



RETAIL PROPERTY FOR LEASE

# CRESCENT GATEWAY

6917 ARLINGTON ROAD, BETHESDA, MD 20814



# CRESCENT GATEWAY

6917 ARLINGTON ROAD, BETHESDA, MD 20814

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Nestled in the heart of Bethesda, Crescent Gateway offers a unique retail opportunity with ample parking and strong national co-tenancy. The property is located on a signalized intersection with easy access to Wisconsin Avenue and Bradley Blvd and just half a mile from the soon to be developed Purple Line Bethesda Metro Station. Crescent Gateway is an ideal location for retailers who want convenience and charm offering beautifully landscaped grounds and brick walkways for patrons.

### PROPERTY HIGHLIGHTS

- A mixed-use project offering 30,586 SF of retail and 112,362 SF of office space.
- Ample retail parking available in both the surface lot and parking garage offering complimentary two-hour parking for retail patrons
- Popular national and local retailers include a 24-hour CVS Pharmacy, and FVCbank
- A five minute walk along the Crescent Trail to the restaurants and amenities of Bethesda Row

### OFFERING SUMMARY

<b>Lease Rate:</b>	Negotiable
<b>Available SF:</b>	495 - 1,177 SF
<b>Building Size:</b>	35,000 SF

### SPACES

<b>Suite E</b>	495 SF
----------------	--------

### SPACE SIZE

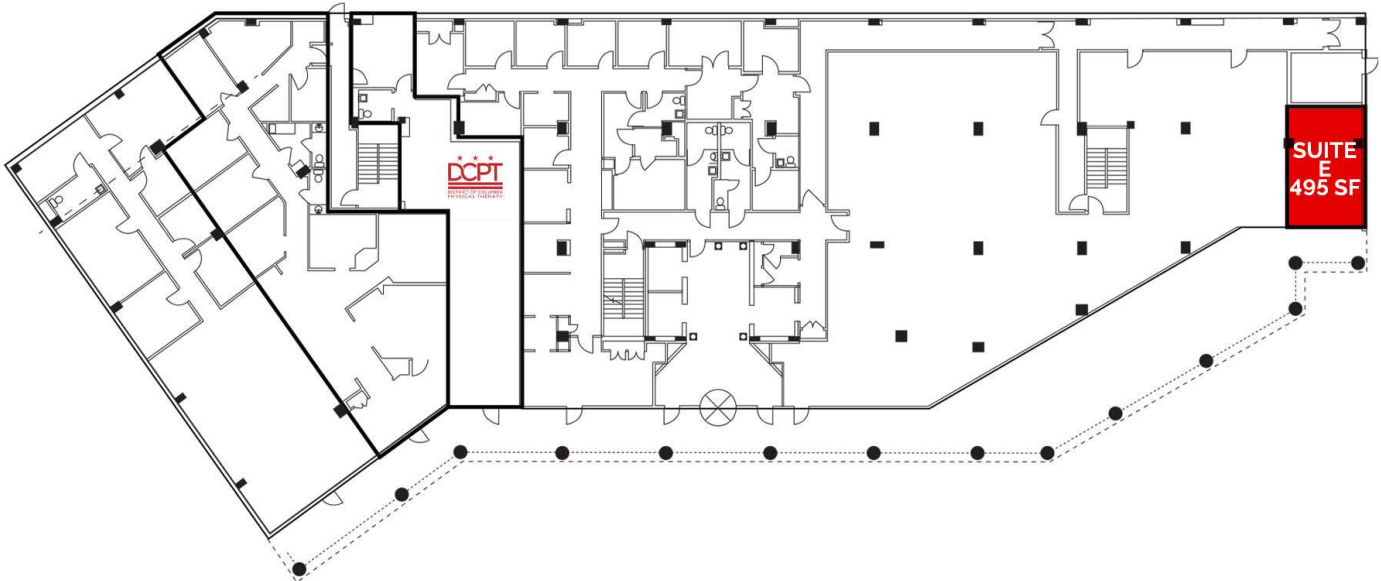
### DEMOGRAPHICS

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Total Households</b>	10,407	60,288	168,788
<b>Total Population</b>	20,689	146,650	388,663
<b>Average HH Income</b>	\$165,213	\$191,812	\$156,567

