

For Lease

4710 Bethesda Avenue Bethesda, Maryland 20814



2,227 SF



30 feet of prominent street frontage



16 feet of clearance slab-to-slab provides highly desirable open ceiling height

**Venting
Available**



Highly desirable retail opportunity

Store is elevated from street-level providing prominent visibility. Situated in the heart of downtown Bethesda on highly-traveled Bethesda Avenue, home of three of Bethesda's newest high-density prestigious buildings.

Highlights

- Ideal restaurant or dry-goods retail space located within a landmark, prestigious mixed-use building containing 247 luxury apartment units and 23,000 SF of retail and office space
- Situated only half a block from the Bethesda Row retail shopping community. Steps from Wisconsin Avenue — Bethesda's main thoroughfare. Highly dense and vibrant environment — active 24/7
- Bethesda Metro Station (6,500 riders per day) located only three blocks away
- Outstanding demographics within a one-mile radius:
 - 1,140 hotel rooms
 - 8,271,000 square feet of office space
 - 3,664 residential apartment units

Nearby Retail

drybar

Tatte
BAKERY & CAFE

**PAPER
SOURCE**

Nando's



CHOPT

**POTTERY
BARN**

GEORGETOWN CUPCAKE

BIBIBOP
asian grill.

lululemon

ANTHROPOLOGIE



Demographics

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

Population

24,755	148,286	484,905
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Average HH Income

\$175,624	\$210,335	\$161,497
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Households

12,181	62,122	207,811
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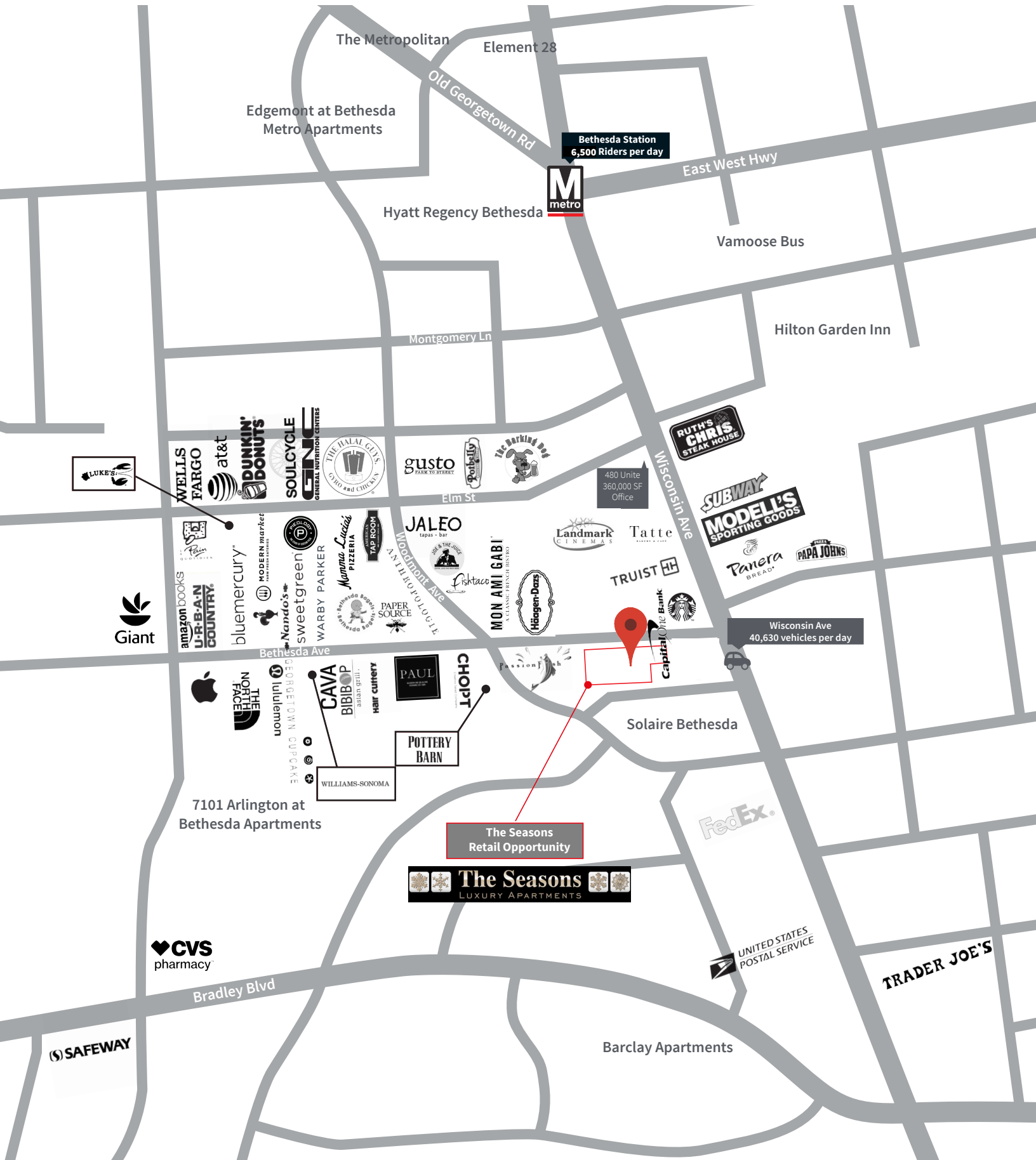
Employees

