



NEARBY ATTRACTIONS



CORNER BUILDING FOR LEASE

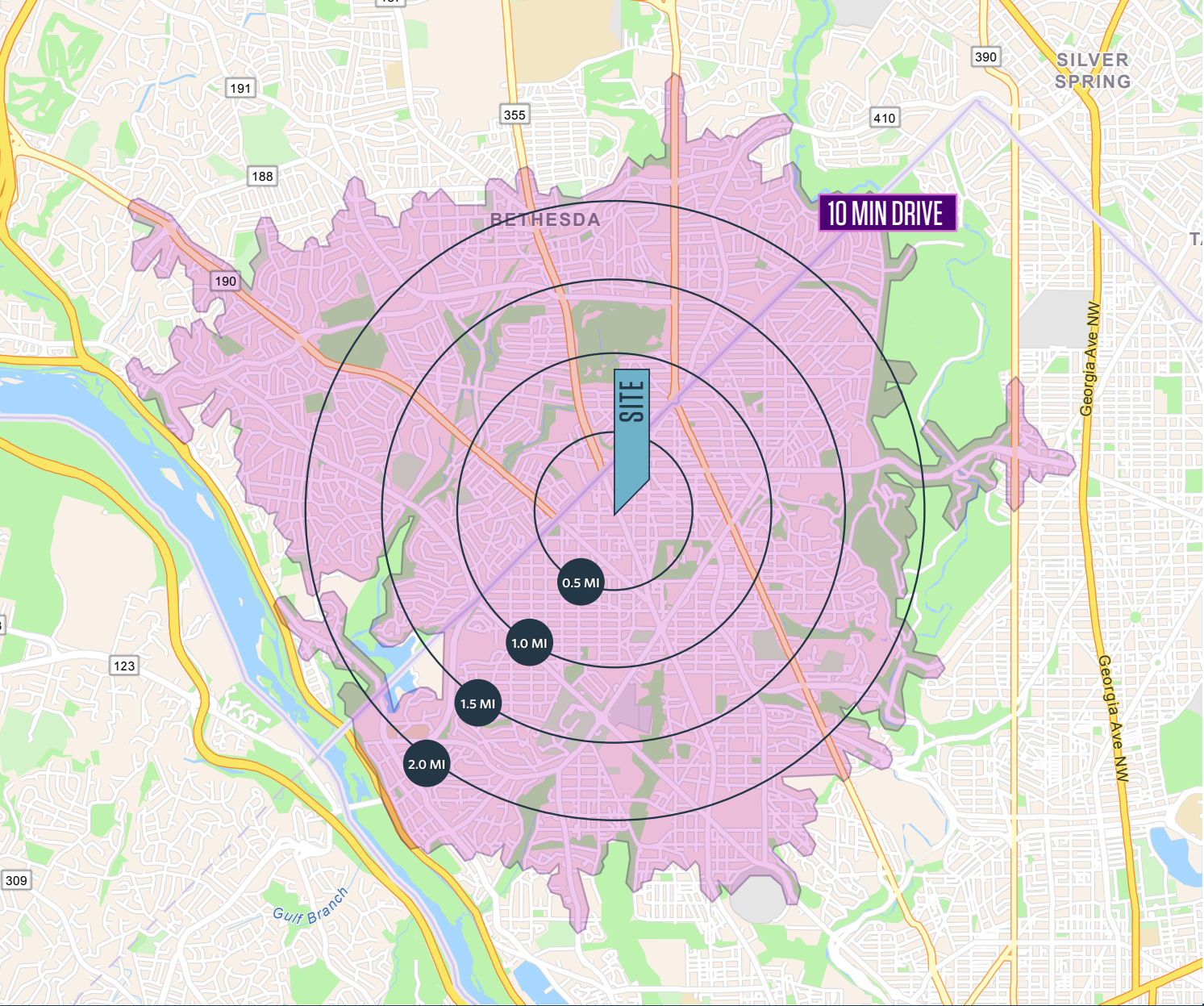
- Rare corner parcel in upper NW with approximately 12 dedicated parking
- 2nd generation bank building with drive thru
- Easily accessible at full movement traffic signal at Wisconsin Ave (22,861 ADT) and Harrison Street (1,515 ADT)
- 1 block to Friendship Heights Metro (2,910 RPD)
- Approximately 6,200 SF Full Building Available
 - 2,063 SF Basement
 - 2,063 SF Street Level with Drive Thru
 - 2,063 SF 2nd Level

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DEMOGRAPHICS | 2024:

10 MIN DRIVE	.5-MILE	1-MILE	1.5 MILE	2 MILE
Population				
121,478	8,475	31,851	58,320	96,050
Daytime Population				
157,330	18,328	41,651	71,391	128,886
Households				
55,170	4,172	14,644	25,005	43,546
Average HH Income				
\$233,439	\$200,344	\$226,683	\$232,600	\$229,545

TRAFFIC COUNTS | 2023:

Wisconsin Ave NW	22,861 ADT
Harrison St NW	1,515 ADT
Walk Score	83 Very Walkable
Friendship Heights Metro	2,910 RPD
Tenleytown Metro	2,817 RPD



PHOTO

5200 WISCONSIN AVE NW

WASHINGTON, DC 20015



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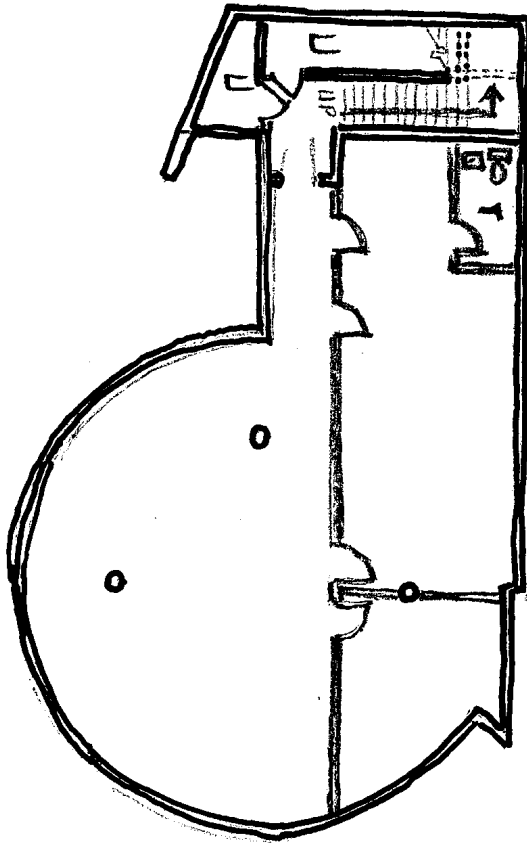
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SITE PLAN

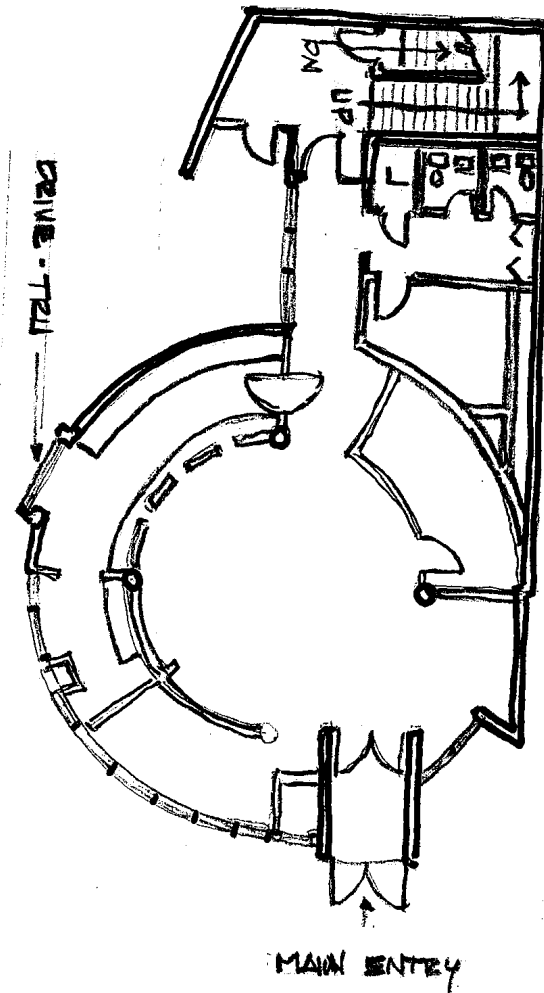
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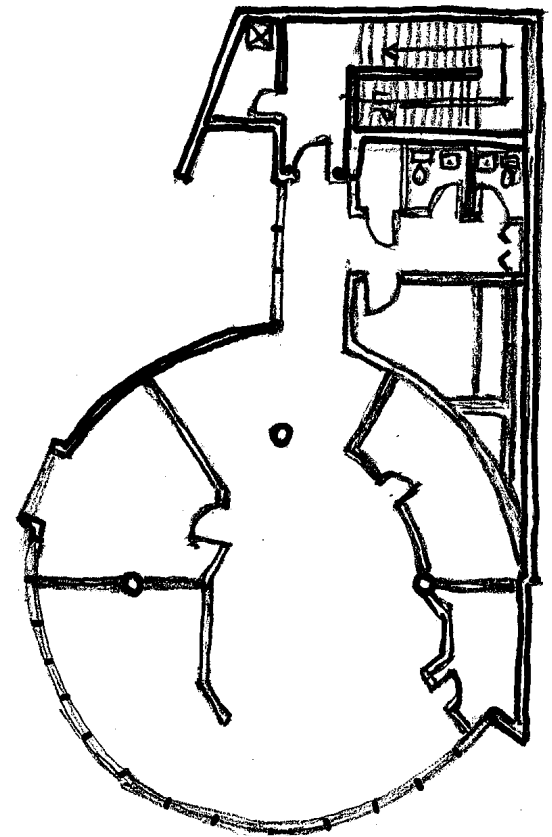
BASEMENT



