



**33RD STREET ENTRANCE
AND LOADING DOCK**

JOIN THESE RETAILERS

TRADER JOE'S **SAFEWAY**

CVS **drybar** **TD Bank**
pharmacy

pâtisserie **Tatte** **FRESH**
poupon **BAKERY & CAFE** **Baguette**

RETAIL FOR LEASE

- Rare Large Block of Space (5,200 SF) in Book Hill Neighborhood of Georgetown along Wisconsin Avenue (17,304 ADT)
- Approximately 40 feet of frontage along Wisconsin Ave
- 2,600 SF per floor (Wisconsin Avenue has 11'-9" ceiling heights and 33rd Street has 7'-6" ceiling heights)
- Second Generation Retail Store in Excellent Condition
- Rare Loading and Dedicated Parking off 33RD Street

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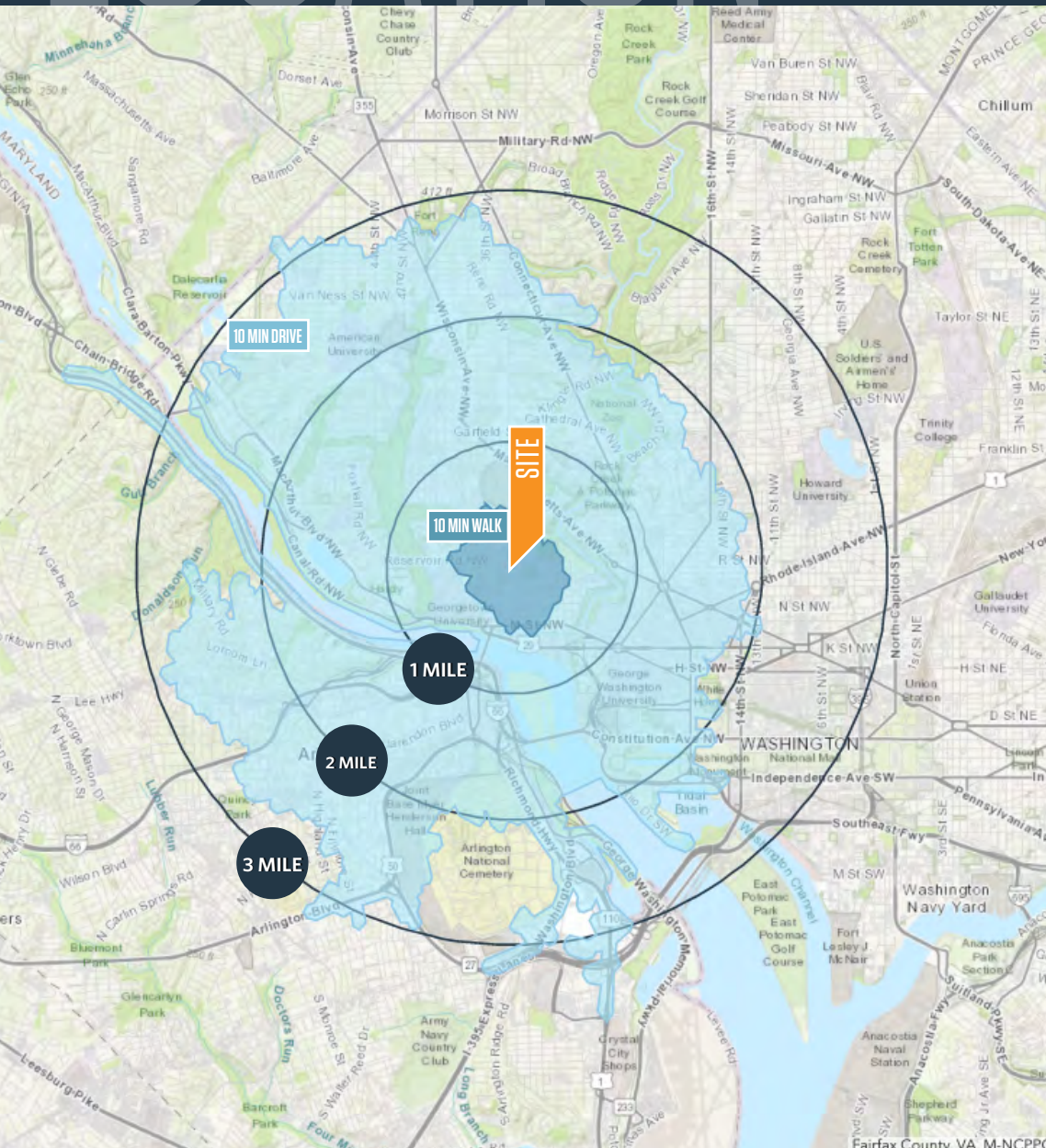
KELLY ATKINSON