43,669	135,499	320,056
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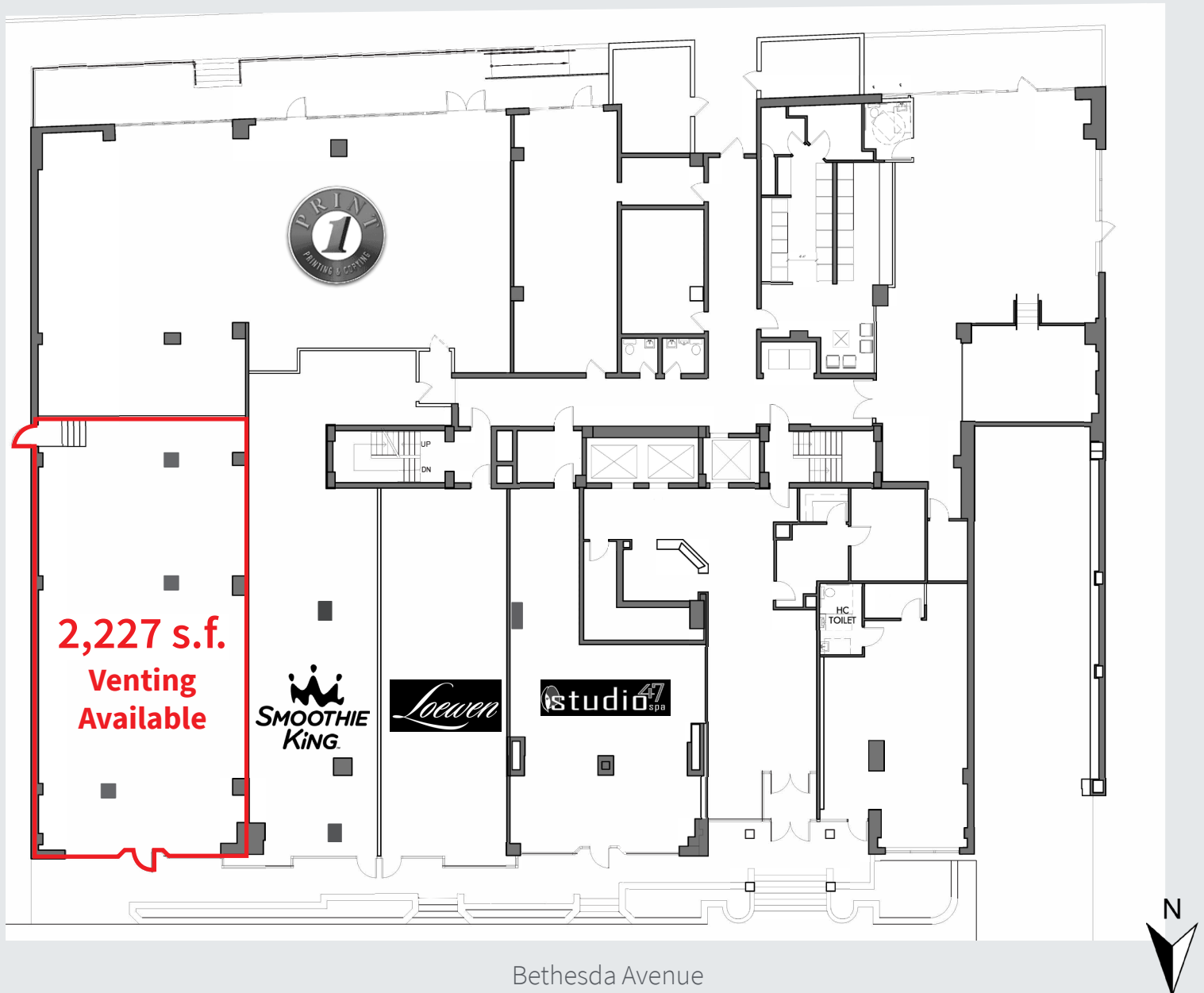
Median Age

40.5	43.7	39.7
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Market Profile



Available Space



Complete storefront renovation

Contact us

Andy Corno

O: +1 202 719 6137
M: +1 301 520 2620
andy.corno@jll.com

Thomas Jackman

O: +1 202 719 5624
M: +1 301 580 1512
thomas.jackman@jll.com

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