



## JOIN THESE RETAILERS

**TARGET**

The Container Store



sport&health



**CAVA**

**WHOLE FOODS**  
MARKET



**SEOUL SPICE**  
KOREAN STREET FOOD



## 2,717 SF 2ND GENERATION CAFE SPACE WITH PATIO

- Steps from The Tenleytown Metro Station, 7,200+ daily ridership
- \$172,504 average household income within a 1 mile radius
- 34,647 number of people who live within a 1 mile radius
- 2,045,115 square feet of office within a 1/2 mile radius
- 13,858 number of students enrolled at American University
- 15'8" ceiling height with 800 Amps 120/208 electrical service

**MATT SKALET**

mskalet@klnb.com | 202-420-7775

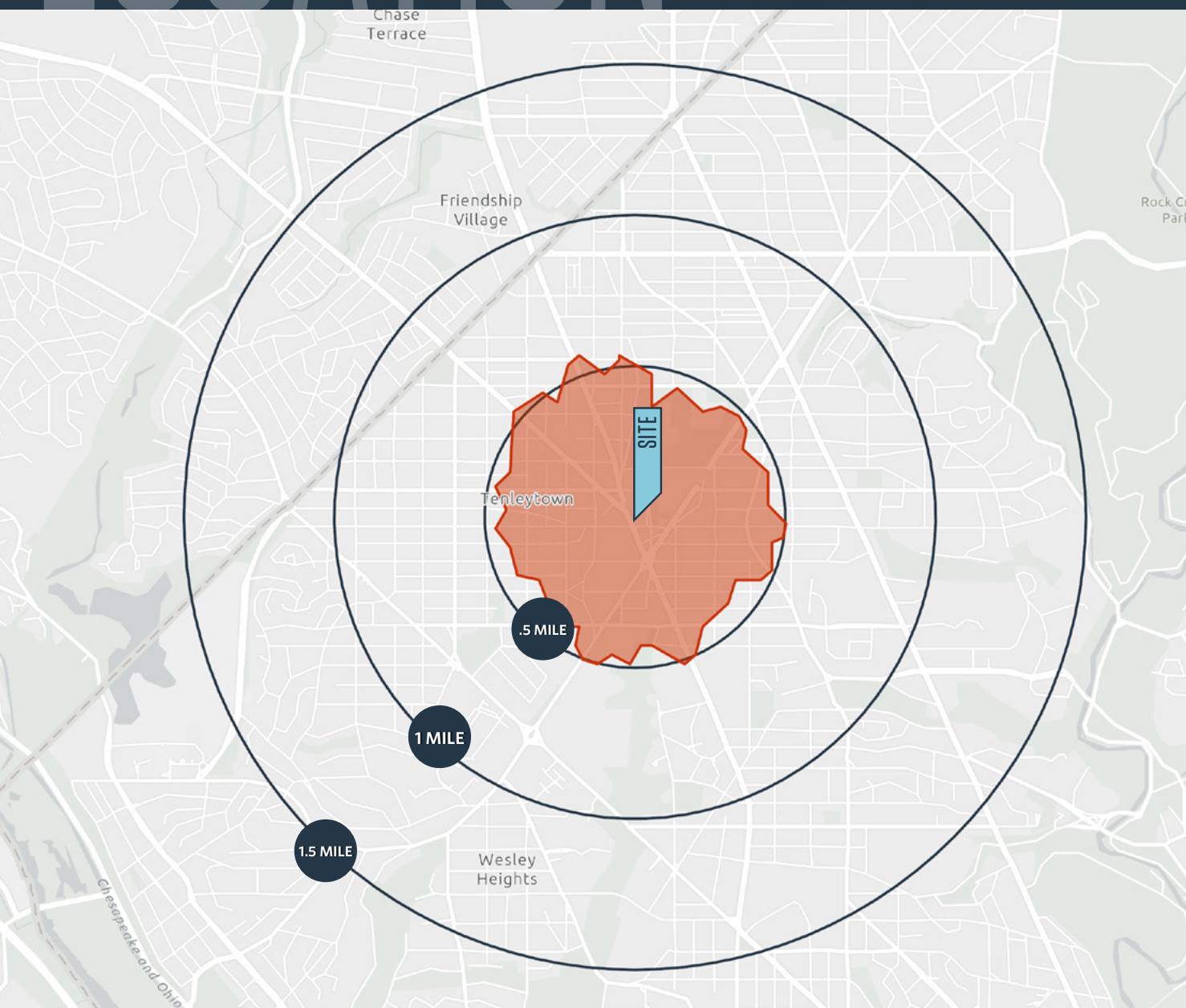
**STEVE COMBS**

scombs@klnb.com | 202-420-7776

# LOCATION

# 4513 WISCONSIN AVENUE, NW

WASHINGTON, DC 20016



## AVAILABLE SPACE

SIZE	RATE	NNN
2,717 SF	\$70.00 PSF	\$12.04 PSF

Street Level

## DEMOGRAPHICS | 2022:

.5-MILE	1-MILE	1.5-MILE	10-MIN WALK
Population 6,054	34,647	69,914	5,057
Daytime Population 8,940	44,487	82,994	8,271
Households 2,362	14,810	32,771	2,009
Average HH Income \$271,724	\$235,837	\$235,660	\$270,413

