

AVAILABLE
FOR LEASE



1222

WISCONSIN AVE

NW | WASHINGTON DC

GEORGETOWN

FLAGSHIP LOCATION

6,922-13,844 SF
AVAILABLE

HR
RETAIL

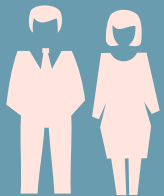
WWW.HRRetail.COM



NEIGHBORHOOD HIGHLIGHTS (2025)



\$285,425
AVERAGE HH INCOME
0.5 MILE



20,583
DAYTIME POPULATION
0.5 MILE



4,398
HOUSING UNITS
0.5 MILE



3,515
RESIDENTIAL UNITS
DELIVERED
0.5 MILES



5
PLANNED/PROPOSED
RESIDENTIAL UNITS
0.5 MILES



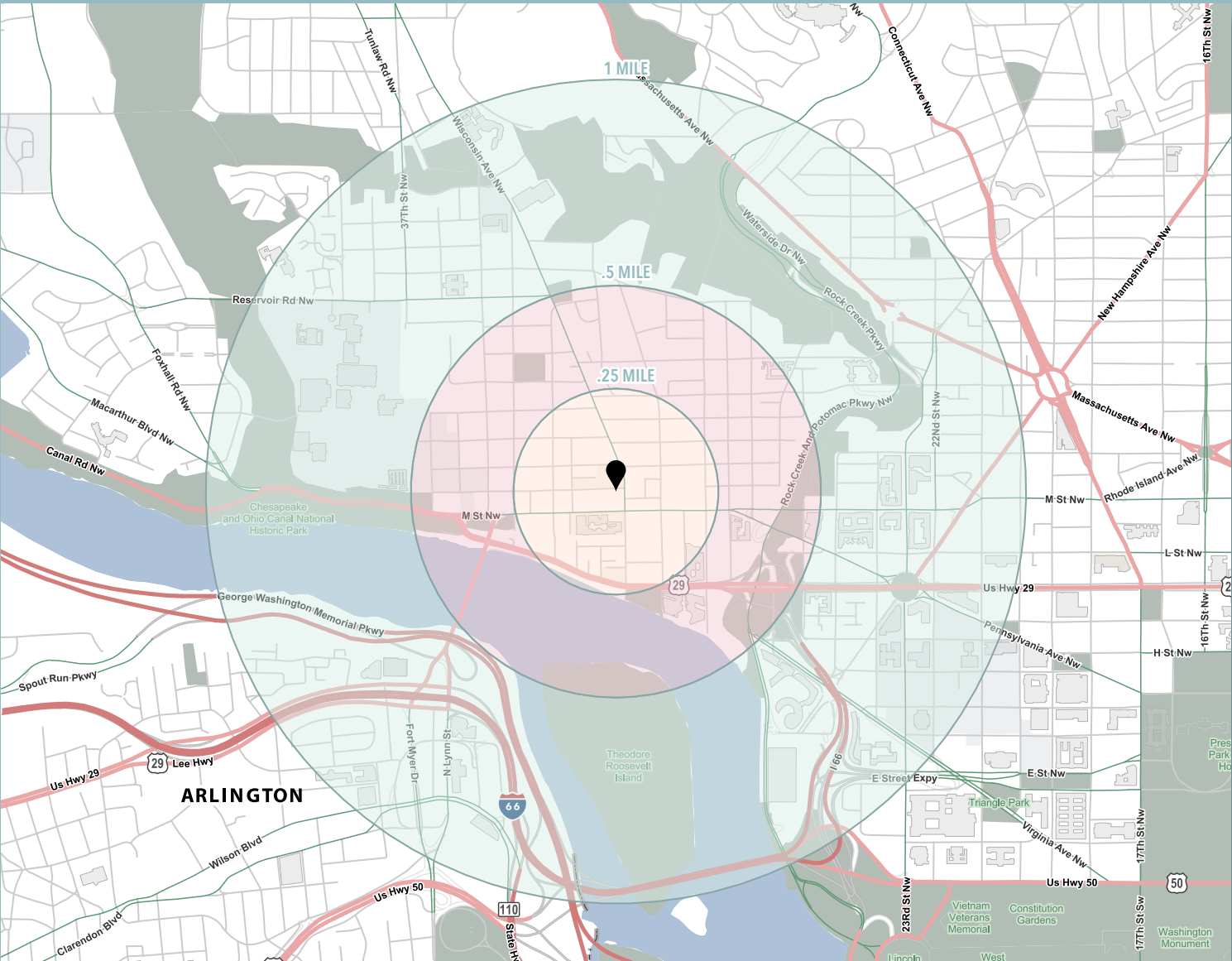
13M
VISITORS TO
GEORGETOWN
ANNUALLY

Market Positioning & Demographics

Where History Meets Modern Luxury

Georgetown is one of Washington, DC’s most historic and distinguished neighborhoods. Founded in 1751 as a thriving port town along the Potomac River, Georgetown has evolved from a colonial trading hub into a premier destination for shopping, dining, and culture. Its cobblestone streets, classic architecture, and waterfront setting create a timeless atmosphere that blends heritage with sophistication.

