

COMMERCIAL SPACE FOR LEASE

FEATURING:

SUITE	S.F.
8231	1,955
8227 LL	1,819

DEMOGRAPHICS:

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	22,493	157,457	455,322
MEDIAN HH INCOME	\$121,168	\$155,367	\$117,923
CONSUMER SPENDING	\$358,488	\$2,477,663	\$6,283,864

IN THE AREA:



8227 WOODMONT

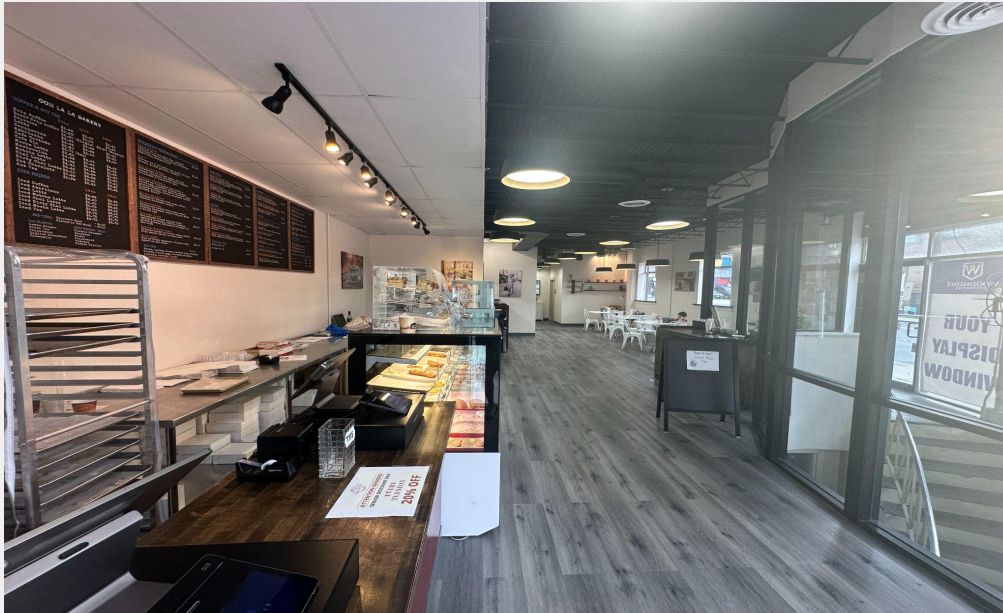
8227 Woodmont Avenue
Bethesda, MD 20814

OVERVIEW:

This Downtown Bethesda retail building offers a 1,955 sf fully built out turnkey Bakery/Cafe. An ideal setup for a bakery, café, coffee shop, dessert concept, or specialty food operator, allowing a new tenant to significantly reduce startup costs and opening time. The 1,819 sq ft Lower Level former hair salon is an open layout with plumbing infrastructure ideal for Yoga, Pilates, Cycling and Fitness Studios. Large front windows and glass retail doors provide ample natural lighting. The prominent corner visibility at Woodmont Ave and Battery Lane is just North of the Woodmont Triangle. A public parking garage and Harris Teeter are directly across the street. Walking distance to the Metro, blocks away from the Marriott Headquarters, provide easy access. This is an excellent location for any new business, additional locations or expansion into a larger, open airy space.

STREET VISIBILITY: WOODMONT AVE





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WWW.WOODMONT.US

DAVID SMITH

CELL: (202) 258-3175 | OFFICE: (301) 652-2303
dsmith@woodmont.us | 4919 Bethesda Ave Suite 200, Bethesda, MD





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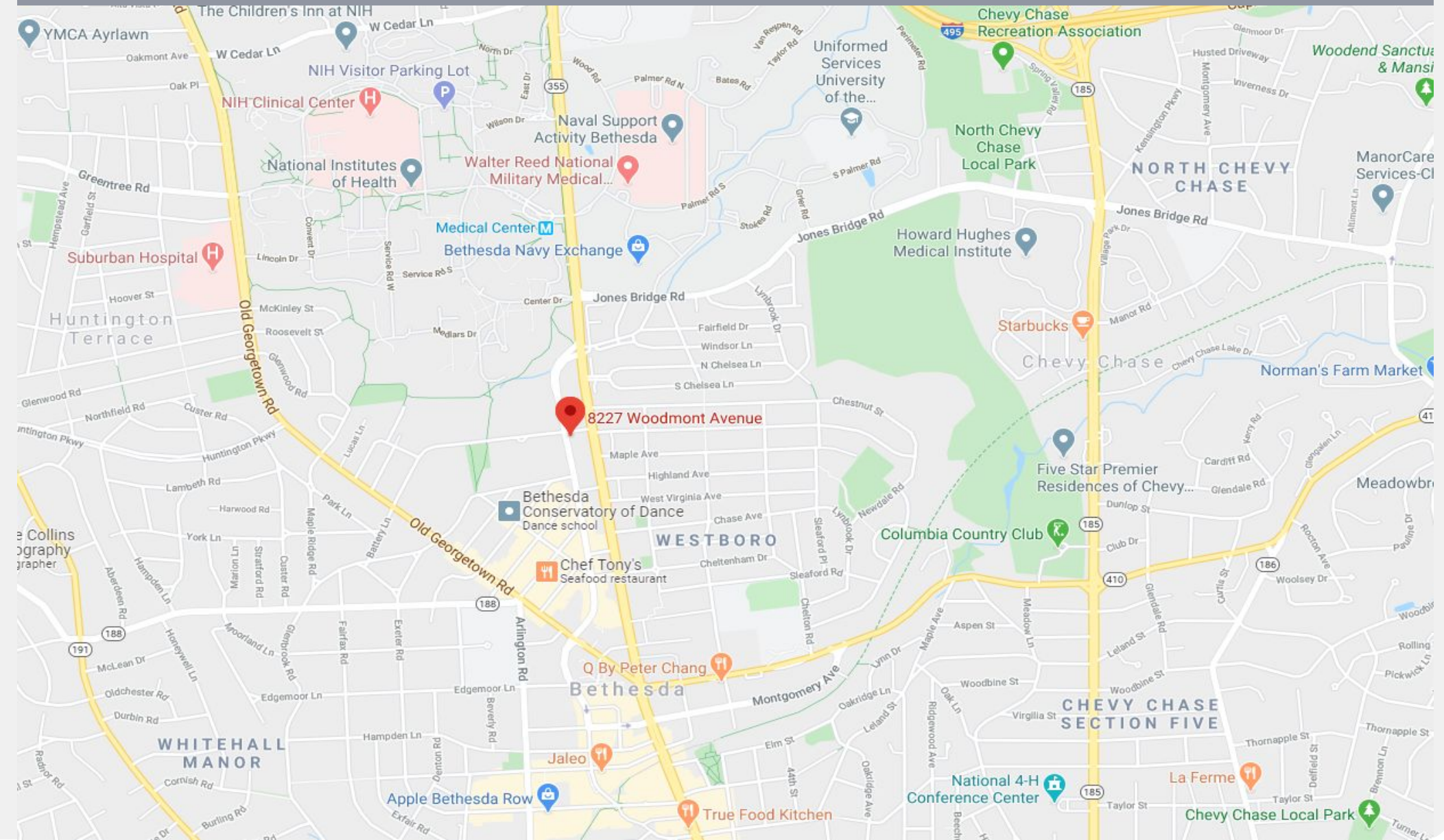
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MAP



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