## TRAFFIC COUNTS | 2019:

Wisconsin Avenue	28,016 ADT
Tenleytown Metro	7,200 ADT

MATT SKALET

mskalet@klnb.com | 202-420-7775

STEVE COMBS

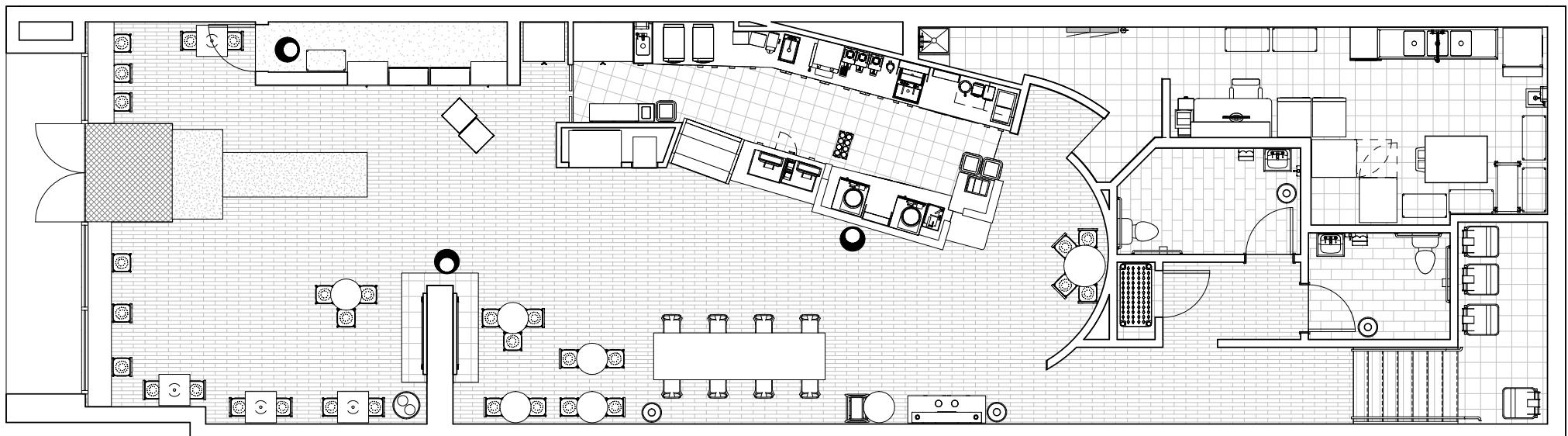
scombs@klnb.com | 202-420-7776

klnb

# SITE PLAN

4513 WISCONSIN AVENUE, NW

WASHINGTON, DC 20016



**MATT SKALET**

[mskalet@klnb.com](mailto:mskalet@klnb.com) | 202-420-7775

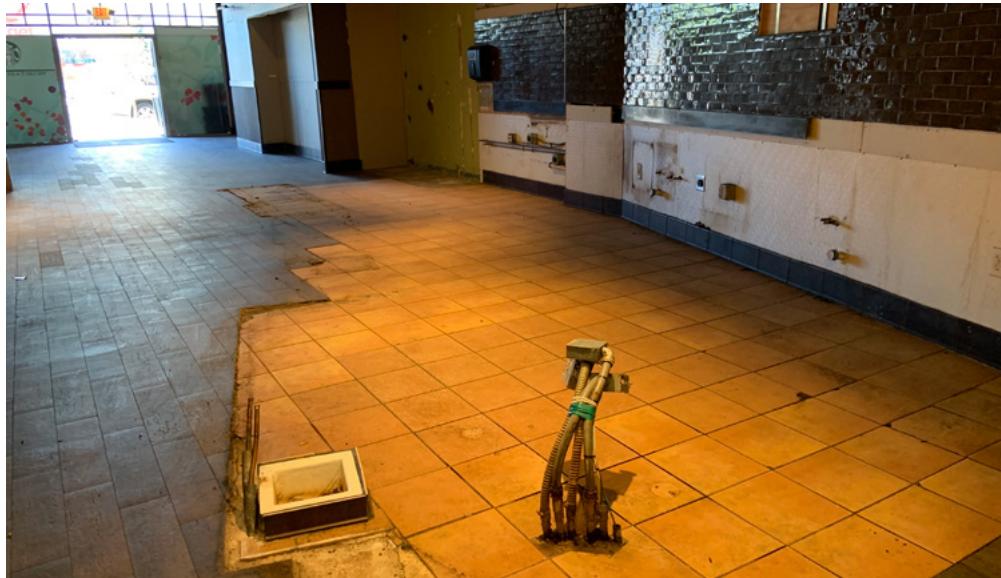
**STEVE COMBS**

[scombs@klnb.com](mailto:scombs@klnb.com) | 202-420-7776

**klnb**

# PHOTOS

4513 WISCONSIN AVENUE, NW  
WASHINGTON, DC 20016



