



Building Details:

Fully Built Out Restaurant

First Floor
Approx. 1,128 square feet

Lower Level Basement
Approx. 500 square feet

Over 32,000 vehicles/day

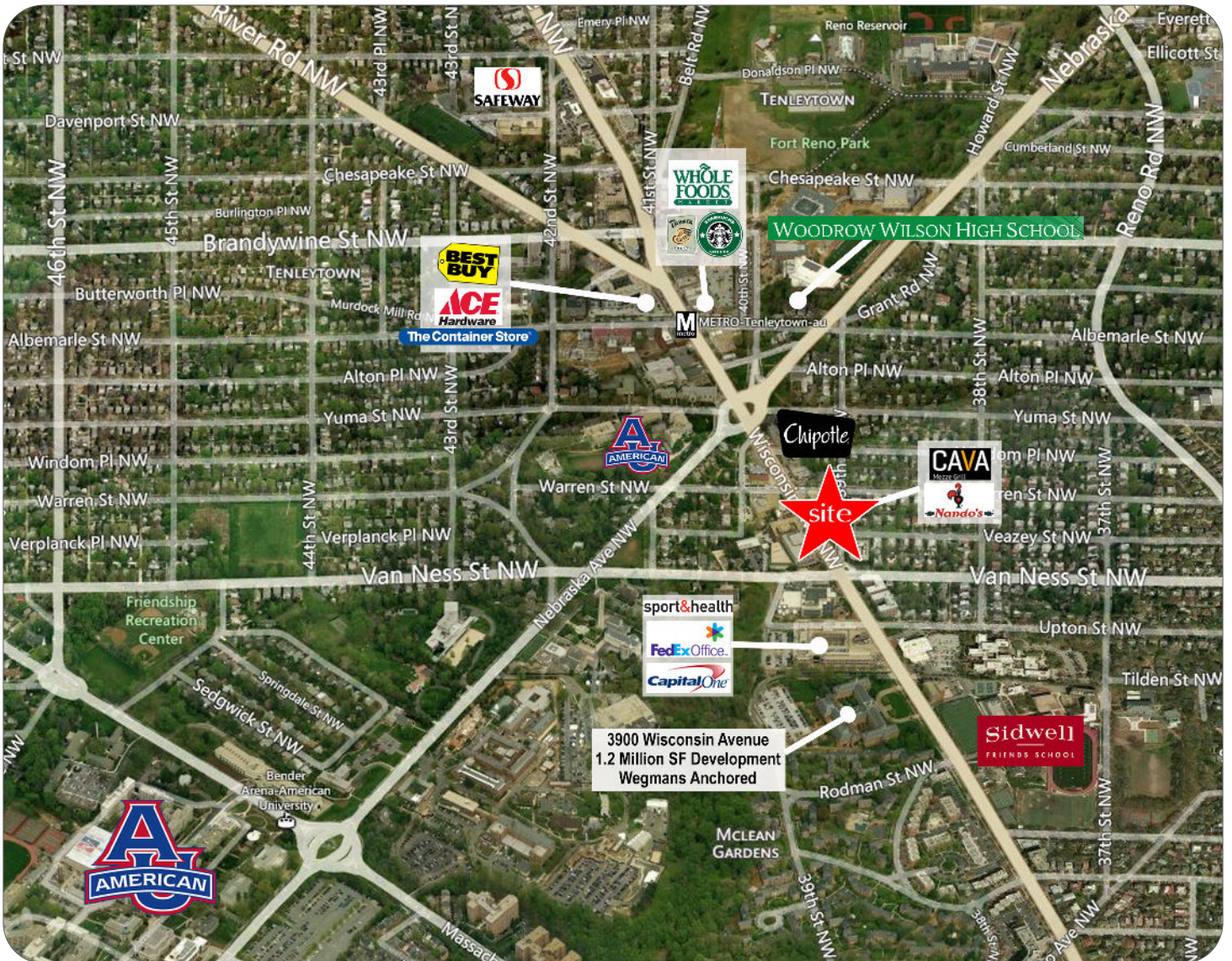
20 feet of frontage along
Wisconsin Avenue

Rare Tenleytown Opportunity

AVAILABLE IMMEDIATELY!

Located directly between CAVA Mezza Grille and Nando's Peri Peri. This is a truly unique opportunity, surrounded by an abundance of office and dense residential population.





AREA DEMOGRAPHICS:

	.5 mile	1 mile	1.5 mile
Population	8,861	38,329	69,962
Average HH Income	\$157,725	\$154,975	\$158,760
Daytime Population	6,831	22,299	41,924

US CENSUS BUREAU, CENSUS 2020 DATA, ESRI FORECASTS FOR 2024 AND 2029. The information contained herein was furnished to us by sources we deem to be reliable, but no warranty or representation is made to the accuracy thereof. This offering is subject to correction or errors and omissions, change of price, prior to sale/lease or withdrawal from the market, without notice.

FOR MORE INFORMATION:

Jeff Edelstein
202.375.7946
jeff@roadsidellc.com

Roadside Development LLC
3939 Wisconsin Avenue, NW
Suite 100
Washington, DC 20016
www.roadsidedevelopment.com