



RESIDENTIAL DEVELOPMENT SITE

4829 WEST LANE | BETHESDA, MARYLAND 20814

FOR
**SALE/
LEASE**



CURRENTLY **PRIVATE**
OFFICE SPACE

50' ±

100' ±

RARE DEVELOPMENT
SITE AVAILABLE
FOR SALE IN THE
HEART OF **BETHESDA**



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Rare development site (.115 acres \pm) available for the first time for sale in the heart of Bethesda
- Improved by an existing two-level office building (2,000 SF) with up to 4 parking spaces
- Zoned CR-2.5
 - » Permitted uses include single and two unit structures, townhouse structures, multi family units, residential care facility, day care facility, family day care facility, educational institutions, private clubs, medical office, office
- Within walking distance to the Bethesda Metro Station - Red Line and Purple Line now under construction
- Also convenient to busy Woodmont Avenue retail shops and restaurants
- Private and secluded site surrounded by residential multifamily

LOT SIZE:	.115 ACRES \pm
ZONING:	CR-2.5 (COMMERCIAL/RESIDENTIAL)
SALE PRICE:	\$2,800,000
RENTAL RATE:	NEGOTIABLE



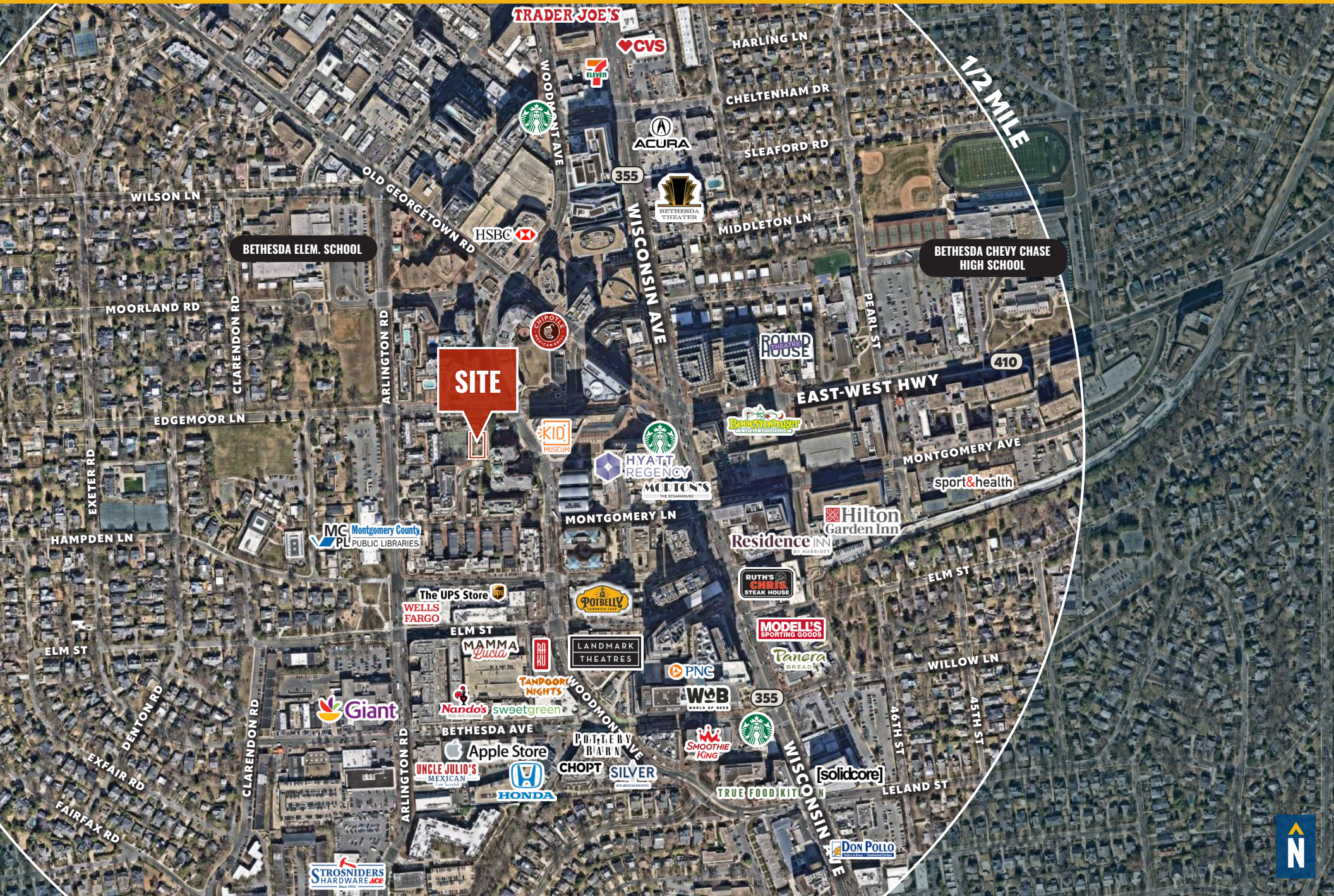
IMMEDIATE PROXIMITY

Upscale neighborhood with **high income base demographics...**

Corporate and medical office users include Marriott, Chevy Chase Bank, Clark Construction, Eagle Bank, Booz Allen Hamilton, JBG Smith and National Institutes of Health. Hotel brands include Marriott, Hilton and Hyatt Regency. High-end retailers include Anthropologie, Bonobos, J.McLaughlin, Madewell and Vuori.



