

TRADER JOE'S
RECENTLY RENEWED
FOR 10 YEARS



136 PARKING SPACES



JOIN THESE RETAILERS



3,874 SF & 2,462 SF SPACES AVAILABLE

- Recently renovated 4 level shopping center with 136 parking spaces
- Billboard signage opportunity fronting Wisconsin Avenue's 39,000 + average cars per day and located at a lighted intersection
- Walking distance to  and Bethesda Row 
- 7 day trade area with extremely dense daytime and affluent residential demographics

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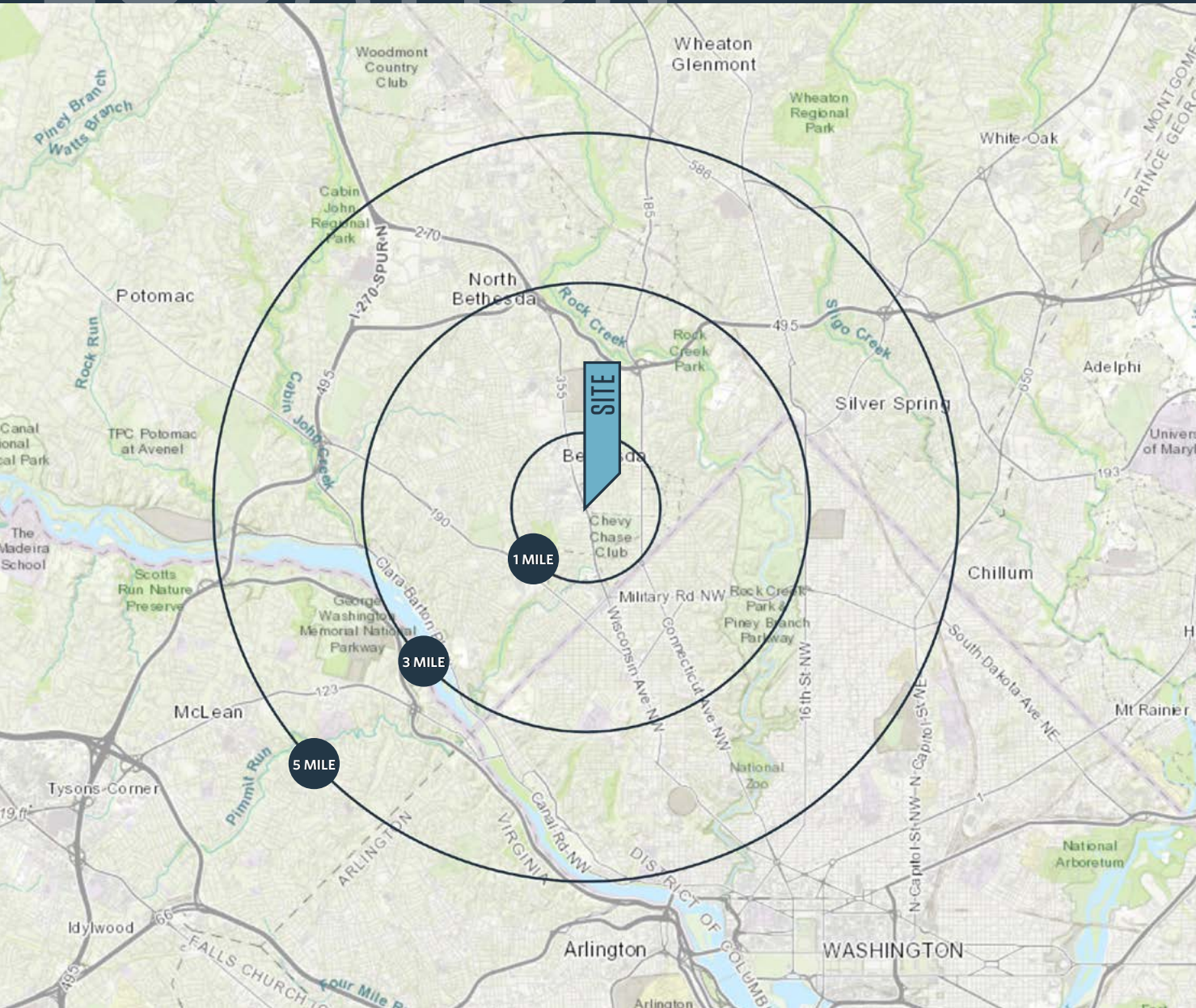
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LOCATION

