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## 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

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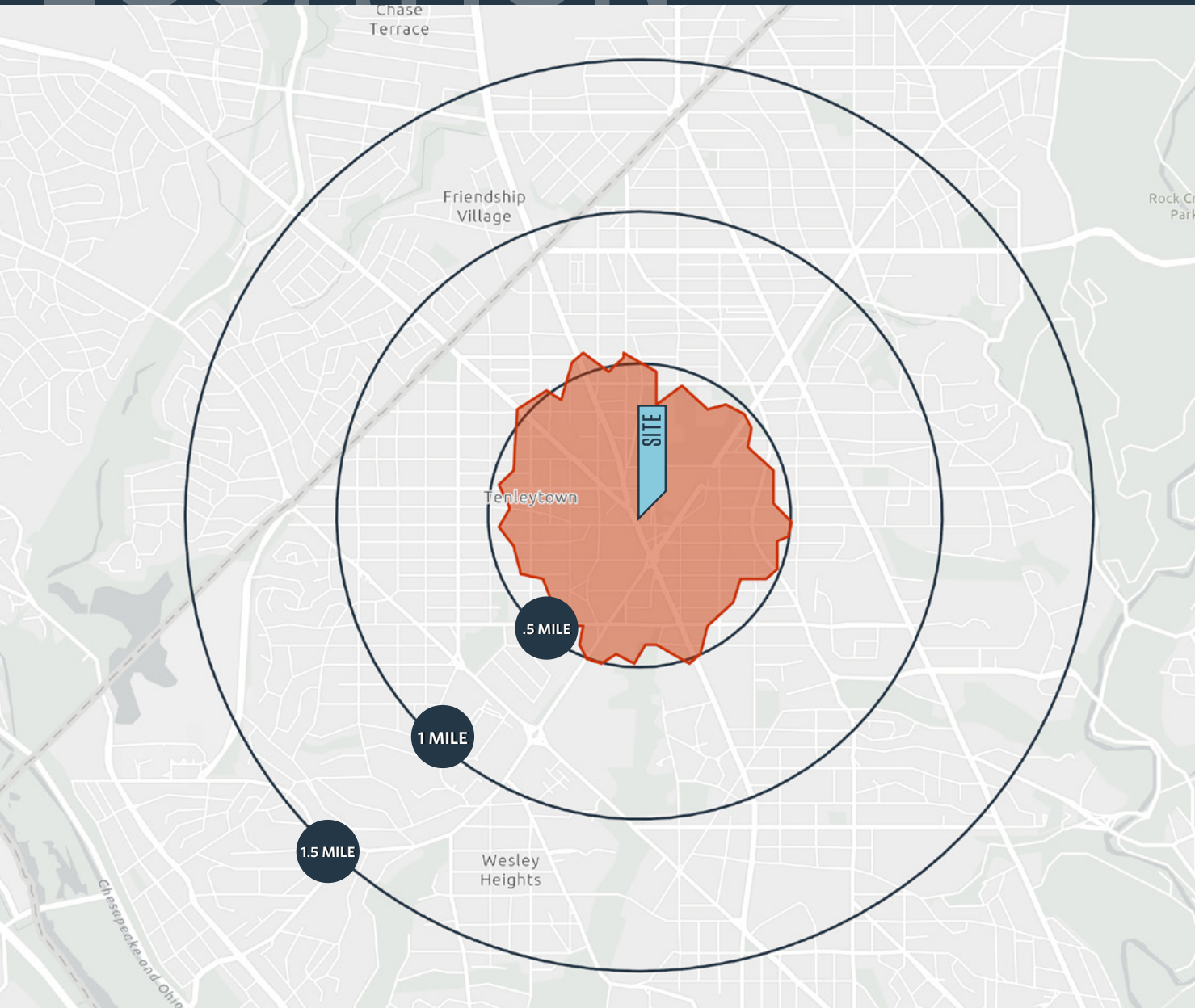
STEVE COMBS

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# 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

