

UP TO 8,294 SF
RESTAURANT &
RETAIL SPACE
REMAINING

ice cream
jubilee

JUST SIGNED!



BROADCAST

4620 - 4624 WISCONSIN AVE NW | WASHINGTON, DC 20016

DELIVERS Q3 2024

EUROPEAN
WAX
CENTER

ice cream
jubilee

AVAILABLE
2,862 SF

AVAILABLE
5,432 SF

klnb

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THE NEIGHBORHOOD: TENLEYTOWN



Tenleytown overlooks the city from its highest point and blends a small town feel with a vibrant array of urban amenities along Wisconsin Avenue. Shopping, dining, recreation, and top-notch education are all within close walking distance of the neighborhood's tree-lined streets and two story single-family homes.

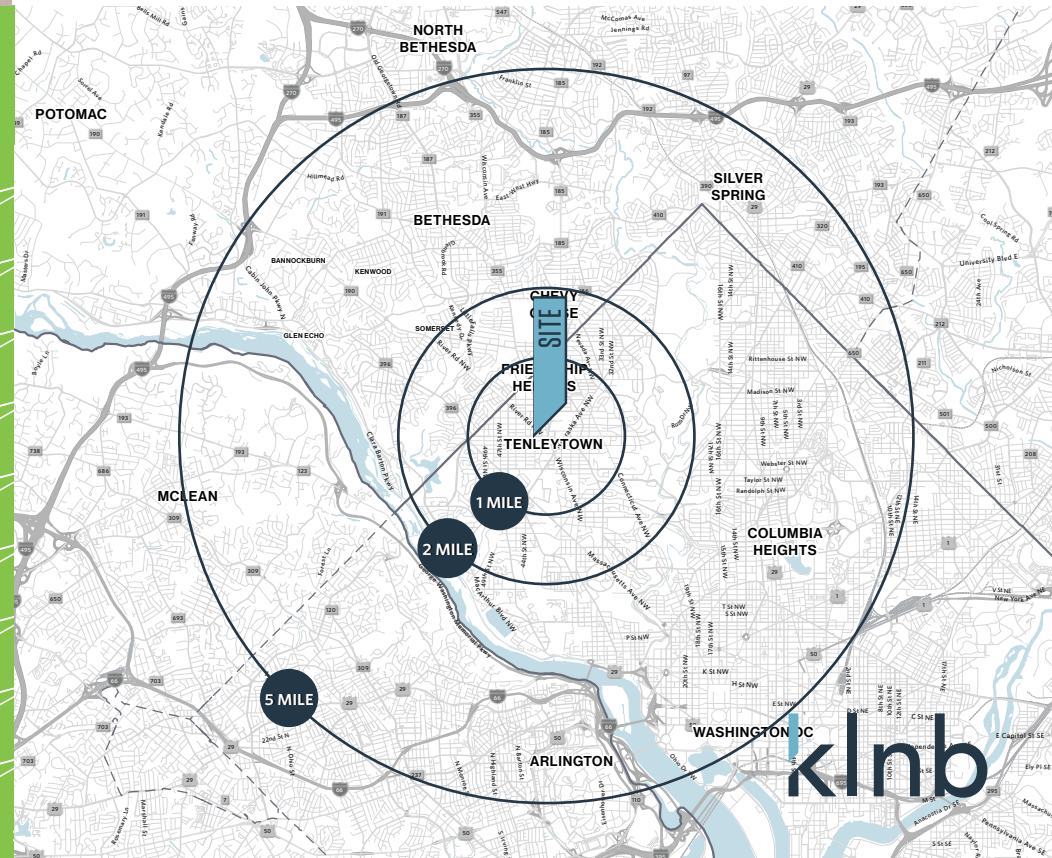
2,886
average daily
ridership at
Tenleytown
Metro Station
1.5 blocks away

32,803
number of people
who live within
a 1 mile radius

14,318
number of students
enrolled at
American
University, adjacent
to development

\$219,232
average household
income within a 1
mile radius

2,045,115
square feet
of office within a
1/2 mile radius





Alice Deal Middle School
1,015 Enrollment

FORT RENO PARK

BROADCAST
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Georgetown Day School
1,023 Enrollment

Jackson Reed High School
2,186 Enrollment

Janney Elementary School
580 Enrollment

American University - Tenley Campus
14,318 Enrollment

Tenleytown Library



RIVER ROAD NW

CHESAPEAKE ST NW

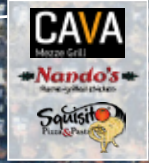
BRANDYWINE ST

ALBEMARLE STREET NW

YUMA STREET NW

WISCONSIN AVE NW (29,683 VPD)

NEBRASKA AVENUE NW



RIVER ROAD NW

Georgetown Day School
1,023 Enrollment

Satay Club
PAPA JOHNS

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Roaming Rooster
SEUL SPICE
Orangetheory
TYCO
corepower
YOGA