SHOPS OF WISCONSIN

6831 WISCONSIN AVENUE, BETHESDA, MD 20815



PROPERTY HIGHLIGHTS:

3,874 SF & 2,462 SF spaces anchored by:



&



AVAILABLE SPACE

SIZE | RATE | CONDITION | DELIVERY | EST. NNN

3,874 SF | Negotiable | As-Is | Immediate | \$14.02 PSF

2,462 SF | Negotiable | As-Is | Immediate | \$14.02 PSF

DEMOGRAPHICS | 2024:

| 1-MILE | 3-MILE | 5-MILE |
|--------------------|-----------|-----------|
| Population | | |
| 27,256 | 157,442 | 517,910 |
| Daytime Population | | |
| 59,222 | 212,942 | 550,286 |
| Average HH Income | | |
| \$224,069 | \$244,890 | \$204,574 |

TRAFFIC COUNTS | 2023:

| | |
|-------------------|------------|
| Wisconsin Avenue | 28,200 ADT |
| Bradley Boulevard | 14,600 ADT |

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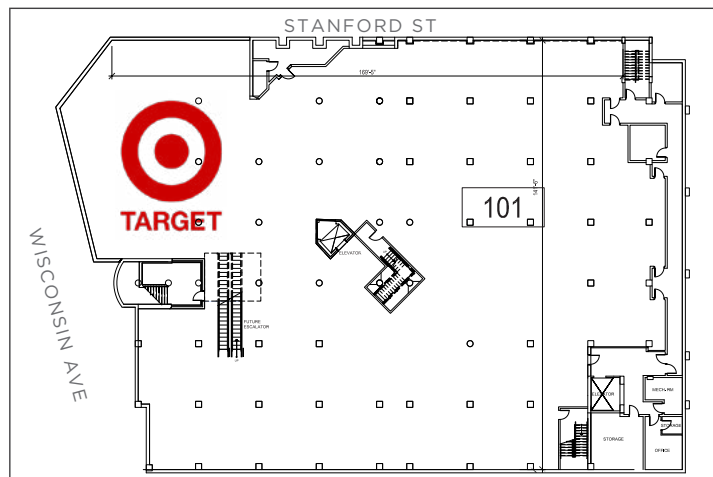
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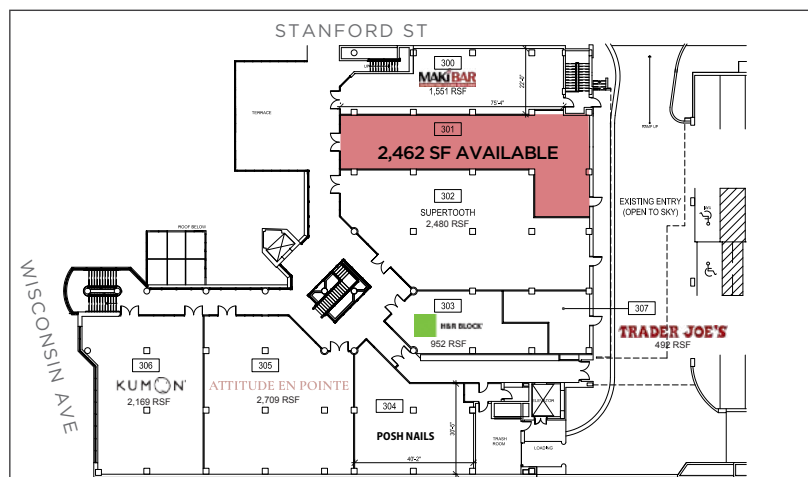
LOWER LEVEL FLOOR PLAN



