

UP TO 8,294 SF  
RESTAURANT &  
RETAIL SPACE  
REMAINING

ice cream  
**jubilee**

JUST SIGNED!

# BROADCAST

4620 - 4624 WISCONSIN AVE NW | WASHINGTON, DC 20016  
DELIVERS Q2 2025

EUROPEAN  
WAX  
CENTER

ice cream  
**jubilee**

AVAILABLE  
2,862 SF

AVAILABLE  
5,432 SF

**klnb**

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# THE NEIGHBORHOOD: TENLEYTOWN



Tenleytown overlooks the city from its highest point and blends a small town feel with a vibrant array of urban amenities along Wisconsin Avenue. Shopping, dining, recreation, and top-notch education are all within close walking distance of the neighborhood's tree-lined streets and two story single-family homes.

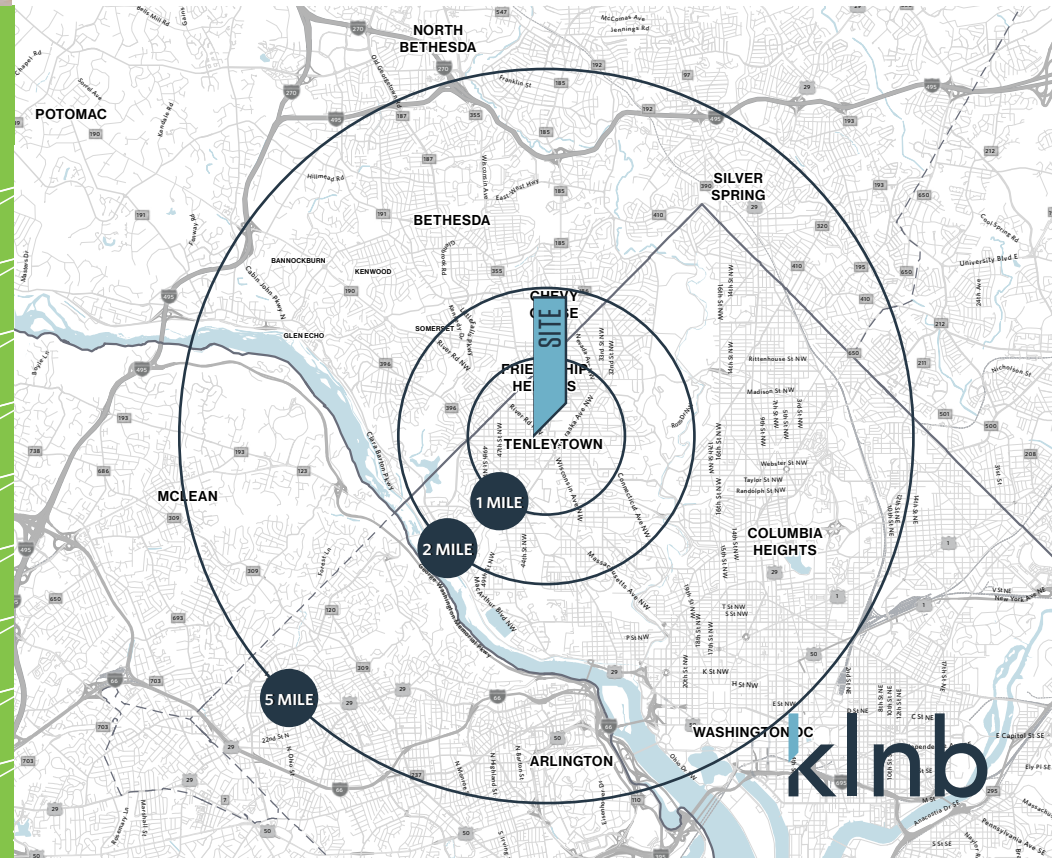
**2,886**  
average daily  
ridership at  
Tenleytown  
Metro Station  
1.5 blocks away

**32,803**  
number of people  
who live within  
a 1 mile radius

**14,318**  
number of students  
enrolled at  
American  
University, adjacent  
to development

**\$219,232**  
average household  
income within a 1  
mile radius

**2,045,115**  
square feet  
of office within a  
1/2 mile radius







Alice Deal Middle School  
1,015 Enrollment

# FORT RENO PARK

**BROADCAST**  
4620 - 4624 WISCONSIN AVENUE, NW  
WASHINGTON, DC 20016

Georgetown Day School  
1,023 Enrollment

Jackson Reed High School  
2,186 Enrollment

RIVER ROAD NW

CHESAPEAKE ST NW

BRANDYWINE ST

ALBEMARLE STREET NW

YUMA STREET NW

WISCONSIN AVE NW (29,683 VPD)

NEBRASKA AVENUE NW



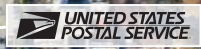
Janney Elementary School  
580 Enrollment

Tenleytown Library

American University - Tenley Campus  
14,318 Enrollment



sport&health





RIVER ROAD NW

Georgetown Day School  
1,023 Enrollment

Satay Club  
PAPA JOHN'S

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Roaming Rooster  
SEUL SPICE  
TYCO  
Orangetheory  
corepower YOGA

