



CHEVY CHASE LAKE

CHEVY CHASE, MARYLAND





THE PROJECT

Chevy Chase Lake is a mixed-use community in Chevy Chase, Maryland, one of the most affluent neighborhoods in the DC metro area and in the country.

The project features 93,453 SF of grocery-anchored retail, plus 3 luxury residential buildings with 65 condominiums and 394 apartment residences.

Abundant garage parking is offered on site, with 265 retail spaces and an additional 127 spaces dedicated to grocery customers, along with short-term surface parking around The Plaza.



208
apartments



65
condos



186
apartments



2 blocks from the



81%

Residents with a Bachelors
Degree or Higher
10-MINUTE DRIVE TIME



Directly adjacent to

**Capital
Crescent
Trail**



\$1,029,694

Average Trade Area
Housing Value
10-MINUTE DRIVE TIME



Purple Line

Station directly on site at
Connecticut Avenue;
opening TBD (2,200
projected daily riders)



\$283,793

Average Trade Area
Household Income
WITHIN 1 MILE





THE MARKET



732,000 SF
Existing Office SF



4,282
Multi-Family Units



297
Multi-Family
Under Construction

CHEVY CHASE LAKE

Residential: 65 luxury condominiums
394 luxury apartment residences
Retail: 93,453 SF

1. The Crescent at Chevy Chase Lake
Residential: 111 apartment residences
2. The Lindley
8405 Chevy Chase Lake Ter
Residential: 200 apartment residences
3. Chevy Chase Crossing
3530 Manor Rd
Residential: 63 townhomes
4. The Brownstones at Chevy Chase Lake
3645 Chevy Chase Lake Dr
Residential: 62 townhomes
5. Hamlet House
Chevy Chase Lake Dr
Residential: 31 condominiums



EXISTING RESIDENTIAL



BUILDING 3

THE BARRETT
280 Apartments



THE CLAUDE
186 Apartments

BUILDING 1

Purple Line
CAPITAL CRESCENT
TRAIL

MANOR ROAD

THE PLAZA
THE PARK **B**

GRAND STAIR TO
Purple Line
CAPITAL CRESCENT
TRAIL

A THE LAWN



BUILDING 2

**RITZ-CARLTON
RESIDENCES**
65 Condos

CONNECTICUT AVENUE 71,602 AAWDT





A lively plaza where neighbors connect

At the heart of the community, **The Plaza** is where neighborhood life truly comes alive — thoughtfully designed to foster genuine connection among residents while driving consistent retail activity.

The Lawn serves as a natural hub for community engagement, offering green space for gathering, a kid's play area for families, and a packed events calendar featuring outdoor movie nights and live music. Ample public seating makes it effortless for customers to grab a bite from nearby fast casual spots.

The Park features a fountain and additional patio seating. The space regularly hosts kiosk cart vendors selling ice cream, coffee and pastries, as well as regular farmer's markets and seasonal fairs.





Vibrant, social, and
always active



SITE PLAN PARKING LEVEL P1

TOTAL RETAIL PARKING ON P1 & P2:

GROCEER CUSTOMERS:
127 PARKING SPACES

NON-GROCEER CUSTOMERS:
265 PARKING SPACES



Site Plan Key:

Grocery Parking Retail Parking Residential Parking

CONNECTICUT AVENUE

BICYCLE
STORAGE

CAPITAL CRESCENT TRAIL (ABOVE)

**ELEVATOR TO
RETAIL & PURPLE LINE
PLAZA LEVEL**
(CVS, Sev Laser, RTR Pilates,
Osteria Divinia, Stretch Lab,
Femi Nails and Day Spa)

**RETAIL CUSTOMER
ELEVATOR LOBBY**
(Elena James, Dok Khao,
Sarah's Handmade Ice Cream,
Truist Bank, Ro Sushi, Uncorked,
Molly's Dog Care, Playa Bowls)

