

THE GLOVER HOUSE

2101 Wisconsin Ave NW
Washington, DC



THE GLOVER HOUSE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Located at the base of The Glover House, this 2,494 SF retail opportunity sits along Wisconsin Avenue NW in the heart of Glover Park. The space is adjacent to Trader Joe's and surrounded by a highly affluent residential population. Tenants benefit from prominent signage fronting Wisconsin Avenue, visible to more than 17,000 vehicles per day. The space lends itself well to a variety of retail uses, including fitness and coffee shops/cafes. Glover Park's limited retail availability, walkable environment, and mix of national retailers and neighborhood-serving businesses make it one of Washington, D.C.'s most desirable retail corridors.

PROPERTY HIGHLIGHTS

- Adjacent to Trader Joe's with exceptional Wisconsin Avenue visibility
- Located in the heart of Glover Park's premier retail corridor
- Surrounded by affluent residential neighborhoods and luxury apartments
- Minutes from Georgetown University and MedStar Georgetown Hospital
- Strong mix of national retailers, local dining, and daily-needs shopping
- Rare opportunity to serve one of Washington, DC's most affluent trade areas

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,494 SF
Building Size:	246,315 SF

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MARKET OVERVIEW



GLOVER PARK IS ONE OF D.C.'S MOST DESIRABLE MARKETS

Located in one of Washington, D.C.'s most affluent and established neighborhoods, Glover Park offers retailers access to a highly educated, high-income consumer base with exceptional purchasing power. The property's primary trade area encompasses more than 91,000 residents, expanding to nearly 147,000 residents within the broader trade area. Residents are notably well educated, with approximately 88% holding a bachelor's degree or higher and nearly 60% possessing graduate degrees, reflecting the area's professional and executive workforce.

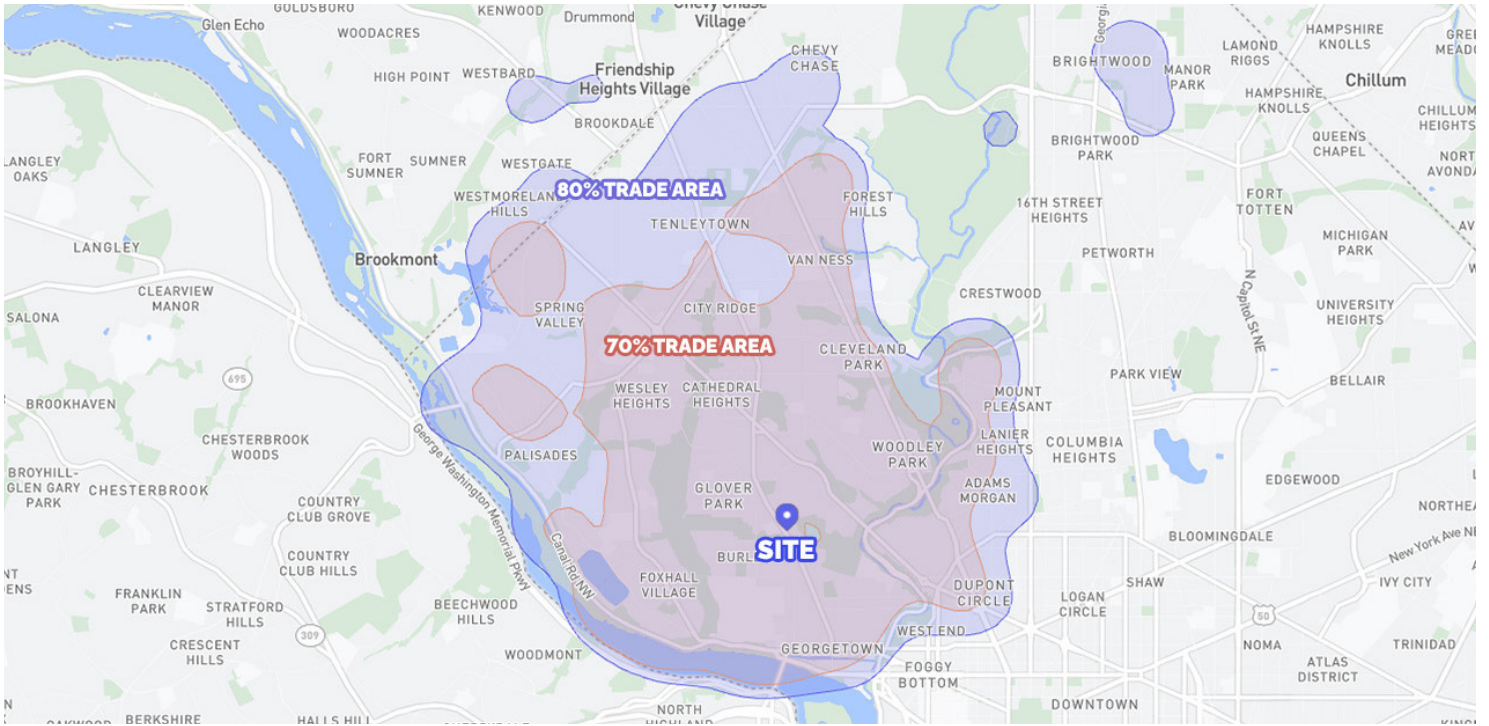
The market is characterized by strong household fundamentals, including average household incomes exceeding \$240,000 and average home values approaching \$1.3 million. Thanks to the draw of Trader Joe's, Glover Park benefits from a dense concentration of affluent consumers who support a diverse mix of retail, dining, service, and lifestyle-oriented businesses.