# CRESCENT GATEWAY

6917 ARLINGTON ROAD, BETHESDA, MD 20814

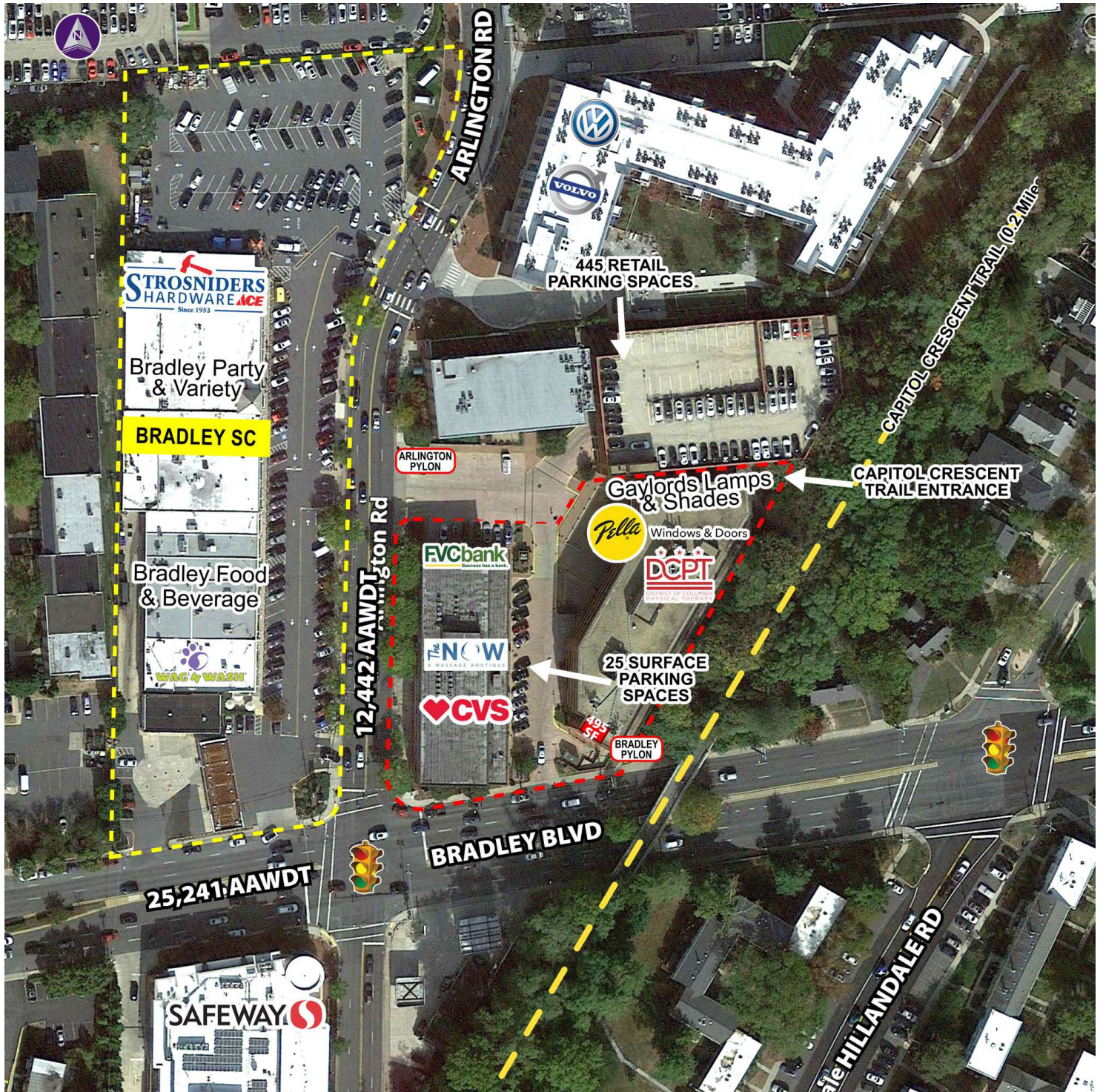
FLOOR PLAN



# CRESCENT GATEWAY

6917 ARLINGTON ROAD, BETHESDA, MD 20814

SITE AERIAL

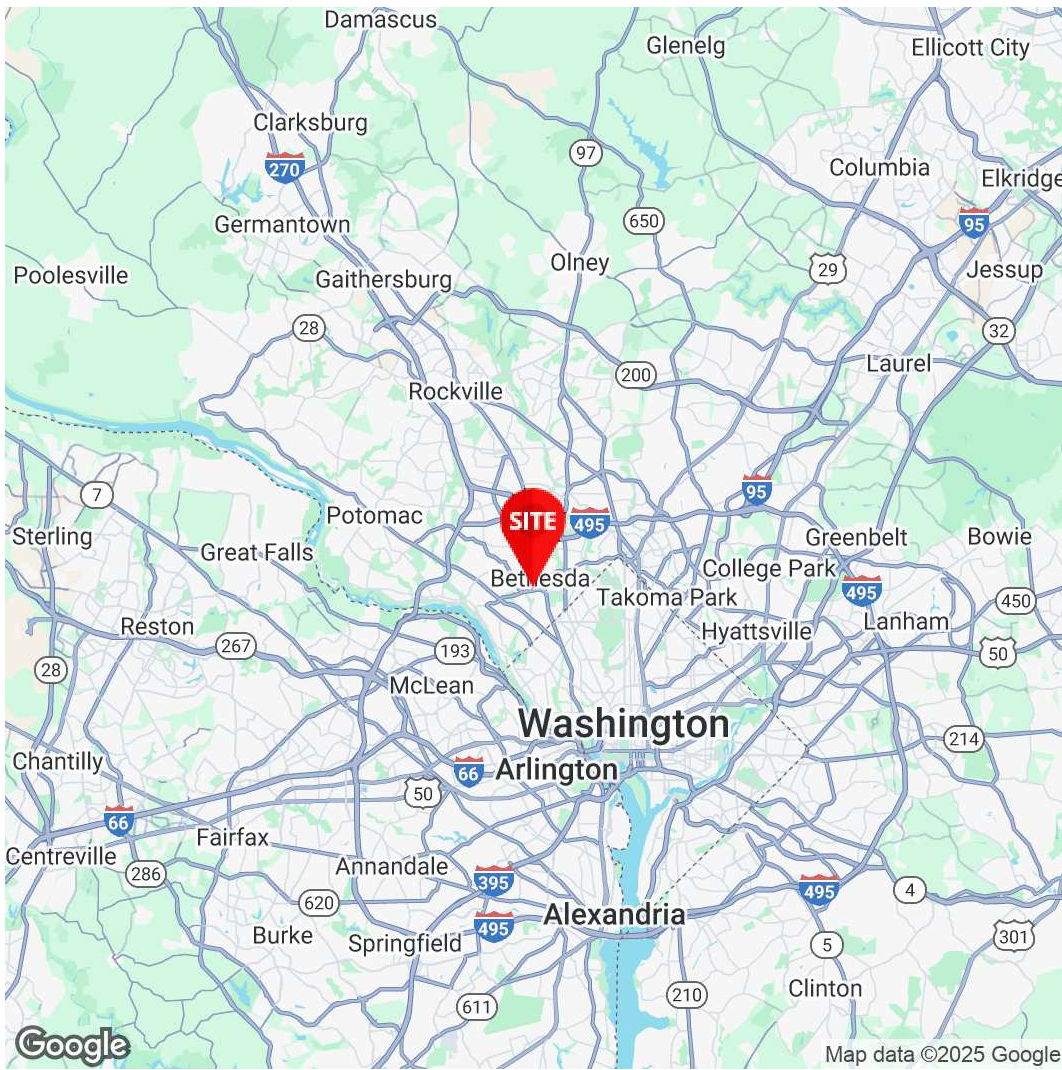