FIRST FLOOR



SECOND FLOOR



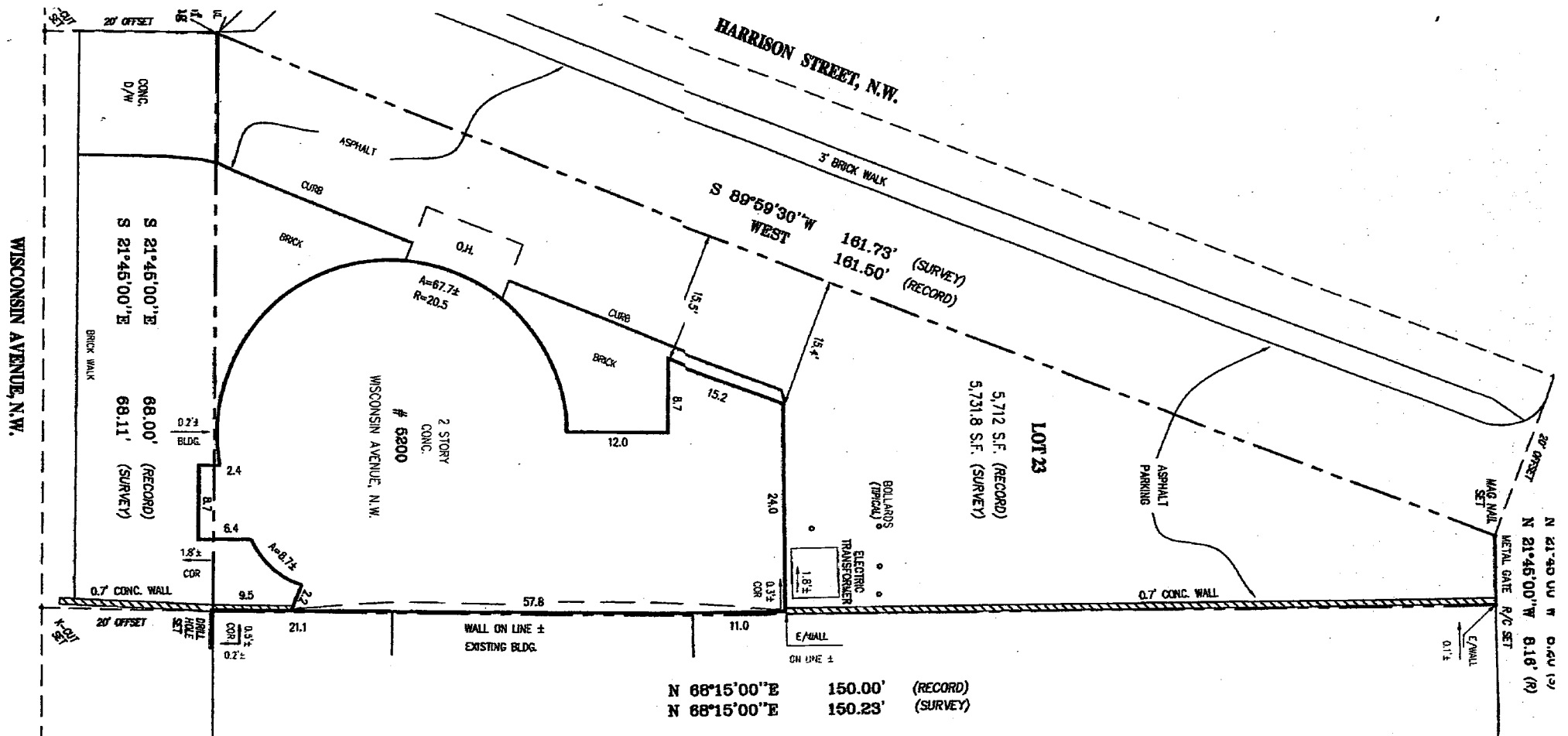
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