



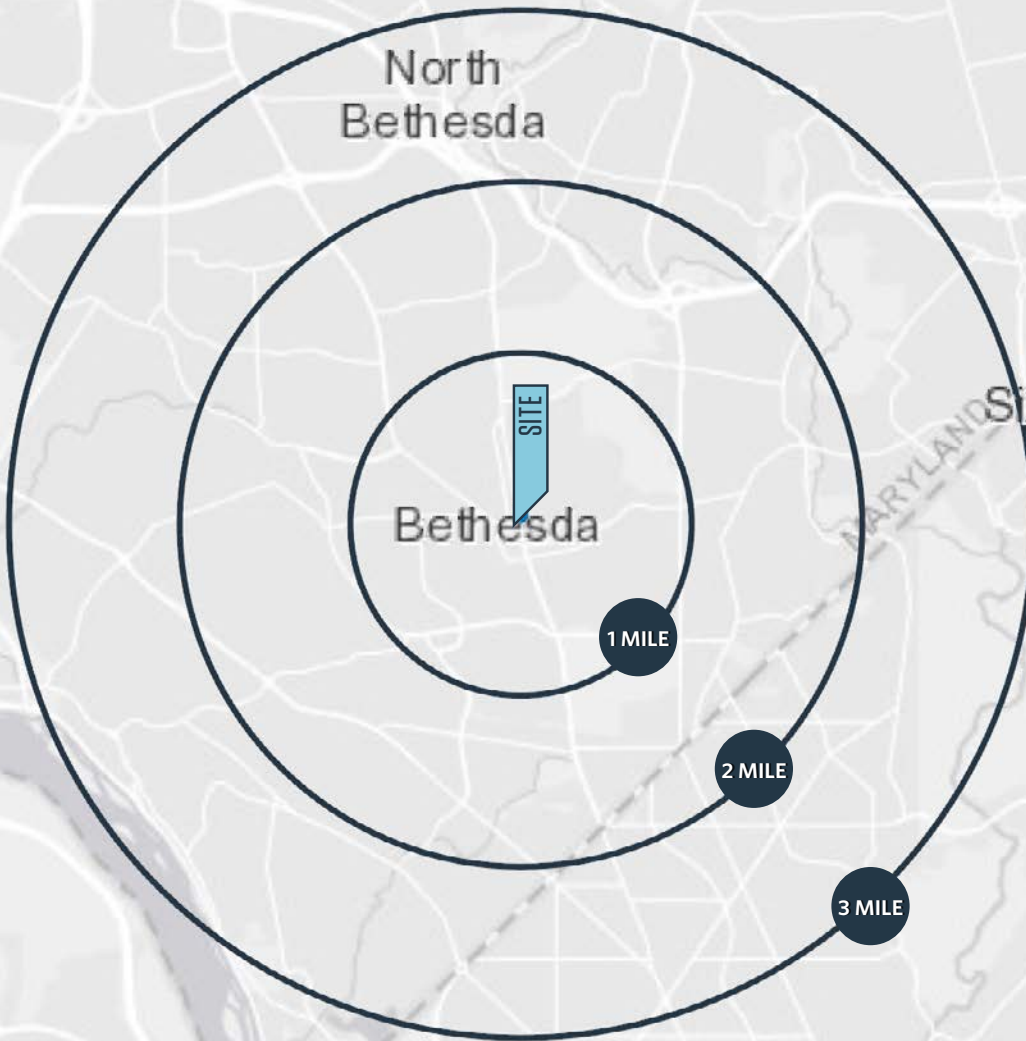
PRIME BETHESDA RETAIL/OFFICE BUILDING FOR SALE

- Tremendous visibility and street presence on Wisconsin Avenue (39,932 VPD)
- Zoning: CR-5.0 C-4.0 R-4.75 H-110, Bethesda Overlay Zone: allows for mixed use development up to a maximum height of 110'
- Located across the street from new Marriott Headquarters which will bring an additional 4,000 employees to the submarket
- Marriott headquarters includes 730,000 SF of office space plus a 244 room hotel
- One block to Bethesda Metro station (9,162 ADR)

LOCATION

7615 WISCONSIN AVENUE

BETHESDA, MD 20814



AVAILABLE SPACE

Land area: 6,000 SF

Street Level: Approximately 6,000 SF

2nd Floor: Approximately 3,000 SF

Lower Level: Approximately 3,180 SF

DEMOGRAPHICS | 2020:

