

FOR LEASE

BETHESDA, MARYLAND
7034 WISCONSIN AVE

**FANTASTIC SIGNAGE AND BRANDING
OPPORTUNITY FRONTING WISCONSIN AVE**



CONCEPTUAL RENDERING

PRIME RETAIL LOCATIONS IN DOWNTOWN BETHESDA CORNER





SPACE A: 1,260 SF fronting Wisconsin Ave

SPACE B: 8,819 SF (1,487 SF corner entrance + 7,232 SF upper level)

- **Adjacent to Bethesda Row and only blocks away from the Bethesda Metro Station**
- **7-day trade area with extremely dense and affluent residential demographics**
- **Montgomery County is the wealthiest county in Maryland and the 18th wealthiest county in the U.S.**



Area Stats

- 
Ridership: Bethesda Metro
 37,123 Average Weekly
- 
MEDIAN HHI
 1 MI 232,849 3 MI 252,208
- 
Daytime Population
 1 MI 55,812 3 MI 160,174
- 
Traffic Counts
 38,986 on Wisconsin Avenue



CLICK HERE TO SEE THE AERIAL VIEW

CLICK HERE TO SEE THE STREET VIEW

7034 Wisconsin Ave
Bethesda, MD

GOOGLE STREET VIEW



PICTURES

PLANS

DOCUMENTS





ENGLE RETAIL ADVISORS

**INTERESTED IN LEARNING MORE?
CONTACT US.**

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