

For Lease

7832 Wisconsin Avenue

Bethesda, Maryland 20814



**Prime retail space available on Wisconsin Avenue —
situated in the heart of Bethesda's bustling Woodmont Triangle**

Highlights

- 4,760 SF former fitness studio
- Located next to 112-unit multifamily building
- Situated across the street from JBG's new 475-unit luxury apartment building anchored by Trader Joes
- Situated one block from the future new Marriott headquarters complex (4,000 occupants), now under construction
- Bethesda Metro Station (9,000 riders per day) located only three blocks away
- Excellent daytime traffic with 15,210 VPD on Woodmont Ave and 33,082 VPD on Wisconsin Ave
- Outstanding demographics within a one-mile radius:
 - 1,140 hotel rooms
 - 8,232,000 square feet of office space
 - 3,134 residential apartment units

Nearby Retailers



Demographics

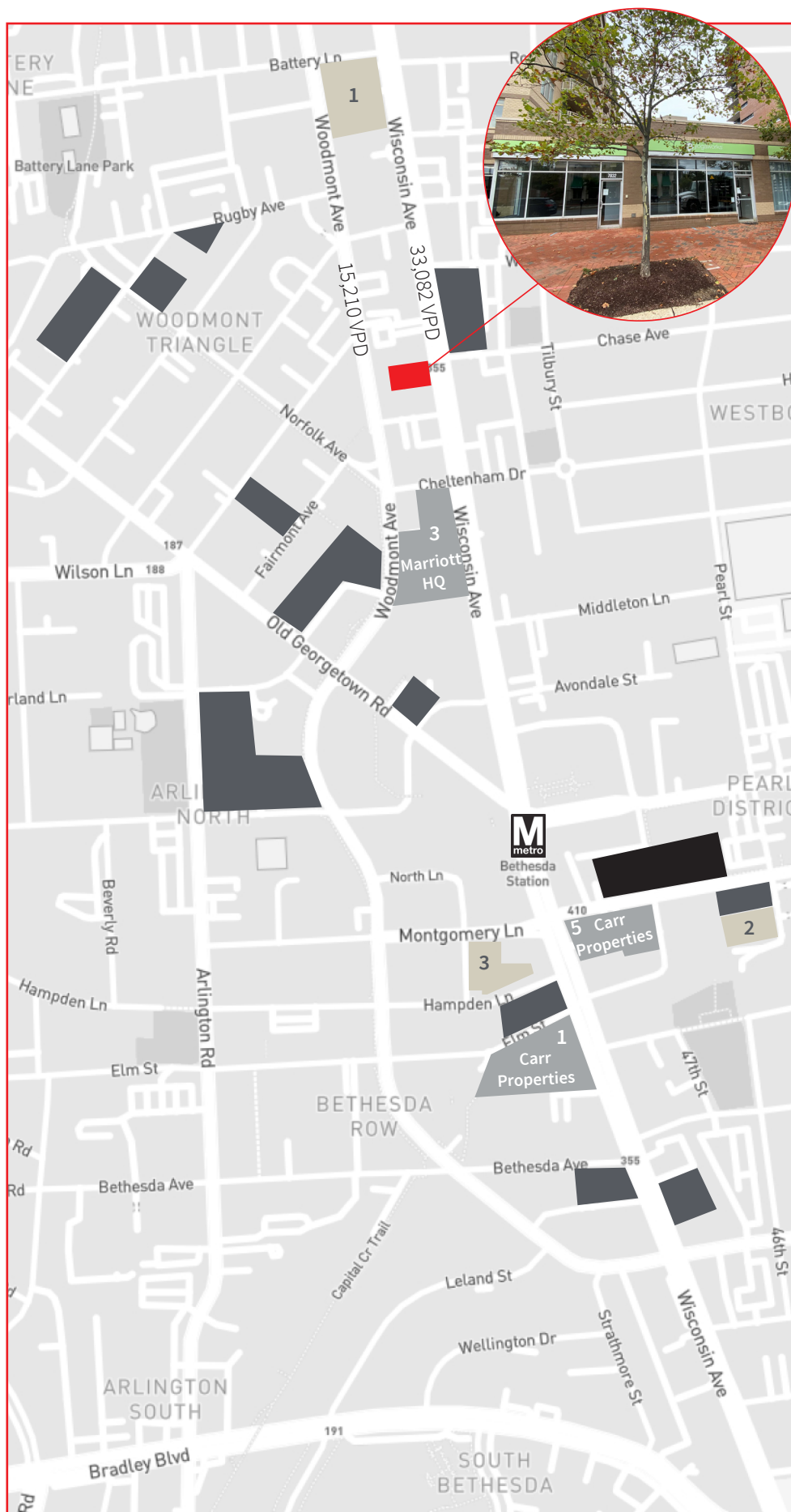
(Radius of one, three, and five- miles)

Population		
24,923	152,289	455,874
Average HH Income		
\$181,857	\$220,043	\$175,950
Households		
12,546	64,329	191,785
Employees		
50,490	109,956	256,833
Median Age		
40.1	44.1	40.7