1-MILE	2-MILE	3-MILE
Population 25,747	73,108	152,968
Daytime Population 43,681	88,344	109,942
Households 12,825	31,651	64,400
Average HH Income \$185,926	\$224,140	\$222,268

TRAFFIC COUNTS | 2020:

Wisconsin Ave NW	39,932 ADT
Old Georgetown Rd	35,850 ADT

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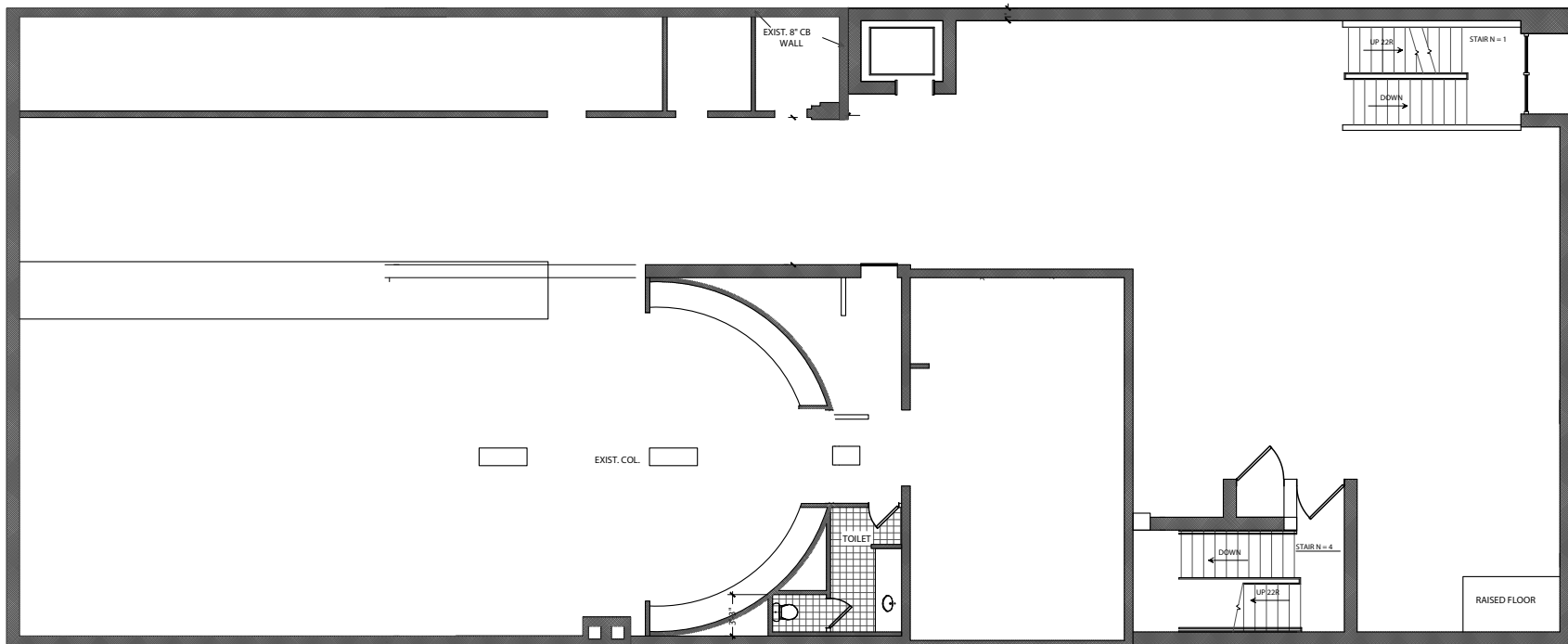