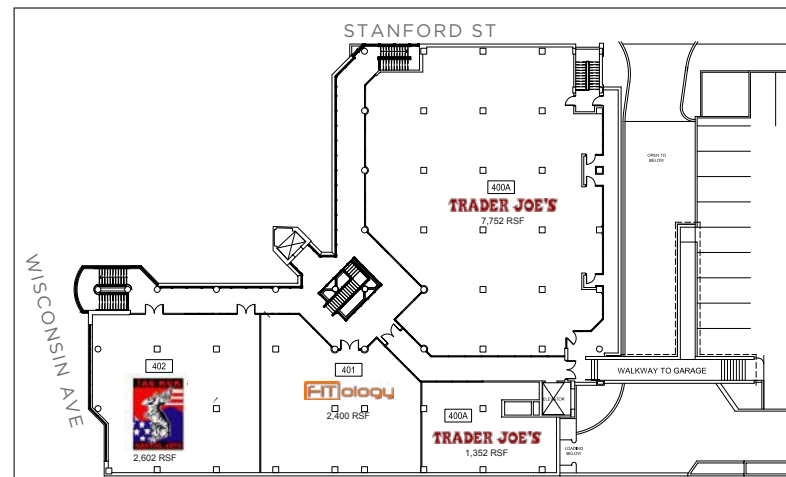
[WISCONSIN AVENUE] STREET FLOOR PLAN



SECOND LEVEL FLOOR PLAN



THIRD LEVEL FLOOR PLAN



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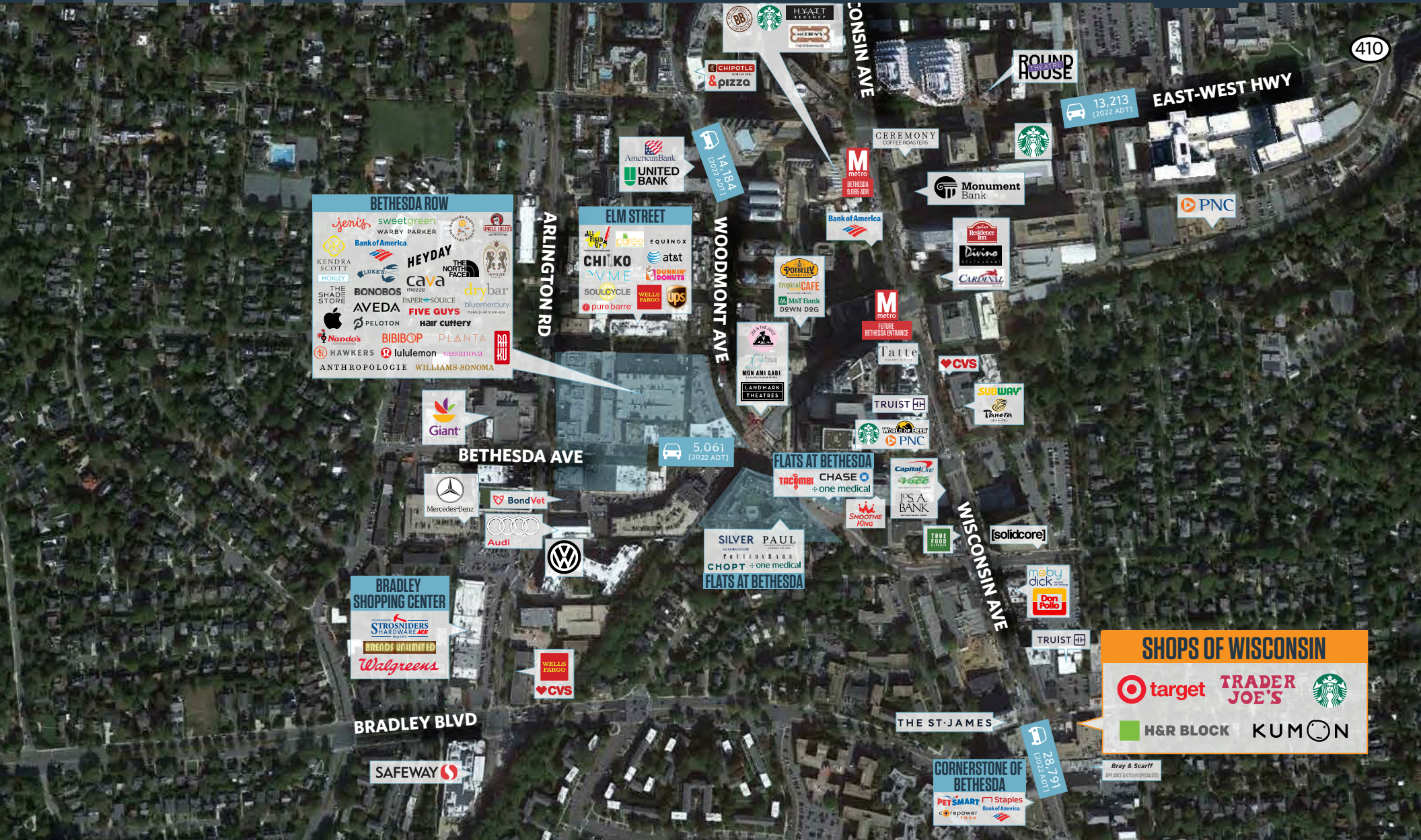
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AERIAL

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