

For Sublease



2,614 s.f. in Downtown Bethesda on Elm Street

- Next door to SoulCycle
- Term through 9/30/2024
- 42' of frontage directly facing Bethesda Row
- Extremely dense daytime and weekend traffic

4929 Elm Street Bethesda, MD

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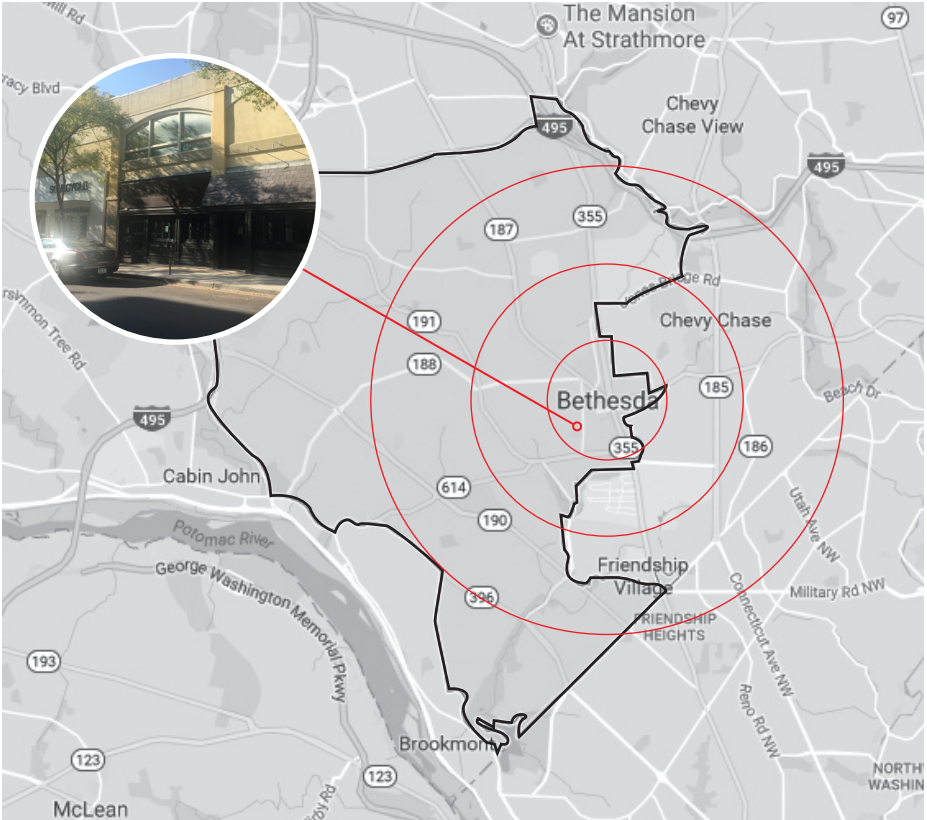
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The greater trade area



- Bethesda is one of the most affluent cities in the United States, with more than 50% of its residents earning more than \$100,000 per year and nearly 80% holding degrees in higher education.
- Home to high-end shopping, luxury homes and apartments, high-quality Metro-accessible office buildings and excellent schools, Bethesda's demographics trend toward older residents and families with the median age being 42.
- The area is very attractive to DC commuters looking for an urban setting with access to public transportation, excellent schools, as well as luxury amenities, lodging and restaurants, all within a short walk.



Demographics from subject site

	1 mi	3 mi	5 mi
Population	24,246	144,491	443,478
Average HH Income	\$173,312	\$199,721	\$153,301
Households	11,596	60,098	187,730
Employees	45,869	119,250	271,015
Businesses	3,308	7,648	20,667

The immediate trade area



Dine

- | | | | |
|----------------------------|------------------------|--------------------|------------------------------|
| 19. American Tap Room | 30. Dolcetta Gelato | 10. Mon Ami Gabi | 15. Tandoori Nights |
| 56. Assaggi Mozzarella Bar | 47. Dunkin Donuts | 18. Mussel Bar | 52. Tara Thai |
| 25. Boloco | 36a. Five Guys | 33. Nandos | 2. Taylor Gourmet |
| 39. Bethesda Bagels | 54. Georgetown Cupcake | 51. Parker's | 62. Uncle Juilo's Rio Grande |
| 29. Café Deluxe | 11. Haagen-Dazs | 2. Puree Juice Bar | 2. Vapiano |
| 45. Capital Teas | 3. Jaleo | 40. Quartermaine | 23. Yogiberry |
| 53. Cave Mezze Grill | 68. Le Pain Quotidien | 16. Raku | |
| 50. Shop House | 67. Lebanese Taverna | 29. Redwood | |
| 6. Cosi | 21. Mamma Lucias | 35. Sweetgreen | |

