/2028	\$31.35	\$32,760.75	\$2,730.06
4927A	VACANT	1,558	N/A	N/A	\$0.00	\$0.00	\$0.00
4927B	New Nail	1,534	Feb-2024	1/31/2029	\$41.63	\$63,864.00	\$5,322.00
4929	COFFEE!	870	Mar-2025	2/28/2030	\$40.00	\$34,800.00	\$2,900.00
4931	Massage by Ahmed	2,258	Sept-2015	6/30/2028	\$26.25	\$59,280.00	\$4,940.00
4933	Chicken on the Run	1,132	July-2022	6/30/2027	\$52.57	\$59,508.00	\$4,959.00
TOTALS:		9,465				\$292,526.91	\$24,377.24

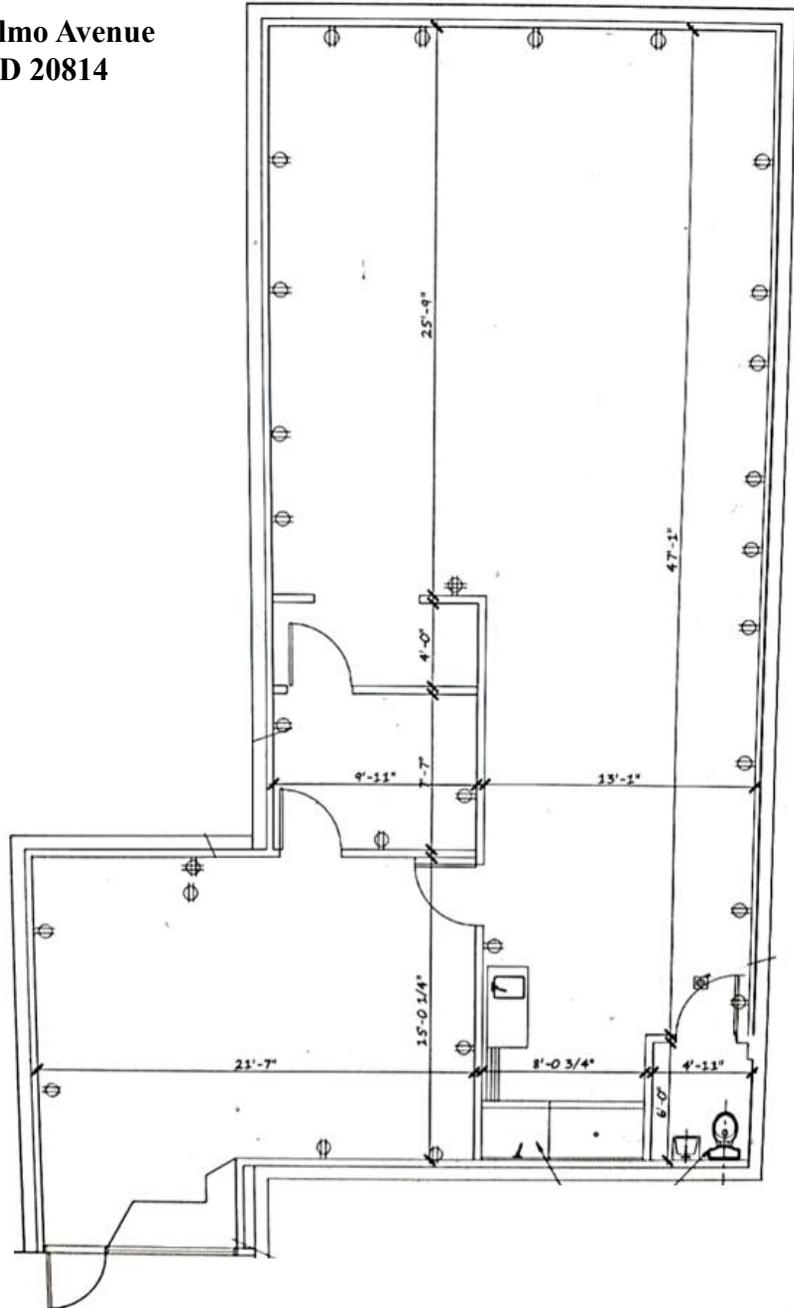
Unit	Furnace	A/C
4923	Jun-21	Jun-21
4925	Jul-25	Jul-25
4927A	Jul-25	Jul-25
4927B	Apr-25	Apr-25
4929	Dec-17	Dec-17
4931A	Aug-18	Jun-18
4931B	Sep-23	Sep-23
4933	Jul-25	Jul-25

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Sample Floor Plan – Vacant Unit 4927A

4927-A St. Elmo Avenue
Bethesda, MD 20814

1,558 R.S.F.



NOT TO SCALE | MEASUREMENTS APPROXIMATE

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Bethesda Overview

Bethesda is an affluent, highly educated urban community in Montgomery County, Maryland, located just northwest of Washington, D.C. Once a rural way station for tobacco farmers, the area was transformed into a bustling suburb by the arrival of the streetcar in the late 19th century.

