



BROADCAST

4620 - 4624 WISCONSIN AVENUE, NW



11,463 SF

of Prime Restaurant & Retail Space
fronting Wisconsin Ave
DELIVERS Q1 2023

BROADCAST

klnb

WISCONSIN AVE
(28-980 ADT)

THE NEIGHBORHOOD: TENLEYTOWN



Tenleytown overlooks the city from its highest point and blends a small town feel with a vibrant array of urban amenities along Wisconsin Avenue. Shopping, dining, recreation, and top-notch education are all within close walking distance of the neighborhood's tree-lined streets and two story single-family homes.

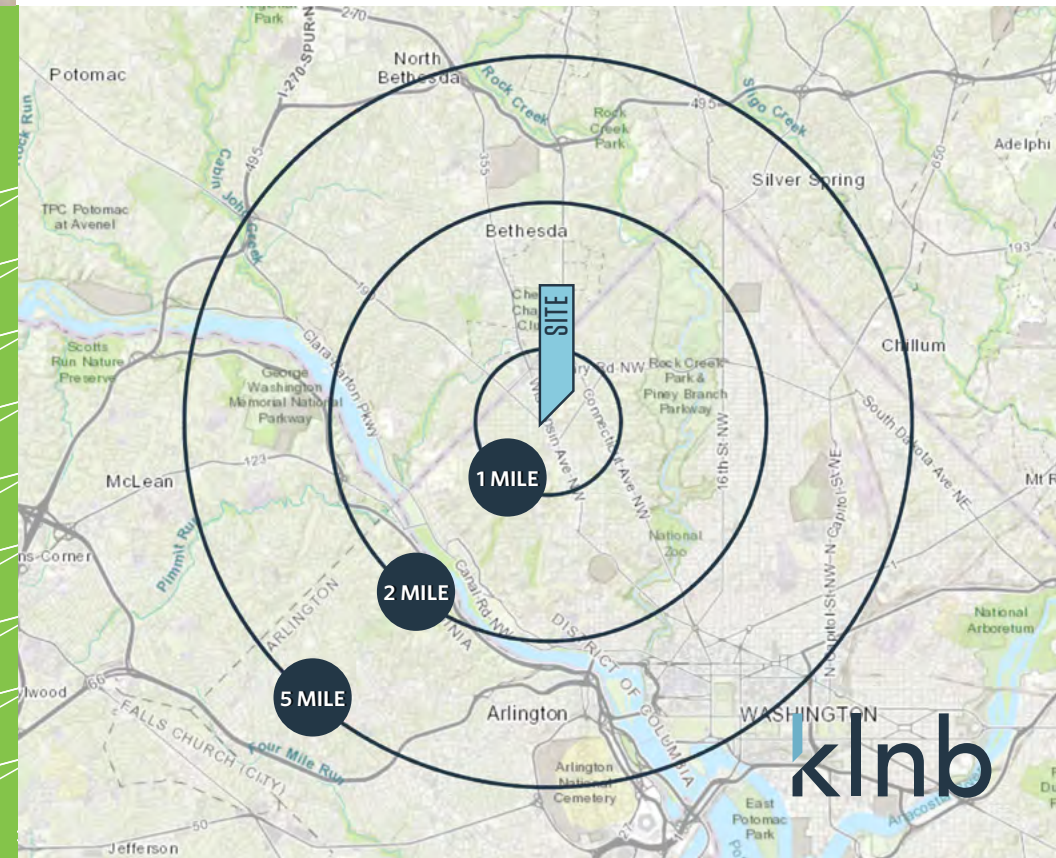
6,062
average daily
ridership at
Tenleytown
Metro Station
1.5 blocks away

30,725
number of people
who live within
a 1 mile radius

12,904
number of students
enrolled at
American
University, adjacent
to development

\$186,933
average household
income within a 1
mile radius

2,045,115
square feet
of office within a
1/2 mile radius





Alice Deal Middle School
1,015 Enrollment

FORT RENO PARK

BROADCAST
4620 - 4624 WISCONSIN AVENUE, NW

RIVER ROAD NW

Georgetown Day School
1,023 Enrollment



CHESAPEAKE ST NW



sport&health
CVS

Woodrow Wilson High School
1,476 Enrollment

BRANDYWINE ST



WISCONSIN AVE



Janney Elementary School
580 Enrollment



ALBEMARLE STREET NW

Tenleytown Library



YUMA STREET NW

American University - Tenley Campus
11,883 Enrollment



WISCONSIN AVENUE





**11,463 SF OF RETAIL SPACE BELOW
144 UPSCALE APARTMENT UNITS**



WISCONSIN AVENUE - 23,389 ADT







BROADCAST

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