Today, Georgetown is home to an exceptional mix of luxury retailers, boutique shops, and acclaimed restaurants such as Fiola Mare, Clyde’s, and Martin’s Tavern. Anchored by Georgetown University and the scenic Waterfront Park, the neighborhood attracts a diverse and affluent audience seeking an authentic yet modern urban experience. With its rich history, vibrant streetscape, and unmatched charm, Georgetown remains one of Washington, DC’s most sought-after destinations.



2025 DEMOGRAPHICS

				
Total Population	Total Employees	Average HH Income	Total Businesses	Median Age
.25 2,158	.25 8,051	.25 \$249,283	.25 756	.25 31.7
.5 7,825	.5 17,786	.5 \$285,425	.5 1,352	.5 36.9
1 40,346	1 99,155	1 \$210,264	1 4,651	1 30.2

BY THE NUMBERS



60 retailers and restaurants opened in 2023



40+ leases signed and opened in 2024



850 retail, restaurant, office, and hospitality tenants

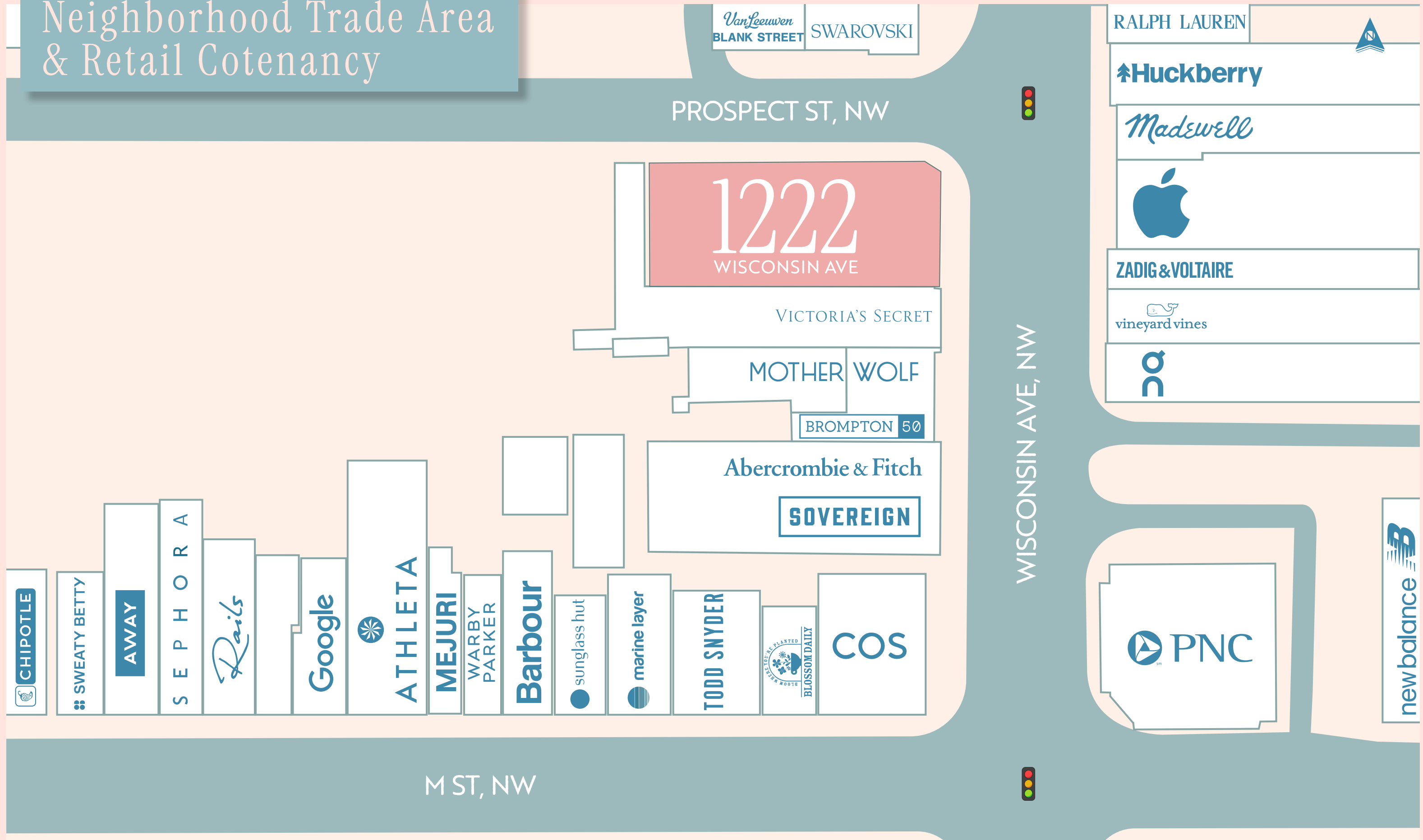


20,392 students
7,295 faculty/staff



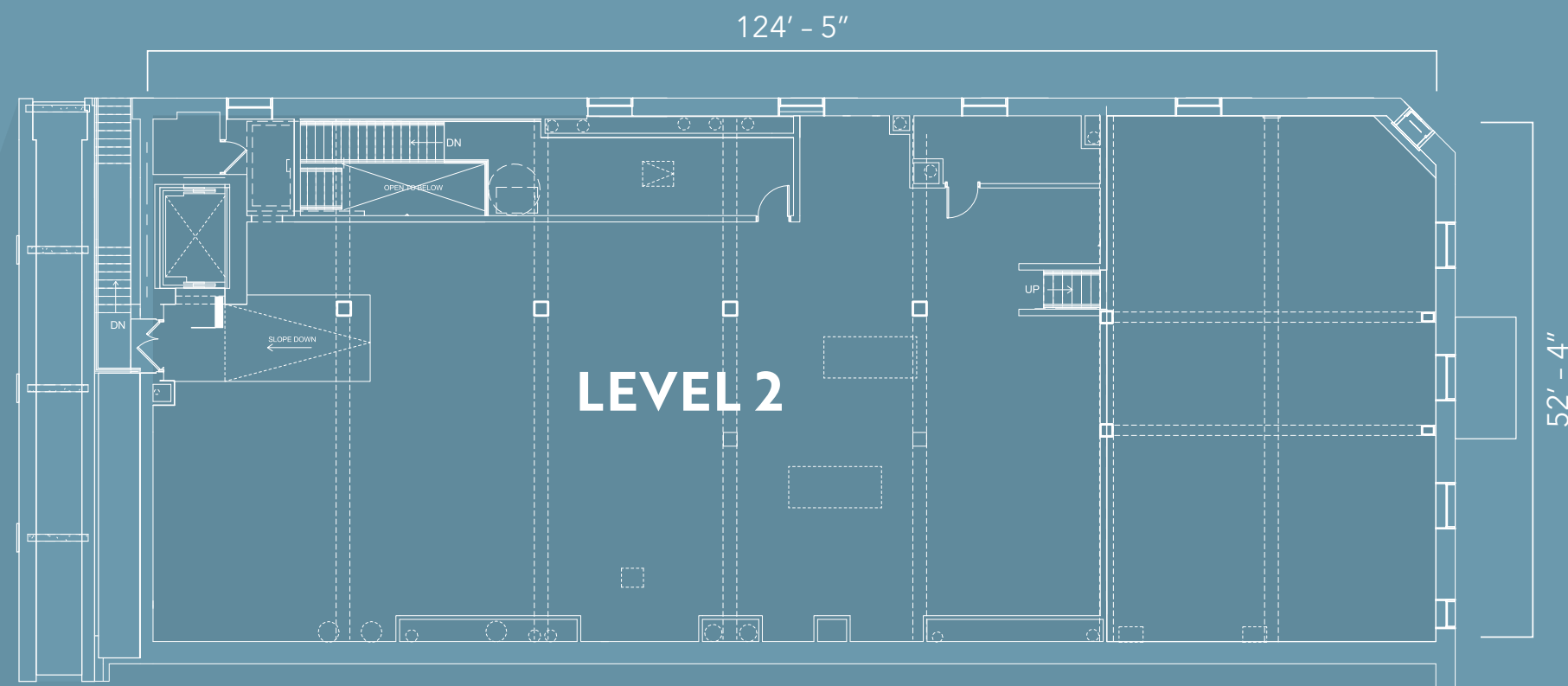
740 hotel rooms in eight hotels and
440 hotel rooms in the pipeline

Neighborhood Trade Area & Retail Cotenancy



LOD

First floor	±6,922 SF
Second floor	±6,922 SF
Total	13,844 SF



PROSPECT ST NW

WISCONSIN AVENUE NW

LEVEL 1



1222

WISCONSIN AVE

NW | WASHINGTON DC



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