# CRESCENT GATEWAY

6917 ARLINGTON ROAD, BETHESDA, MD 20814

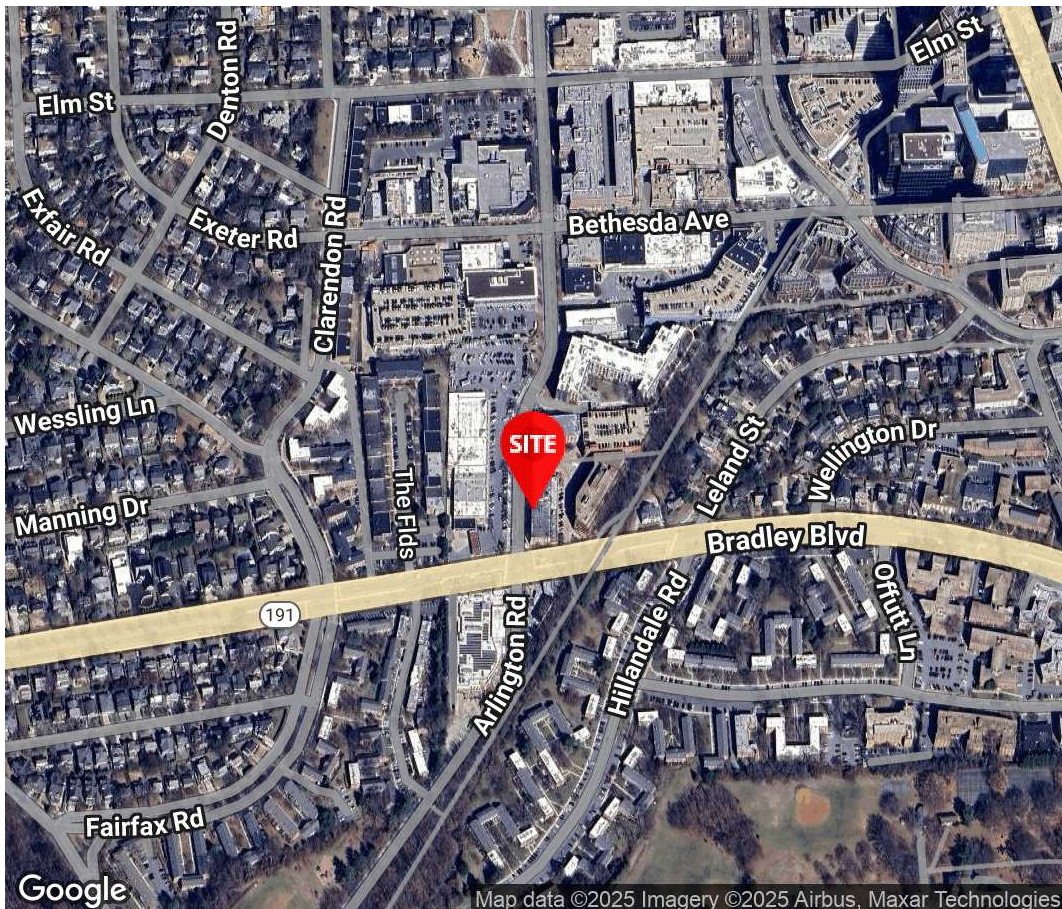
LOCAL AREA





**Joseph Farina**  
Principal  
571.620.5142  
jfarina@Divaris.Com

**Brandon Howard**  
Senior Vice President  
571.620.5145  
bhoward@Divaris.Com



The information contained herein should be considered confidential and remains the sole property of Divaris Real Estate, Inc. at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Divaris Real Estate, Inc.