Surrounding Area



Bethesda CBD Development Sites



Office - under construction



1

7272 Wisconsin
Carr Properties, JP Morgan Chase, Alony Hetz

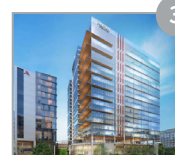
358,000 s.f.
100% preleased
Q3/Q4 2020 delivery



2

7373 Wisconsin

Stonebridge Associates, Buvermo Investments, CalSTRS
380,000 s.f.
100% Available
2021 delivery



3

7750 Wisconsin
Marriott HQ

Bernstein Companies, Boston Properties
670,000 s.f.
2022 delivery

Office - proposed



1

8280 Wisconsin

Stonebridge Associates, Donohoe
175,000 s.f.
Proposed long-term



2

7300 Pearl

Rockpoint Group, MRP
150,000 s.f.
Proposed long-term



3

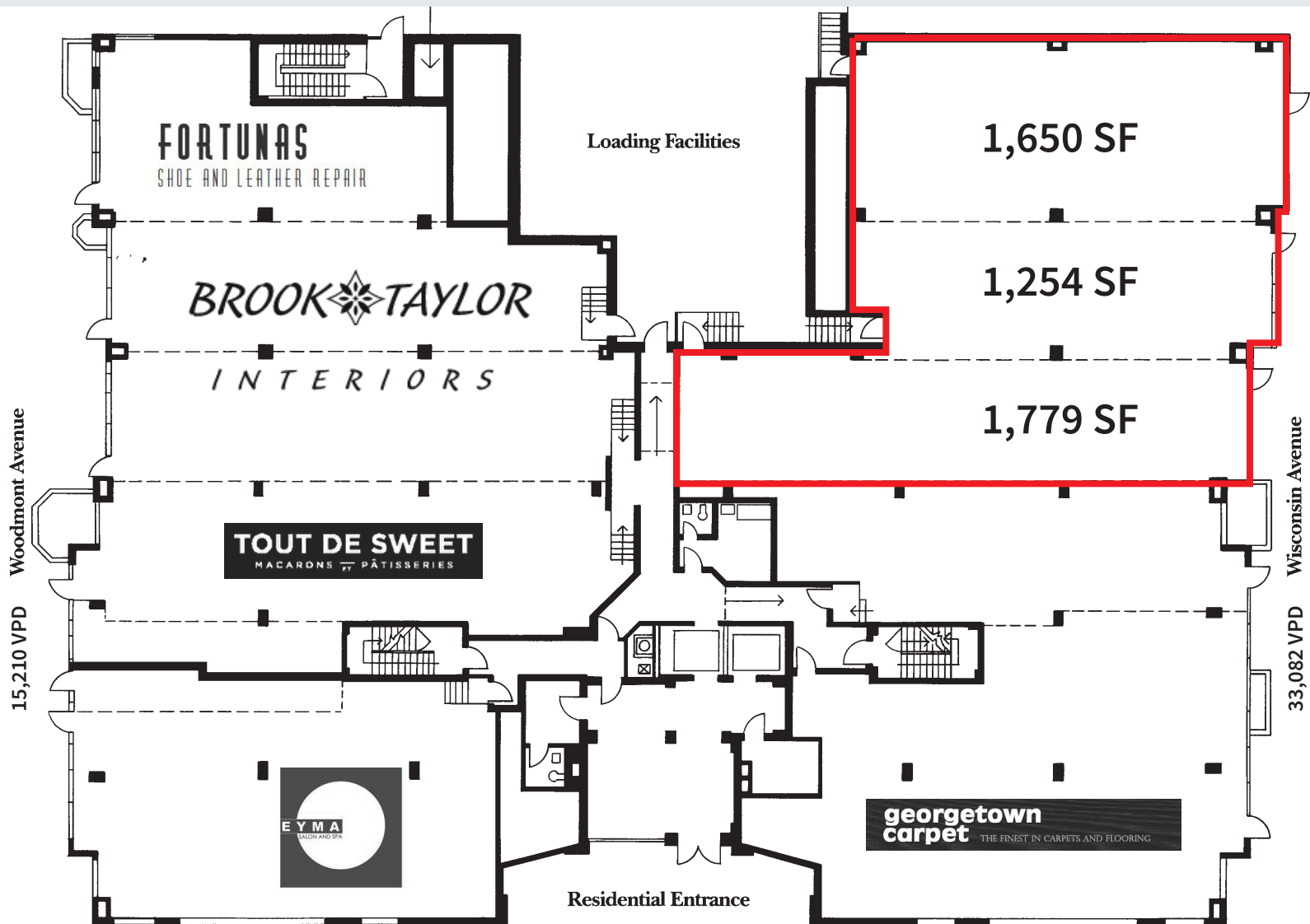
Hampden East

4719 Hampden Ln
Washington Property Company, Douglas Development
350,000 s.f.
Proposed long-term

Proposed residential -
3,500+ apartment units

Waverly Garage slated
for redevelopment, use
to be determined.

Available Space



Contact us

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