Downtown Bethesda is a major urban core for Montgomery County. Since a Metro station opened in the 1980s, the area has changed from a collection of auto repair shops to a vibrant hub for dining, shopping, and arts. With nearly 700 places to eat and drink, downtown offers an array of independent and upscale restaurants. Options range from celebrity chef-owned eateries to longtime staples like the Bethesda Crab House. The area features premier retail spaces, including the upscale Bethesda Row, which houses high-end boutiques and well-known brands. As an official Arts & Entertainment District, downtown is home to venues like the Round House Theatre and the Strathmore Music Center, which hosts concerts and art exhibits. The area also produces several annual arts events.

Beyond the downtown core, Bethesda encompasses a range of distinct neighborhoods.

Woodmont Triangle is a bustling district that combines historic buildings with modern development, featuring restaurants and art galleries. Chevy Chase is known for its tree-lined residential streets, parks, and top-ranked schools, appealing to families and retirees. Glen Echo is a quieter, more historic neighborhood near the Potomac River, home to Glen Echo Park.

Bethesda has a strong economy, a highly educated populace, and a high cost of living driven primarily by high housing costs. It is consistently ranked as one of the most affluent and educated communities in the U.S.. The median household income is over \$190,000, and a large portion of the population holds a bachelor's degree or higher. The local economy is bolstered by major institutions and corporations, including the National Institutes of Health (NIH), the Walter Reed National Military Medical Center, Marriott International, and Lockheed Martin.

Its closeness to Washington, D.C. is a major draw for commuters. The Bethesda Metro station provides a direct link to the city, and the Capital Crescent Trail offers an 11-mile path for cyclists and pedestrians. The Bethesda Circulator is a free bus service that helps residents navigate downtown. Numerous parks, including Cabin John Regional Park and the Carderock Recreational Area near the Potomac River, provide residents with green space and recreational opportunities.

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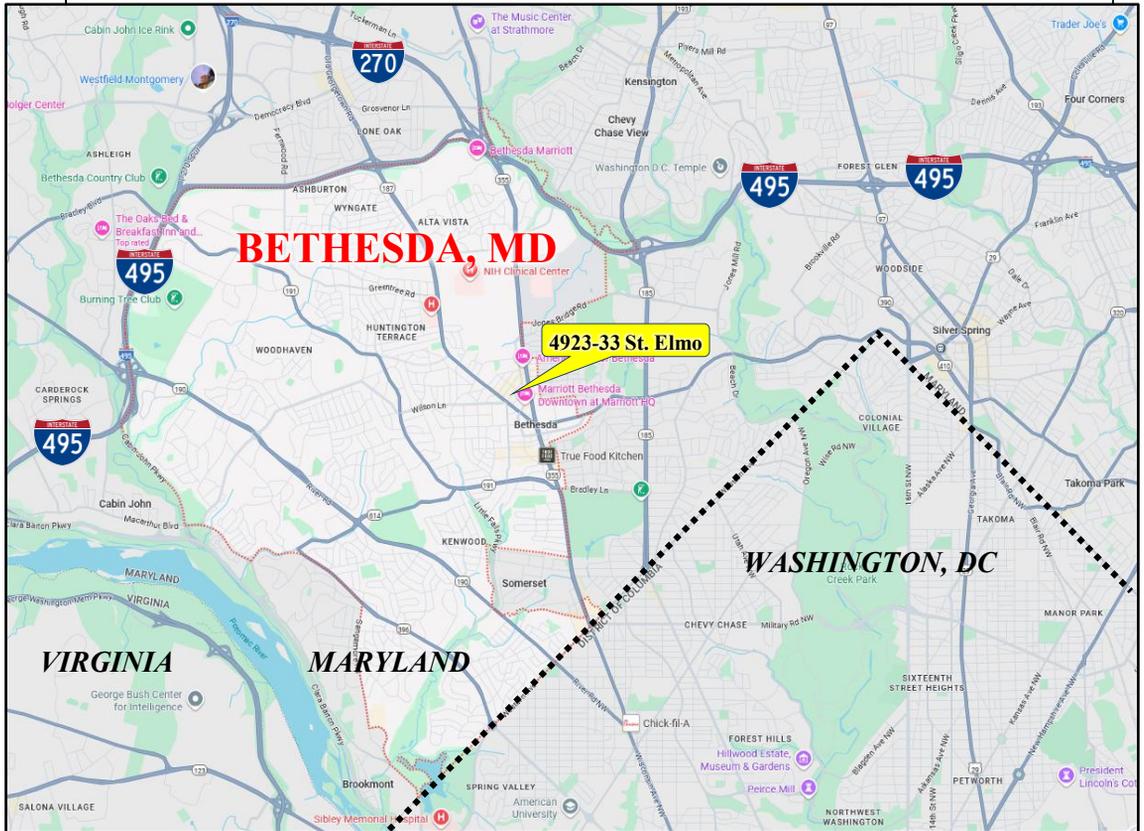


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Bethesda Overview



Round House Theatre



Bethesda Row



The Music Center at Strathmore



Glen Echo Park



Bowlero Bethesda



Cabin John Regional Park



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