DOWNTOWN BETHESDA



DEMOGRAPHICS

2025

RADIUS:

1 MILE

2 MILES

3 MILES

RESIDENTIAL POPULATION



28,926

78,590

154,182

DAYTIME POPULATION



55,795

130,189

196,646

AVERAGE HOUSEHOLD INCOME



\$252,591

\$302,596

\$288,138

NUMBER OF HOUSEHOLDS



14,064

33,783

64,100

MEDIAN AGE

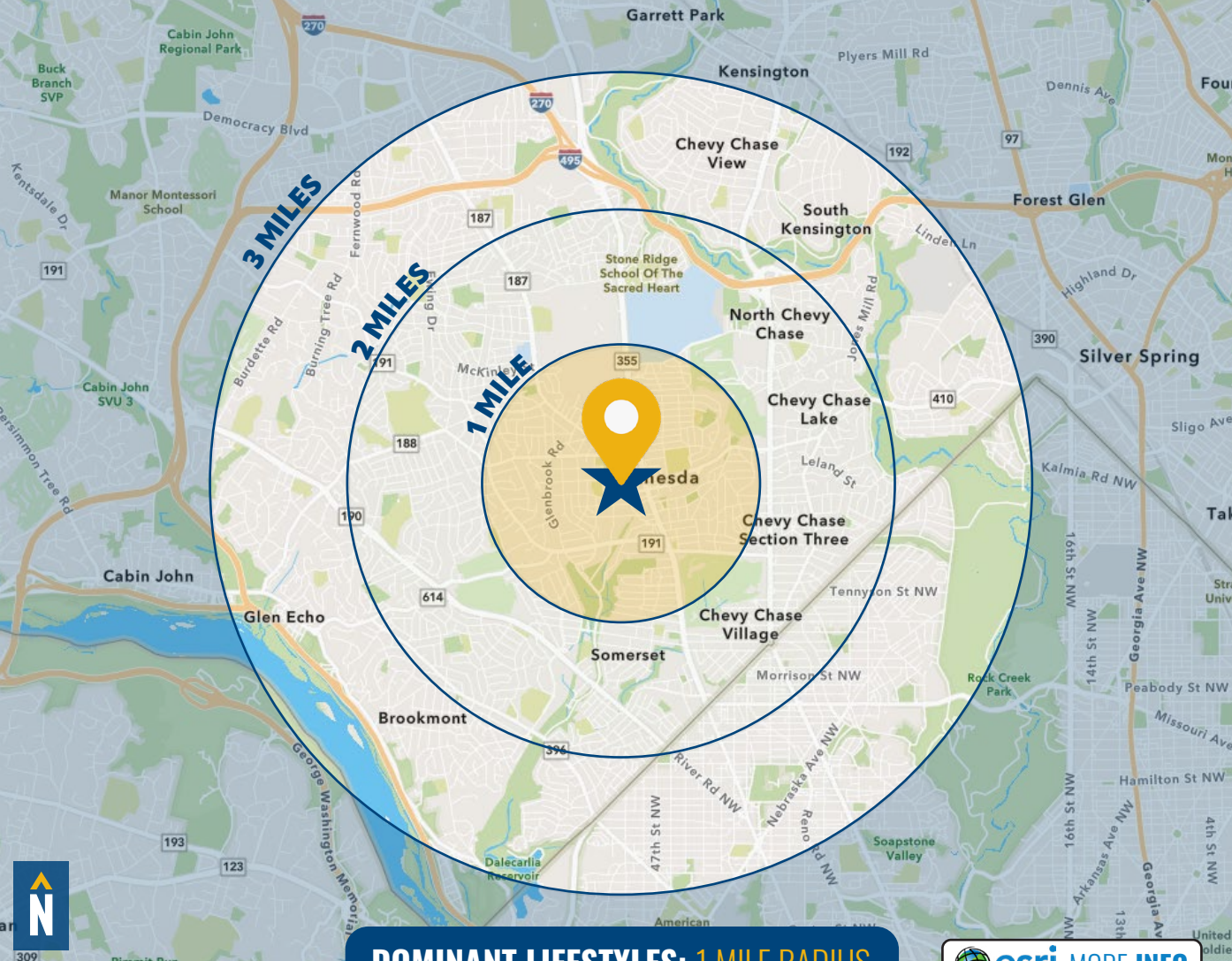


40.3

43.4

43.4

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 1 MILE RADIUS

esri MORE INFO

32%

METRO RENTERS

MEDIAN

AGE: 32.9

HH INCOME: \$94,766



These communities are composed of highly educated young professionals in their 20s and 30s earning upper-tier incomes. They like to shop at specialty grocery stores and go to movies, bars, clubs and museums.

25%

TOP TIER

MEDIAN

AGE: 45.4

HH INCOME: \$209,720



These residents have the highest net worth among all segments, primarily consisting of married couples with or without children living at home. They shop at upscale retailers and frequent fine dining restaurants.

22%

LAPTOPS
AND LATTES

MEDIAN

AGE: 36.2

HH INCOME:



These residents are young, earn upper-tier incomes, and many live alone, with roommates, or as unmarried couples. They typically spend money on travel, entertainment, fine dining and fashion.

FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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