WISCONSIN AVENUE NW (26,983 VPD)

FORT RENO PARK

Jackson Reed High School
2,186 Enrollment

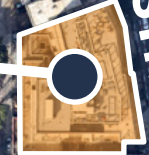
Janney Elementary School
580 Enrollment

Tenleytown Library

M metro
TENLEYTOWN
2,886 ADR

klnb

TD Bank
TENNIS ZONE PLUS
Yosaki
Steak-N-Egg



DUNKIN' DONUTS
MIDDLE

The Container Store
TARGET
ACE Hardware

CVS

WHOLE FOODS MARKET

FIVE GUYS
BURGERS and FRIES

Wawa

Robeks

Greenleaf

Chick-fil-ly

Panera BREAD

SUBWAY

MATTRESS Warehouse

CLUB PILATES

BANDIT TACO
East West Cafe

Onelife FITNESS

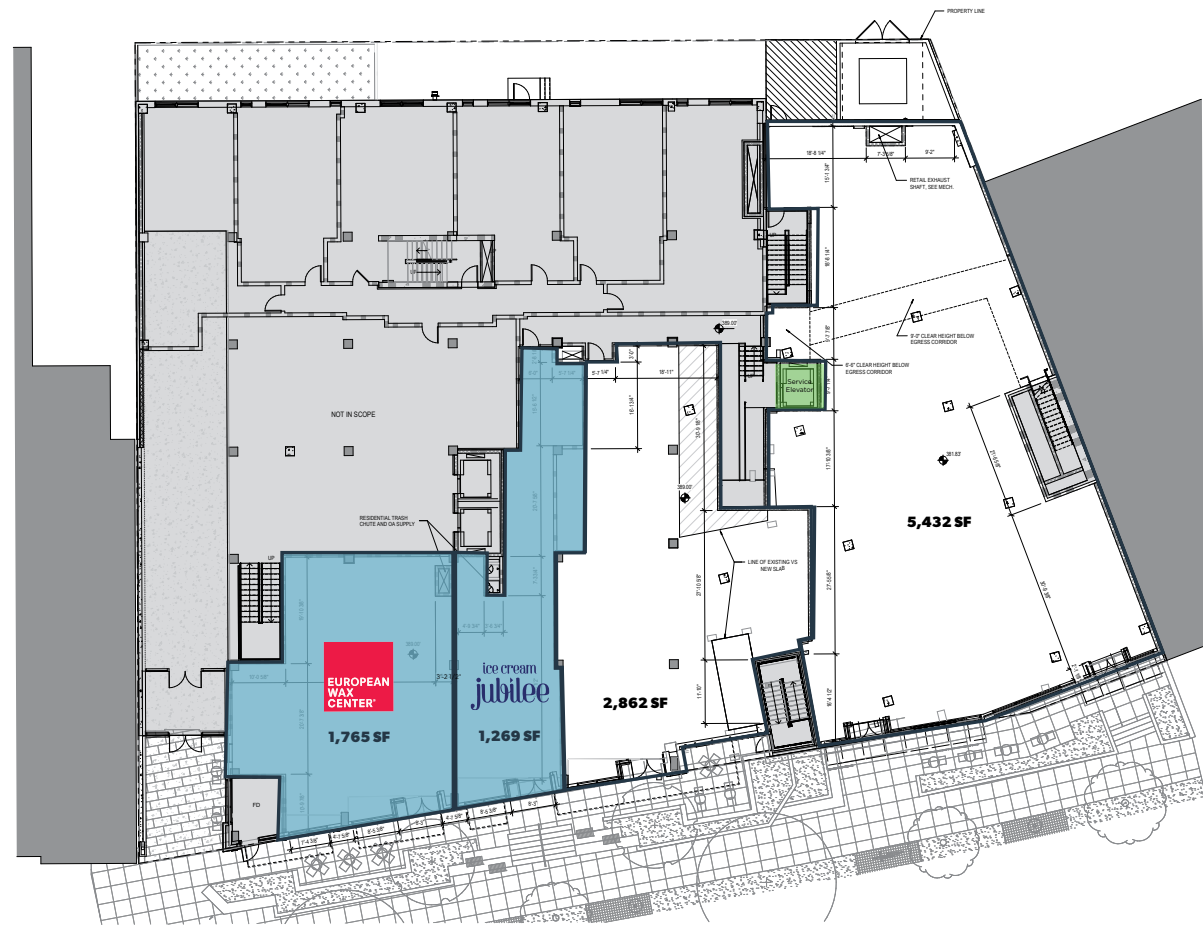


OPPORTUNITY IDEAL FOR RESTAURANT OPERATORS

OVER \$35 MM SPENT
IN FOOD AWAY
FROM HOME



144 UPSCALE APARTMENT UNITS
11,328 SF OF RETAIL SPACE
OUTDOOR SEATING OPPORTUNITIES



WISCONSIN AVENUE - 26,983 ADT





VERMILLION

bread basket



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