Positioned near Georgetown, Cathedral Heights, and other prominent Northwest Washington neighborhoods, Glover Park combines the stability of an established residential community with the spending power and demographics sought by retailers looking to serve one of the region's most desirable urban markets.



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DEMOGRAPHICS



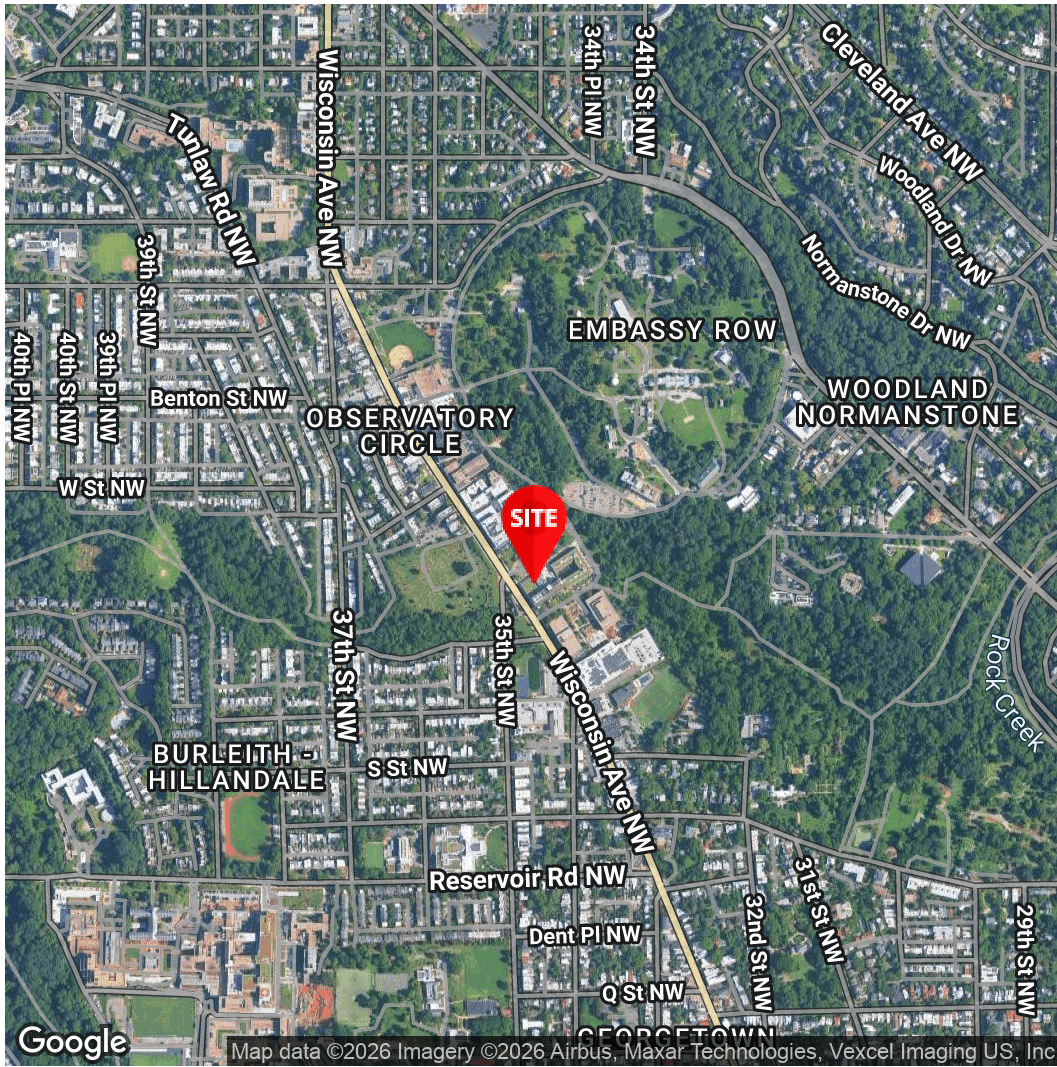
POPULATION	70% TRADE AREA	80% TRADE AREA
TOTAL POPULATION	91,323	146,833
AVERAGE AGE	39.0	39.4
BACHELOR'S DEGREE OR HIGHER	88.2%	87.1%
GRADUATE DEGREE OR HIGHER	59.1%	56.6%
HOUSEHOLDS & INCOME		
TOTAL HOUSEHOLDS	43,459	71,173
AVERAGE HH SIZE	1.89	1.921
AVERAGE HH INCOME	\$240,075	\$234,332
AVERAGE HOUSE VALUE	\$1.30M	\$1.25M

SOURCE: PLACER.AI / STI POPSTATS 2025

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RETAILER MAP





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