SITE PLAN

7615 WISCONSIN AVENUE

BETHESDA, MD 20814

STREET LEVEL



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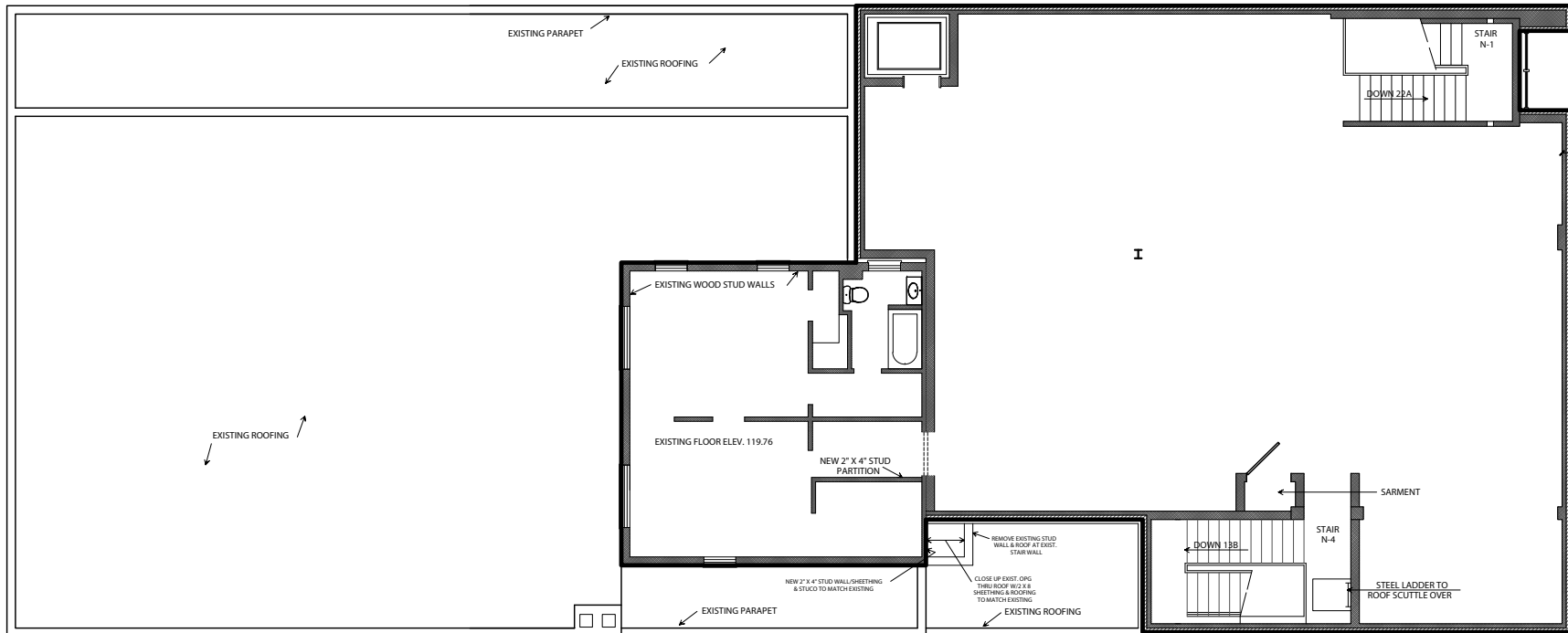


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2ND FLOOR



SECOND FLOOR PLAN

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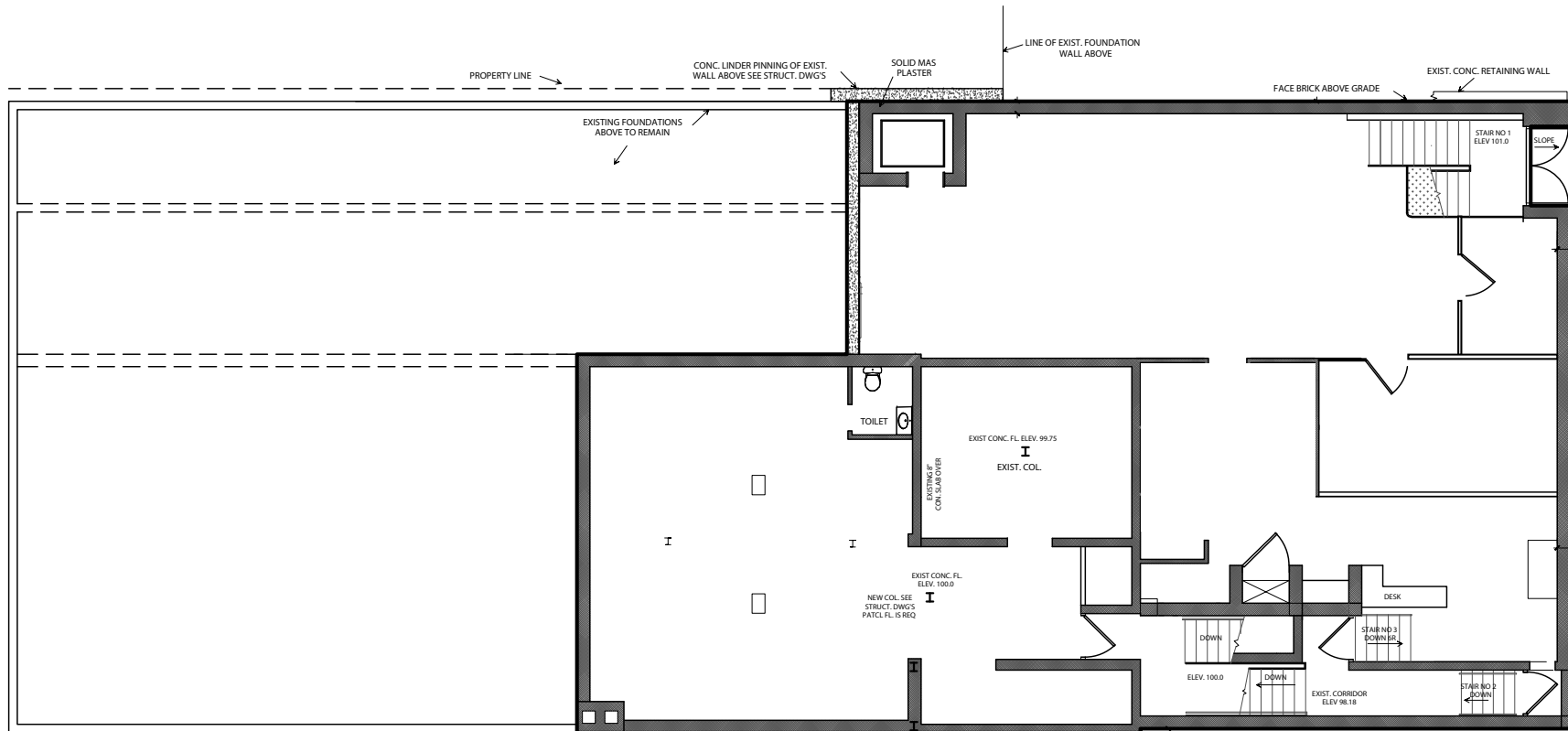