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LOCATION

1634 WISCONSIN AVENUE NW

WASHINGTON, DC 20007



AVAILABLE SPACE

SIZE	RATE	NNN	CONDITION	AVAILABLE
5,200 SF	\$45.00 PSF	\$17.07 PSF	As-Is	Timing TBD

DEMOGRAPHICS | 2025:

10 MINUTE WALKTIME	1-MILE	2-MILE	3-MILE	10 MINUTE DRIVE
Population				
7,147	31,360	180,973	347,115	149,375
Daytime Population				
11,077	47,579	337,813	605,632	245,318
Households				
3,378	14,243	98,689	176,989	76,562
Average HH Income				
\$318,780	\$243,249	\$205,149	\$205,230	\$213,072

TRAFFIC COUNTS | 2023

Wisconsin Avenue	17,304 ADT
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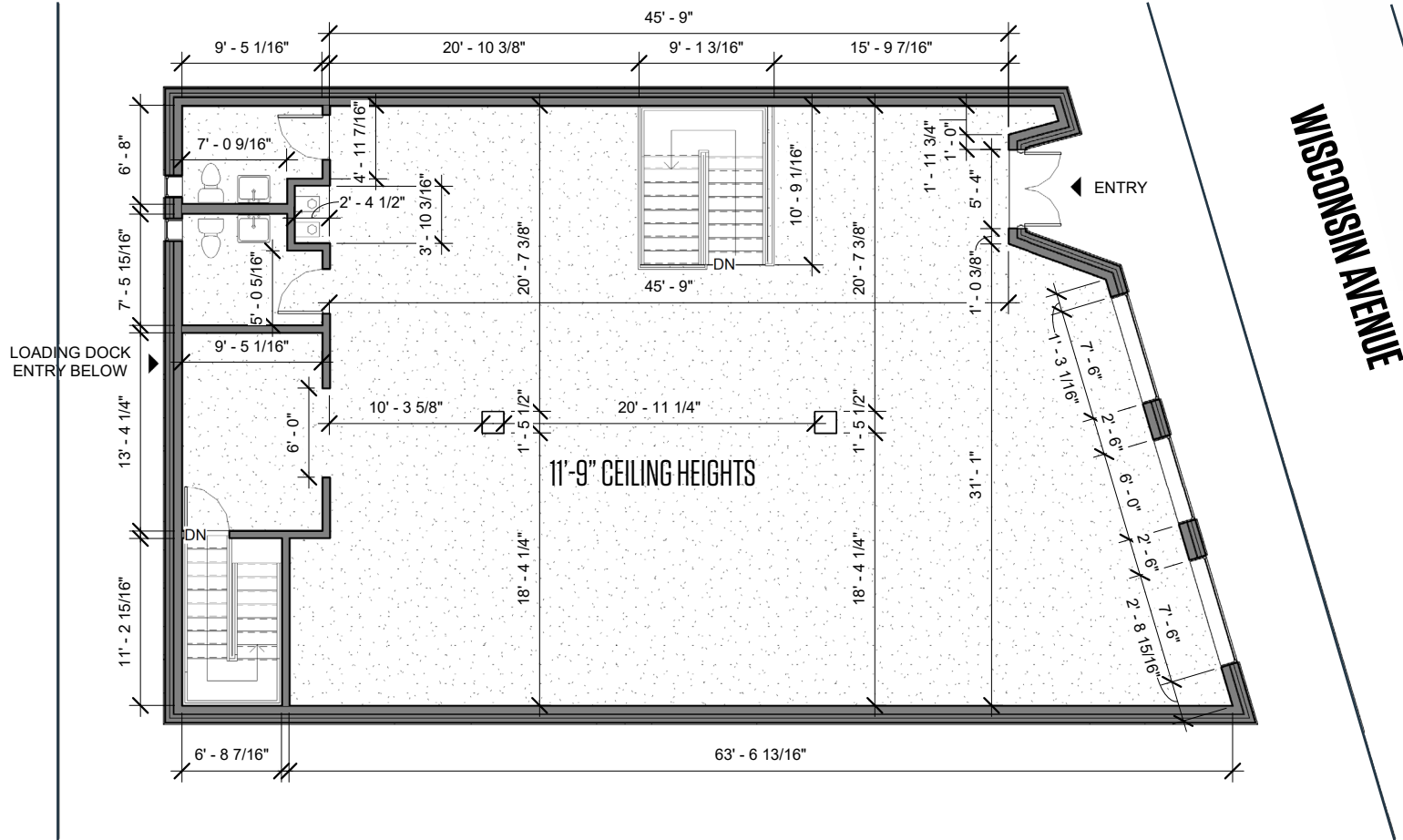
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2,600 SF- STREET LEVEL