**BICYCLE PARKING
& REPAIR**

MANOR ROAD

**ACCESS TO & FROM
STREET LEVEL & GROCERY ANCHOR**

**GROCERY
CUSTOMER
ELEVATOR
LOBBY**

**BICYCLE
PARKING**

**ACCESS TO & FROM
STREET LEVEL**

SITE PLAN PARKING LEVEL P2

TOTAL RETAIL PARKING ON P1 & P2:

GROCER CUSTOMERS:
127 PARKING SPACES

NON-GROCER CUSTOMERS:
265 PARKING SPACES



Site Plan Key:

■ Retail Parking

■ Residential Parking

CONNECTICUT AVENUE

OUTLINE OF PARKING BELOW

EXIST. GAS STATION

CAPITAL CRESCENT TRAIL (ABOVE)

RETAIL CUSTOMER ELEVATOR LOBBY
(Elena James, Dok Khao, Sarah's Handmade Ice Cream, Truist Bank, Ro Sushi, Uncorked, Molly's Dog Care, Playa Bowls)

ELEVATOR TO RETAIL & PURPLE LINE PLAZA LEVEL
(CVS, Sev Laser, RTR Pilates, Osteria Divinia, Stretch Lab, Femi Nails and Day Spa)

MANOR ROAD

GARAGE AIR INTAKE

GROCERY CUSTOMER ELEVATOR LOBBY

SERVICE DRIVE

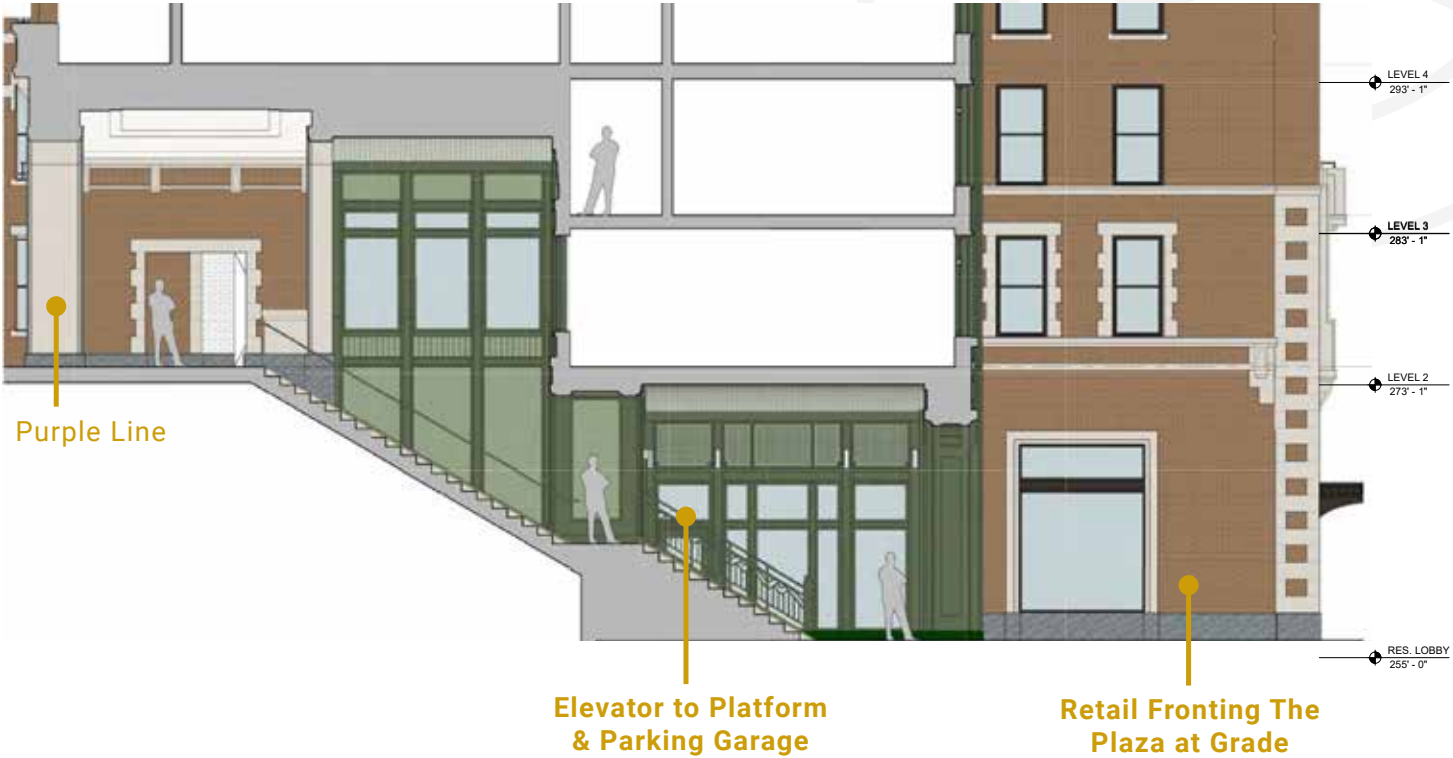
SERVICE DRIVE

GARAGE AIR EXHAUST

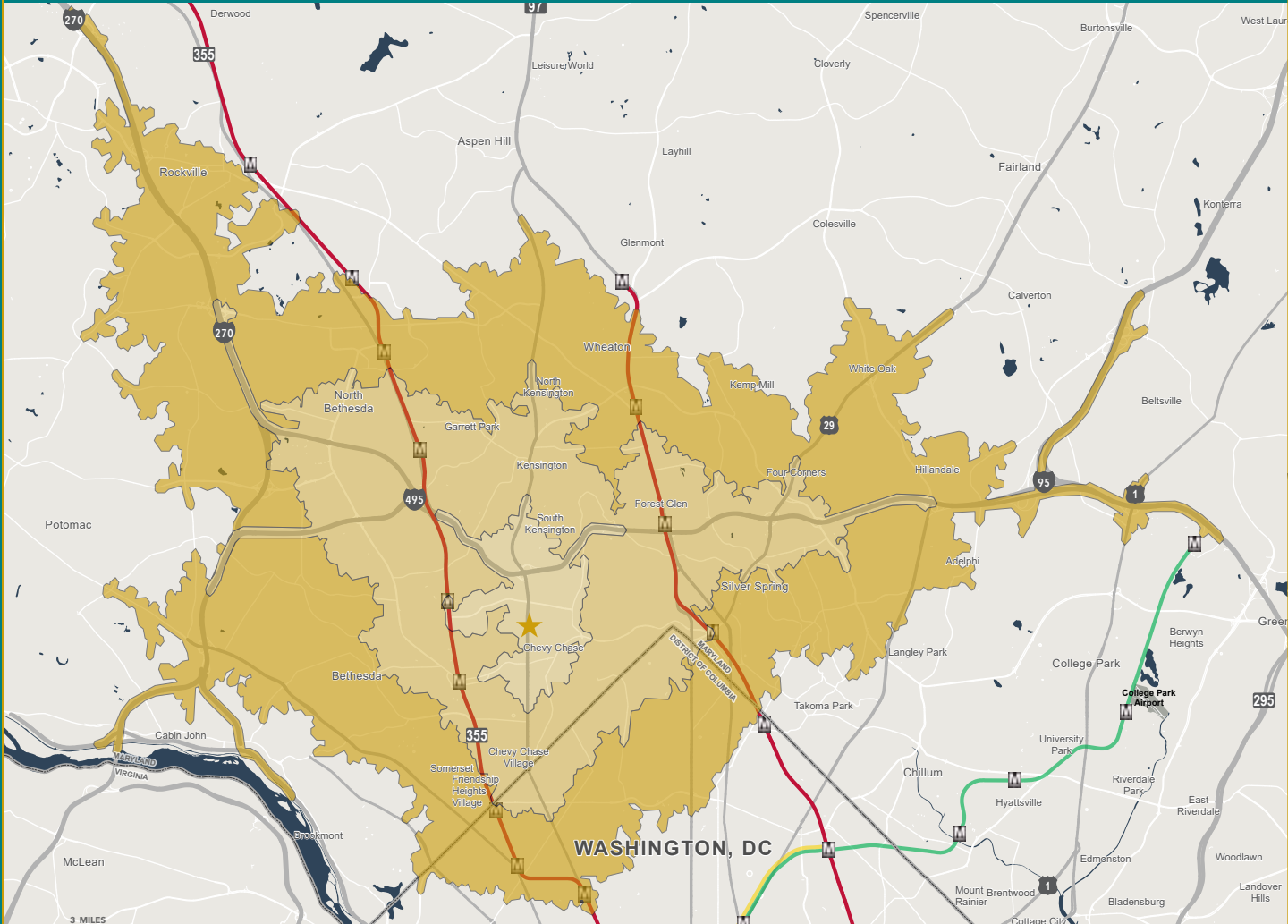
OUTLINE OF PARKING BELOW

EASY ACCESS TO THE METRO *Purple Line*

The future Purple Line entrance is centrally located just off The Plaza in the heart of the project, positioning retail tenants to capture a significant and consistent flow of transit riders alongside the already robust residential customer base. The light rail line is projected to serve 2,200 riders daily.



PSYCHOGRAPHIC PROFILE



	5 MINUTE DRIVE TIME	10 MINUTE DRIVE TIME	15 MINUTE DRIVE TIME
Population	10,532	147,513	436,429
Daytime Population	12,323	192,318	484,373
Average HH Income	\$333,453	\$235,445	\$203,620
Average Home Value	\$1,324,691	\$1,029,694	\$932,278
Education (Bachelor degree or higher)	85%	81%	68%

TAPESTRY SEGMENTS

5 MINUTE DRIVE TIME



Top Tier
55.7%