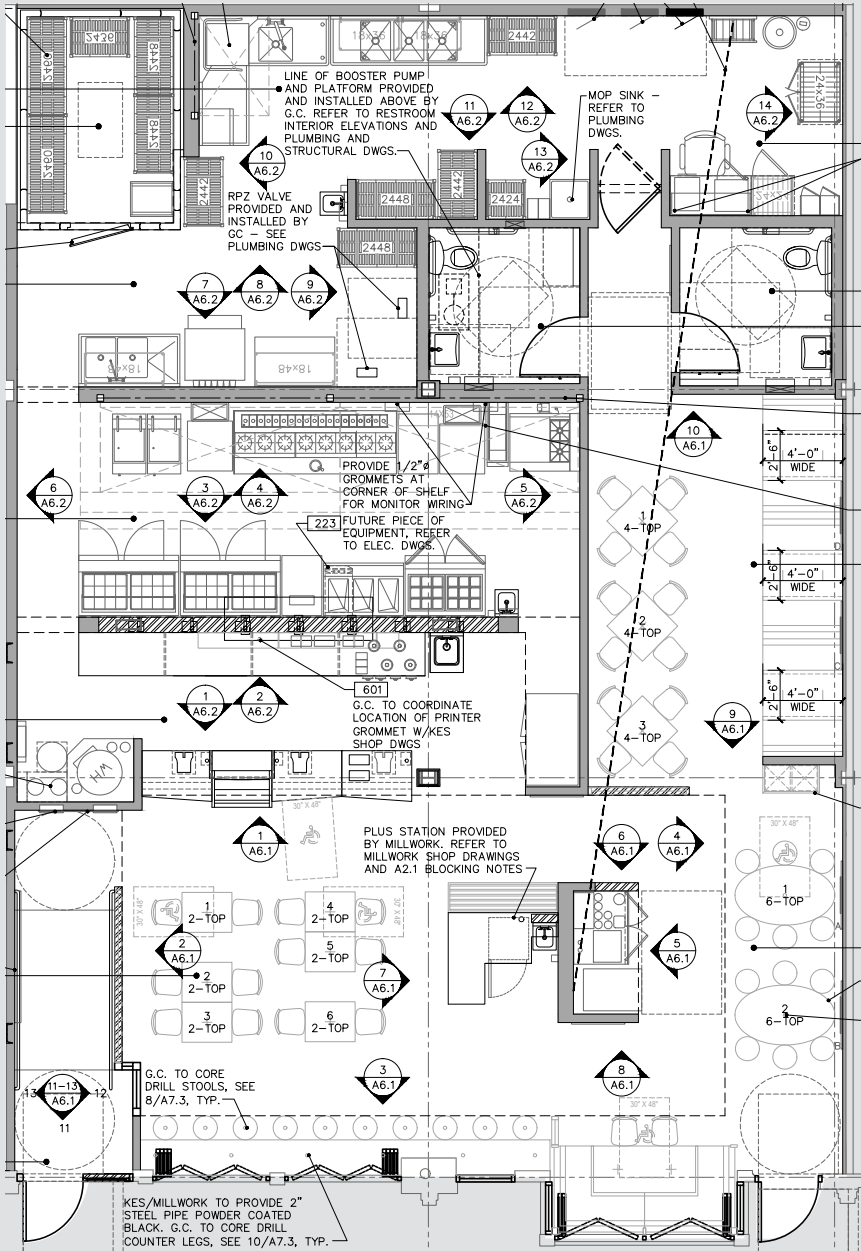
Shop

- | | | | |
|----------------------|-------------------|---------------------------------|---------------------------|
| 46. Amethyst | 73. Ginger | 59. North Face | 8. Max Brenner |
| 61. Apple | 32. J. McLaughlin | 43. Paper Source | 70. Lou Lou |
| 9. Vino Volo | 57. Dry Bar | 44. Petra Boutique | 65. Urban Country Designs |
| 13. Barnes & Noble | 72. Le Creuset | 34. Picture Frame | 48. Wear it Well |
| 31. Bluemercury | 28. Courage b. | 76. Pink Palm | 37. Yiro/Tugouh Toys |
| 66. City Sports | 74. Lucy | 38. Ice Breaker | |
| 75. Cork & Fork | 60. Lululemon | 4. Ritz Camera | |
| 63. Fitness Resource | 14. Luna | 69. Sassanova | |
| 58. Francesca's | 17. My Eye R. | 7. Secolari Olive Oil & Vinegar | |

Spa/Service

- | | |
|--------------------|---------------------------|
| 42. Aveda | 49. Hair Cuttery |
| 24. Blue Zen | 36b. Kidville |
| 71. Bubbles | 12. Landmark Theatre |
| 5. Bank of America | 26. M&T Bank and PNC Bank |
| 2. Equinox | 1. Super Cleaners |
| 64. Giant Foods | |

Floorplans



Elm Street

For more information,
please contact:

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Second generation restaurant space in Downtown Bethesda