**MATT SKALET**

[mskalet@klnb.com](mailto:mskalet@klnb.com) | 202-420-7775

**STEVE COMBS**

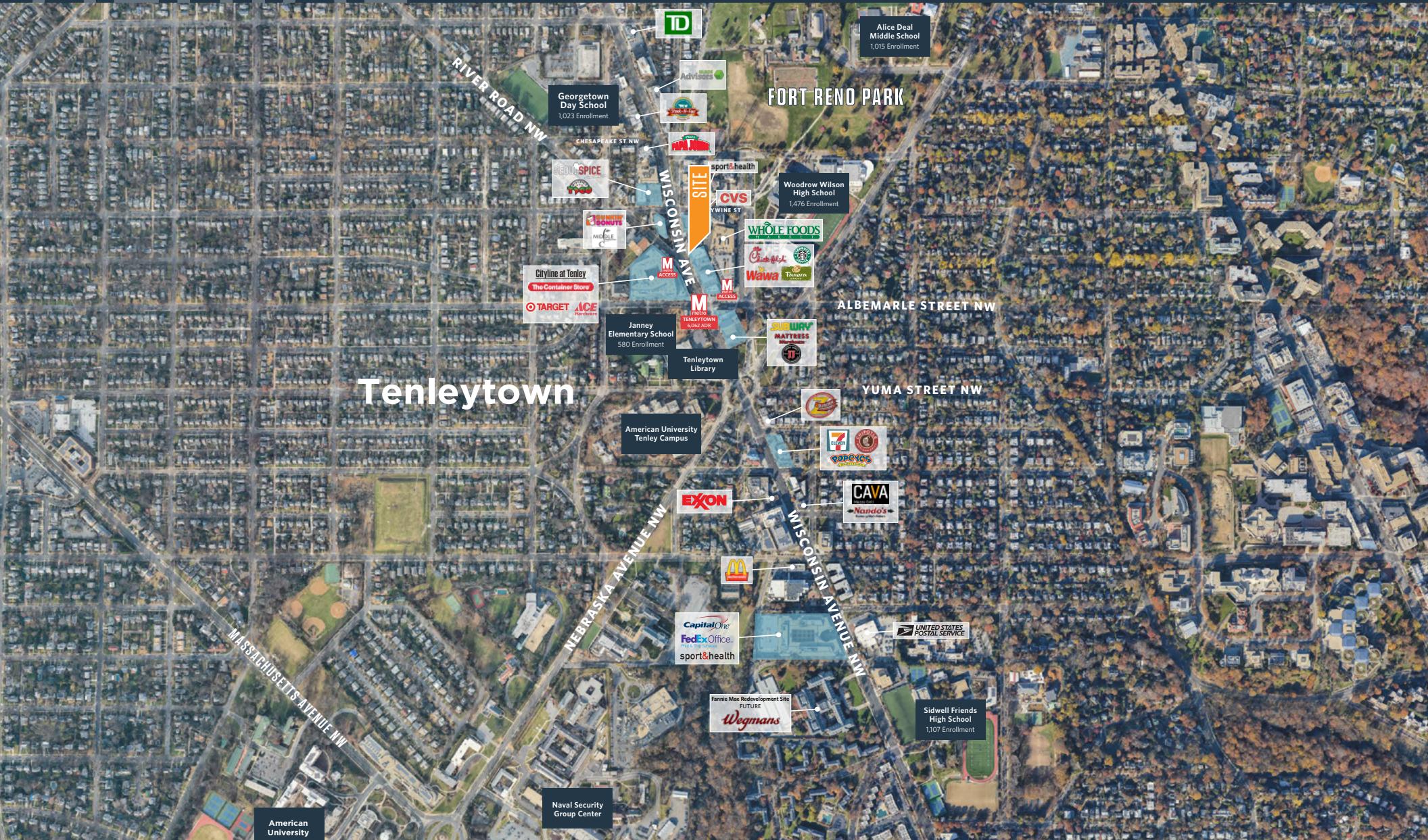
[scombs@klnb.com](mailto:scombs@klnb.com) | 202-420-7776

klnb

# AERIAL

# 4513 WISCONSIN AVENUE, NW

WASHINGTON, DC 20016



**MATT SKALET**

[mskalet@klnb.com](mailto:mskalet@klnb.com) | 202-420-7775

**STEVE COMBS**

[scombs@klnb.com](mailto:scombs@klnb.com) | 202-420-7776

**klnb**

# AERIAL

# 4513 WISCONSIN AVENUE, NW

WASHINGTON, DC 20016



**MATT SKALET**

[mskalet@klnb.com](mailto:mskalet@klnb.com) | 202-420-7775

**STEVE COMBS**

[scombs@klnb.com](mailto:scombs@klnb.com) | 202-420-7776

**klnb**



4513 WISCONSIN AVENUE, NW  
WASHINGTON, DC 20016

**FOR MORE INFORMATION, PLEASE CONTACT:**

**MATT SKALET**

mskalet@klnb.com  
202-420-7775

**STEVE COMBS**

scombs@klnb.com  
202-420-7776

1130 Connecticut Avenue, Suite 600, Washington, DC 20036

.....  
**klnb.com**

[facebook.com/KLNBLLC](https://www.facebook.com/KLNBLLC)

[@KLNBLLC](https://twitter.com/KLNBLLC)

[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)

[@klnblc](https://www.instagram.com/klnblc)

**CLICK TO VIEW PROPERTY WEBSITE**

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.