SITE PLAN

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LOWER LEVEL



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AERIAL

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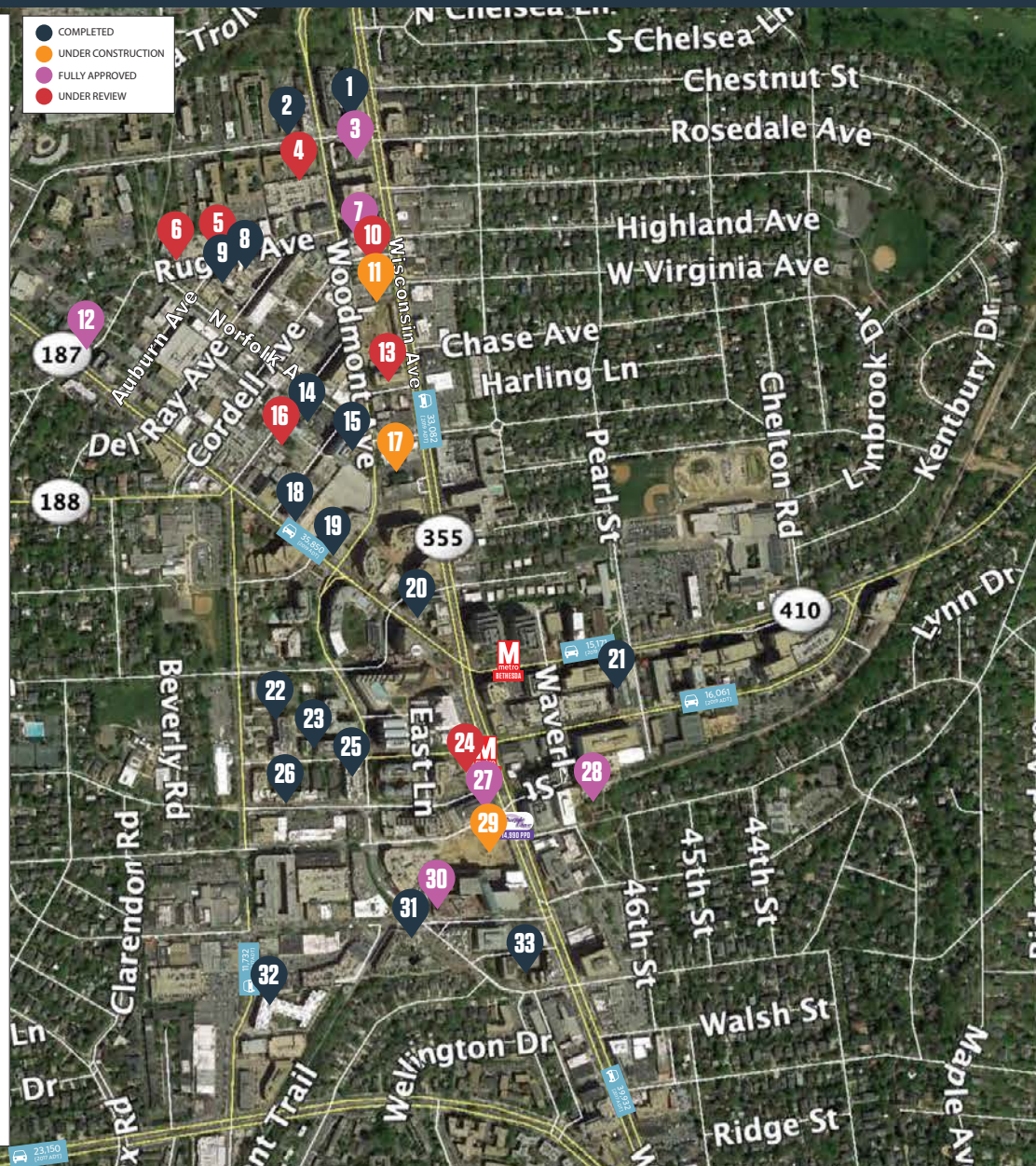
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BETHESDA DEVELOPMENTS