WISCONSIN AVENUE NW (26,983 VPD)

The Container Store  
TARGET  
ACE Hardware

Janney Elementary School  
580 Enrollment

Tenleytown Library

M metro  
TENLEYTOWN  
2,886 ADR

SUBWAY  
MATTRESS Warehouse  
CLUB PILATES

FORT RENO PARK

Jackson Reed High School  
2,186 Enrollment

JACKSON-REED  
TIGERS

TD Bank  
TENNIS ZONE PLUS  
Yosaki  
Steak-N-Egg  
CommuniKids

BANDIT TACO  
East West Cafe

Onelife FITNESS

DUNKIN' DONUTS  
MIDDLE

CVS

WHOLE FOODS MARKET

FIVE GUYS  
BURGERS and FRIES

Wawa

Robeks

Greenes

Chick-fil-*l*e

Panera BREAD

klnb



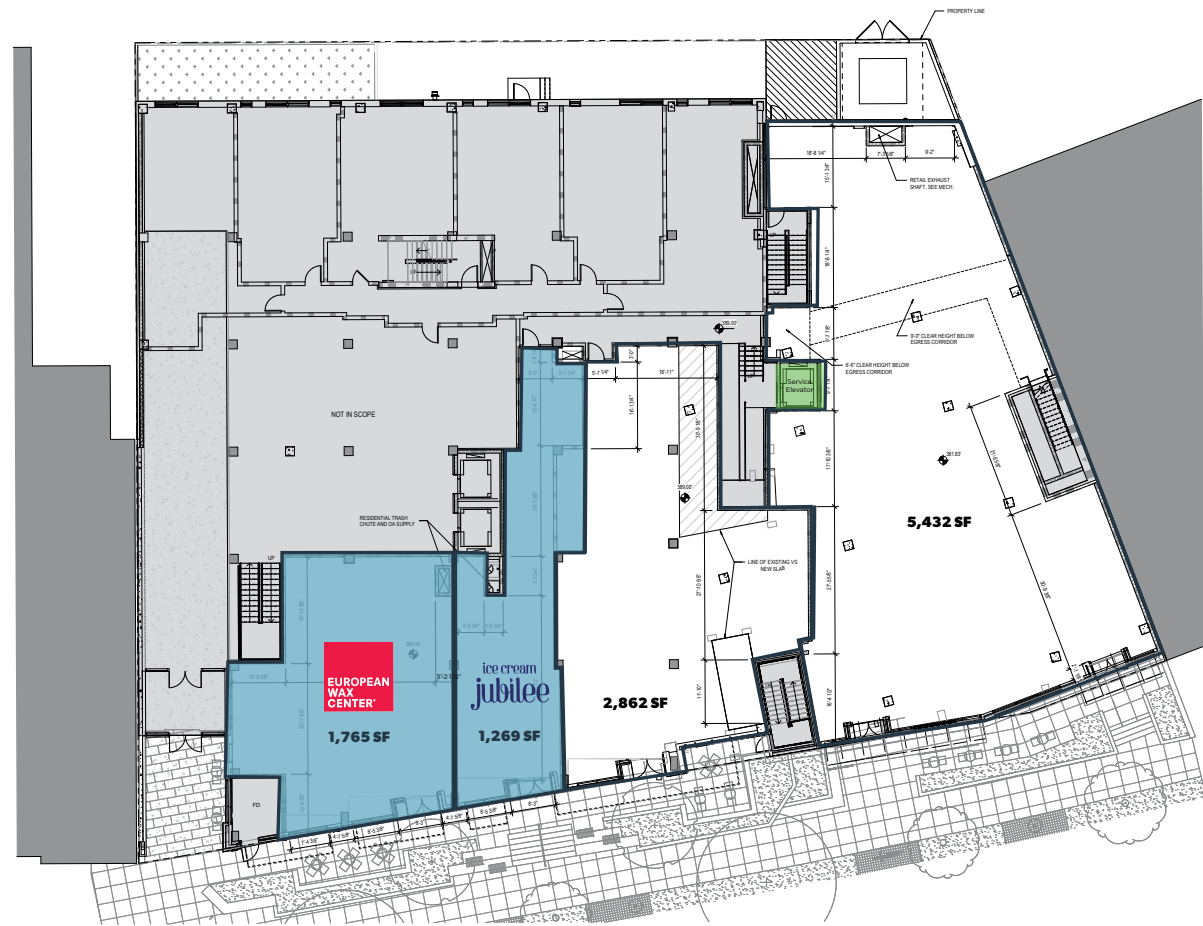


**OPPORTUNITY IDEAL FOR RESTAURANT OPERATORS**

OVER \$35 MM SPENT IN FOOD AWAY FROM HOME



**144** UPSCALE APARTMENT UNITS  
**11,328** SF OF RETAIL SPACE  
OUTDOOR SEATING OPPORTUNITIES



WISCONSIN AVENUE - 26,983 ADT







VERMILLION

bread basket





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