

UP TO 4,530 SF  
RESTAURANT &  
RETAIL SPACE  
REMAINING



# BROADCAST

4620 - 4624 WISCONSIN AVE NW | WASHINGTON, DC 20016

**DELIVERS Q4 2025**

**klnb**

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# 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.

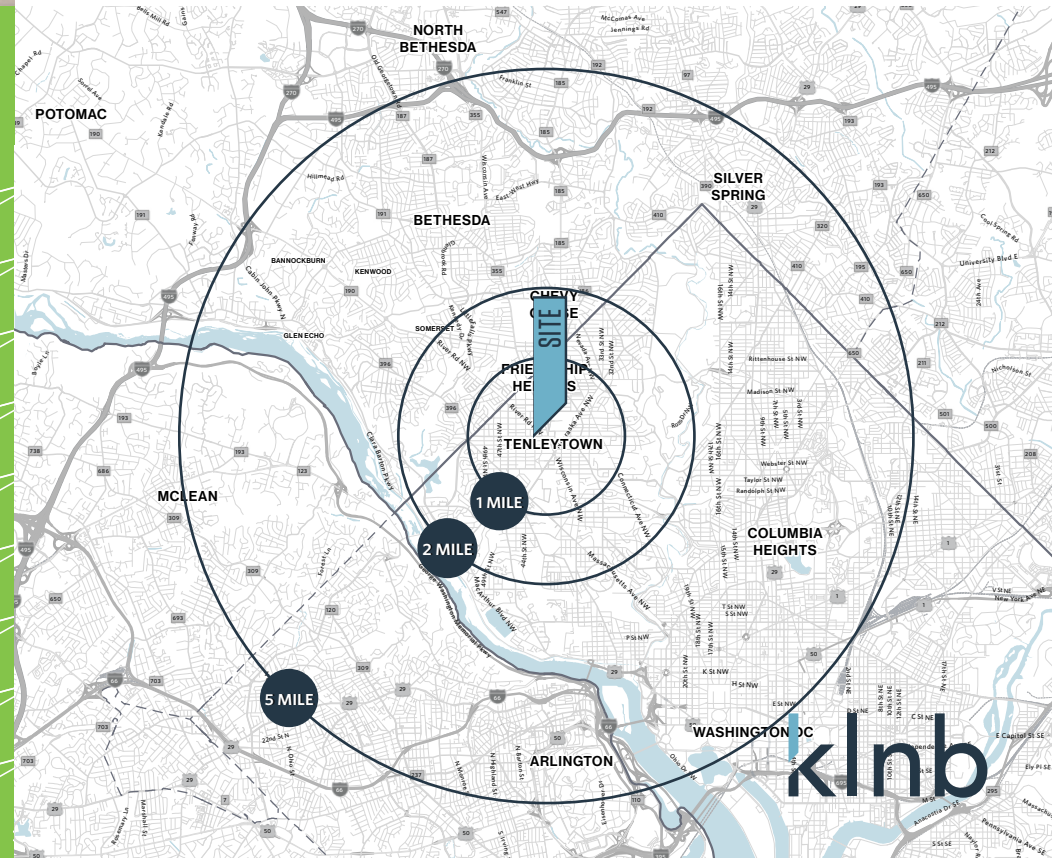
**2,886**  
average daily  
ridership at  
Tenleytown  
Metro Station  
1.5 blocks away

**32,803**  
number of people  
who live within  
a 1 mile radius

**14,318**  
number of students  
enrolled at  
American  
University, adjacent  
to development

**\$219,232**  
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

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4620 - 4624 WISCONSIN AVENUE, NW  
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Georgetown Day School  
1,023 Enrollment

RIVER ROAD NW

CHESAPEAKE ST NW



Jackson Reed High School  
2,186 Enrollment



BRANDYWINE ST



Janney Elementary School  
580 Enrollment



ALBEMARLE STREET NW



Tenleytown Library

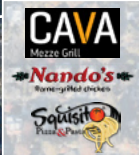


YUMA STREET NW

American University - Tenley Campus  
14,318 Enrollment



NEBRASKA AVENUE NW



sport&health



RIVER ROAD NW

Georgetown Day School  
1,023 Enrollment

Satay Club  
PAPA JOHN'S

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Roaming Rooster  
SEUL SPICE  
TYCO  
Orangetheory  
corepower YOGA

WISCONSIN AVENUE NW (26,983 VPD)

The Container Store  
TARGET  
ACE Hardware

Janney Elementary School  
580 Enrollment

Tenleytown Library

M metro  
TENLEYTOWN  
2,886 ADR

SUBWAY  
MATTRESS Warehouse  
CLUB PILATES

FORT RENO PARK

Jackson Reed High School  
2,186 Enrollment

JACKSON-REED  
TIGERS

TD Bank  
TENNIS ZONE PLUS  
Yosaki  
Steak-N-Egg  
CommuniKids

BANDIT TACO  
East West Cafe

Onlife FITNESS

DUNKIN' DONUTS  
MIDDLE

CVS

WHOLE FOODS MARKET

FIVE GUYS

Wawa

Robeks

Greenes

Chick-fil-e

Panera BREAD

klnb



**OPPORTUNITY IDEAL FOR RESTAURANT OPERATORS**

OVER \$35 MM SPENT  
IN FOOD AWAY  
FROM HOME



AVAILABLE  
LEASED



WISCONSIN AVENUE - 26,983 ADT

**144** UPSCALE APARTMENT UNITS  
**11,328** SF OF RETAIL SPACE  
OUTDOOR SEATING OPPORTUNITIES



EUROPEAN  
WAX  
CENTER

ice cream  
jubilee

35.5 FT

AVAILABLE  
2,862 SF

31.3 FT

AVAILABLE  
1,668 SF

SIGNED  
LEASE



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