33RD STREET



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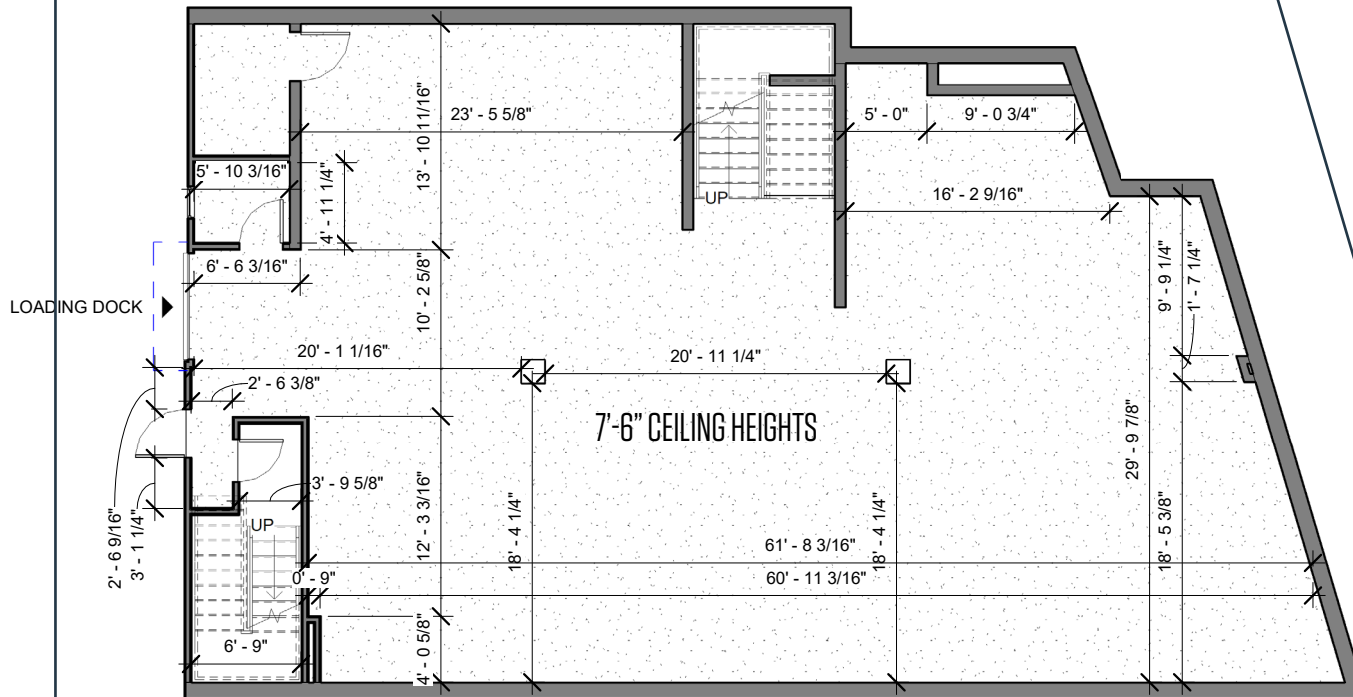
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33RD STREET

LOADING DOCK



WISCONSIN AVENUE

AERIAL

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