The concentration of neighborhoods in this segment is particularly high in New England, the Mid-Atlantic, and the Pacific. Residents of this segment reside in suburban neighborhoods within the largest metropolitan areas. Nearly half of householders are between the ages of 45 and 64, and households are primarily married couples with or without children living at home. Many families send their children to private K-12 schools. Approximately three-quarters of residents hold undergraduate or graduate degrees, and they typically hold positions as executives, professionals, or business owners. A growing number of workers in this segment work from home. This segment has the highest net worth among all segments. Neighborhoods are almost exclusively composed of single-family homes.

- Residents tend to shop at upscale retailers and frequent fine dining restaurants.
- They hire personal services such as financial planners, personal chefs, and gardeners. These individuals often drive high-end vehicles and own vacation homes.
- They are politically active, participating in fundraising and donating to organizations. International travel is a common occurrence.

Residents in this segment live in suburban areas with a notable presence in urban vicinities, mostly near large, coastal metropolitan areas, especially in California, New York, Massachusetts, and Washington. Predominantly composed of married couples, many are raising young children. They are highly educated and hold professional positions in technology, health care, and education sectors, as well as a notable number who are self-employed. Some have additional earnings from interest, dividends, and rental properties. Household incomes generally fall within the upper tier, and many are significantly higher than the national average. They have substantial net worth and retirement savings. About half of housing units are detached single-family homes, and there is also a notable presence of attached single-family homes and apartment complexes. Most households own one or two vehicles.

- They typically have multiple credit cards that offer airline miles, which they use for frequent domestic and international travel.
- They tend to invest in various assets, including valuable homes and retirement plans.



Urban Chic
38.8%



MetroRenters
5.5%

Located mainly in the centers of major metropolitan areas, these neighborhoods are composed of highly educated young professionals in their 20s and 30s, many of whom were born outside the U.S. Residents often live alone, cohabitate with partners, or share space with roommates. The majority hold a bachelor's degree or higher, and a significant portion are enrolled in college. They work in professional or management positions with upper-tier incomes. Most homes are rented in buildings with 20 or more units, many of which have been constructed since 2010. Working from home is common. These areas also experience significant daytime population growth as hubs for workplaces, restaurants, and entertainment. Walking, ridesharing, or public transportation are common for commuting.

- Residents often shop at specialty grocery stores for natural, organic, and environmentally friendly products.
- They tend to go to movies, musicals, theater, bars, clubs, and museums.
- They frequently travel both domestically and internationally.



CHEVY CHASE
LAKE

RETAIL LEASING



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