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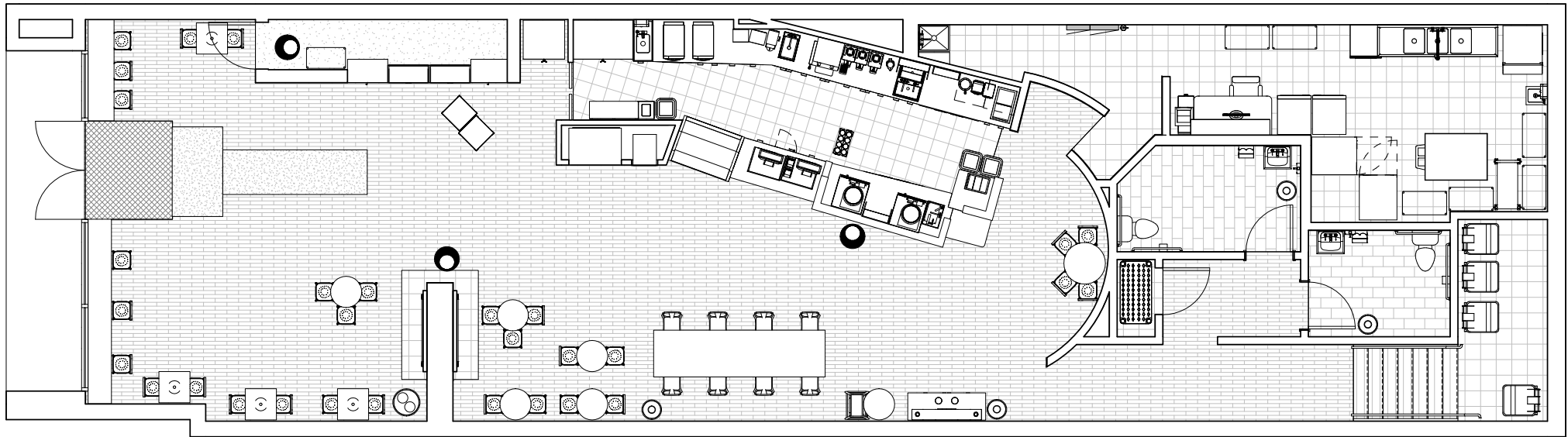
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# SITE PLAN

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# PHOTOS

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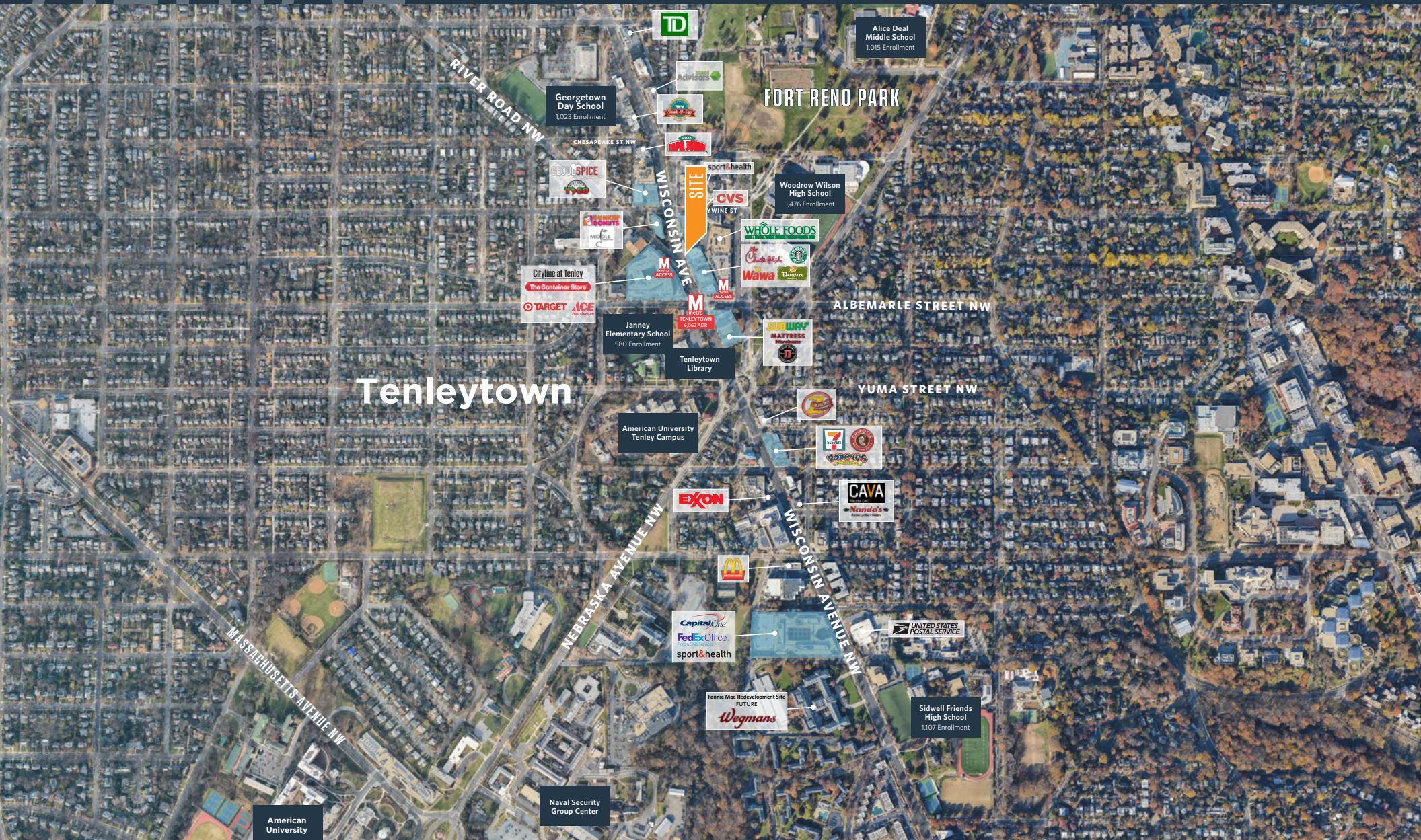
**klnb**



# AERIAL

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