- 1. THE FLATS AT 8300**
360 Res Units
55,000 SF Grocery Store
- 2. STONEHALL**
47 Res Units
3,100 SF Retail
- 3. BETHESDA BID**
175,000 SF Office
- 4. GLEN ALDON ON BATTERY LANE**
694 Res Units - 3 Building
- 5. RUGBY CONDOS**
61 Unit Condos
- 6. BRIGHTVIEW BETHESDA**
120 Assisted Living
- 7. THE BETHESDA HOTEL**
270 Room Hotel
2,090 SF Retail
- 8. GALLERY OF BETHESDA (II)**
221 Apts
12,425 SF Retail
- 9. GALLERY OF BETHESDA**
235 Apartments
4,661 SF Retail
- 10. 8008 WISCONSIN AVE**
106 Apts
5,793 SF Retail
- 11. 7900 WISCONSIN AVE**
475 Residential Units
19,493 SF Retail
- 12. 8011 OLD GEORGETOWN**
107 Unit Condo
- 13. 782 WISCONSIN AVE**
319 Res Units
9,000 SF Retail
- 14. BAINBRIDGE BETHESDA**
210,000 SF
200 Res Units
7,200 SF Retail
- 15. 7770 NORFOLK AVE**
250 condos
7,000 SF Retail
- 16. LENKIN COMPANY/VST ELMO APTS**
210 Apts
15,500 SF Retail
- 17. MARRIOTT HEADQUARTERS**
244 Room Hotel
726,000 SF Office
- 18. CHEVAL**
70 Condos
4 Stories of Parking
2,425 SF Retail
- 19. THE LIONSGATE**
158 Res Units
9,575 SF Retail
- 20. ELEMENT 28**
120 Residences
5,000 SF Retail
- 21. 4500 EAST-WEST HIGHWAY**
223,000 SF Commercial
13,300 SF Retail
- 22. THE BRODY**
118 Multi Family Residential
- 23. 4825 MONTGOMERY LANE**
4 Condos
- 24. 7340 WISCONSIN AVE**
225 Apts with Street Retail
- 25. THE LAUREN**
25 Unit Residential
- 26. 4915 HAMPDEN LANE**
60 condos
- 27. 7316 WISCONSIN AVE**
390 Units
- 28. BETHESDA CROSSING - ADDITION**
149,661 SF Commercial and Retail
- 29. THE WILSON**
361,609 SF Office
14,572 SF Retail
- 30. WOODMONT EAST**
230 Room Boutique Hotel
25,000 SF Retail
268,950 SF Office
210 Units
- 31. THE DARCY & THE FLATS**
Darcy - 88 Condos
Flats - 162 Apts
42,000 SF Retail
940 space public parking garage
- 32. 7001 ARLINGTON RD**
145 Apts
7,000 SF Commercial
- 33. SOLAIRE BETHESDA**
139 Apts
6,100 SF Retail

- COMPLETED
- UNDER CONSTRUCTION
- FULLY APPROVED
- UNDER REVIEW





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FOR MORE INFORMATION, PLEASE CONTACT:

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