



RETAIL / OFFICE SPACE FOR LEASE

## TENLEYTOWN FORMER BANK

4251 WISCONSIN AVENUE NW, WASHINGTON, DC 20016



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## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Former bank located at the intersection of Wisconsin Ave NW & Warren St NW in the Tenleytown neighborhood.

### PROPERTY HIGHLIGHTS

- Up to 7,700 SF available for lease.
- 20 free surface parking spaces.
- Signage visible to over 35K VPD
- The first level is +/- 3,850 SF and is suitable for retail or office use. The space features vaulted ceilings with marble & woodwork finishes.
- The second level is +/- 3,850 SF and is in warm lit shell condition.

### OFFERING SUMMARY

**Lease Rate:** Negotiable  
**Available SF:** 3,850 - 7,700 SF

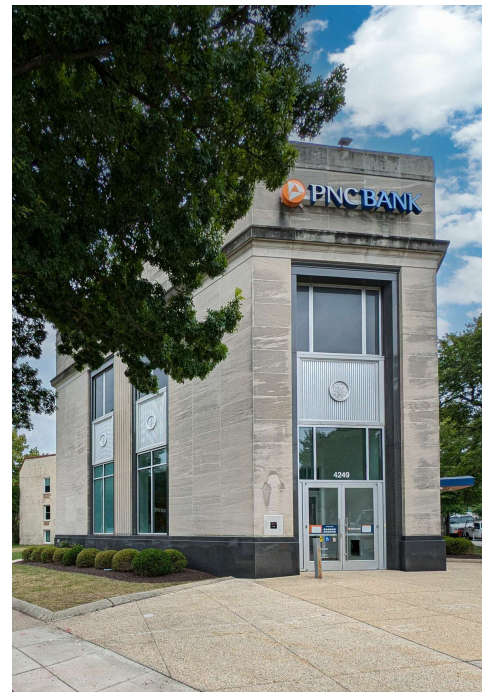
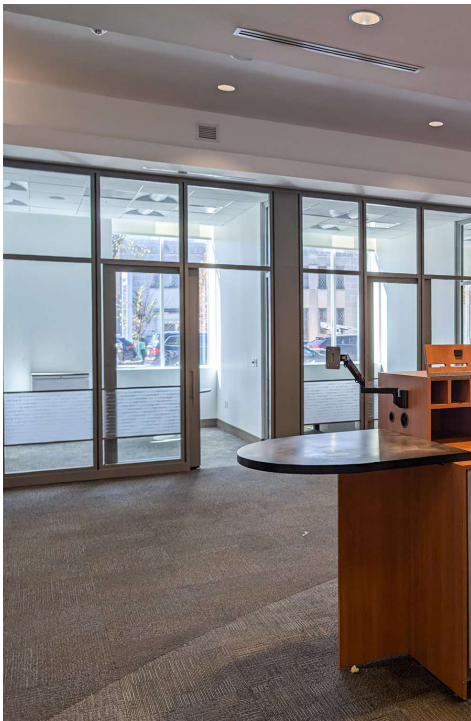
### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	15,563	111,989	284,492
<b>Total Population</b>	33,853	250,337	629,851
<b>Average HH Income</b>	\$209,668	\$211,298	\$198,370

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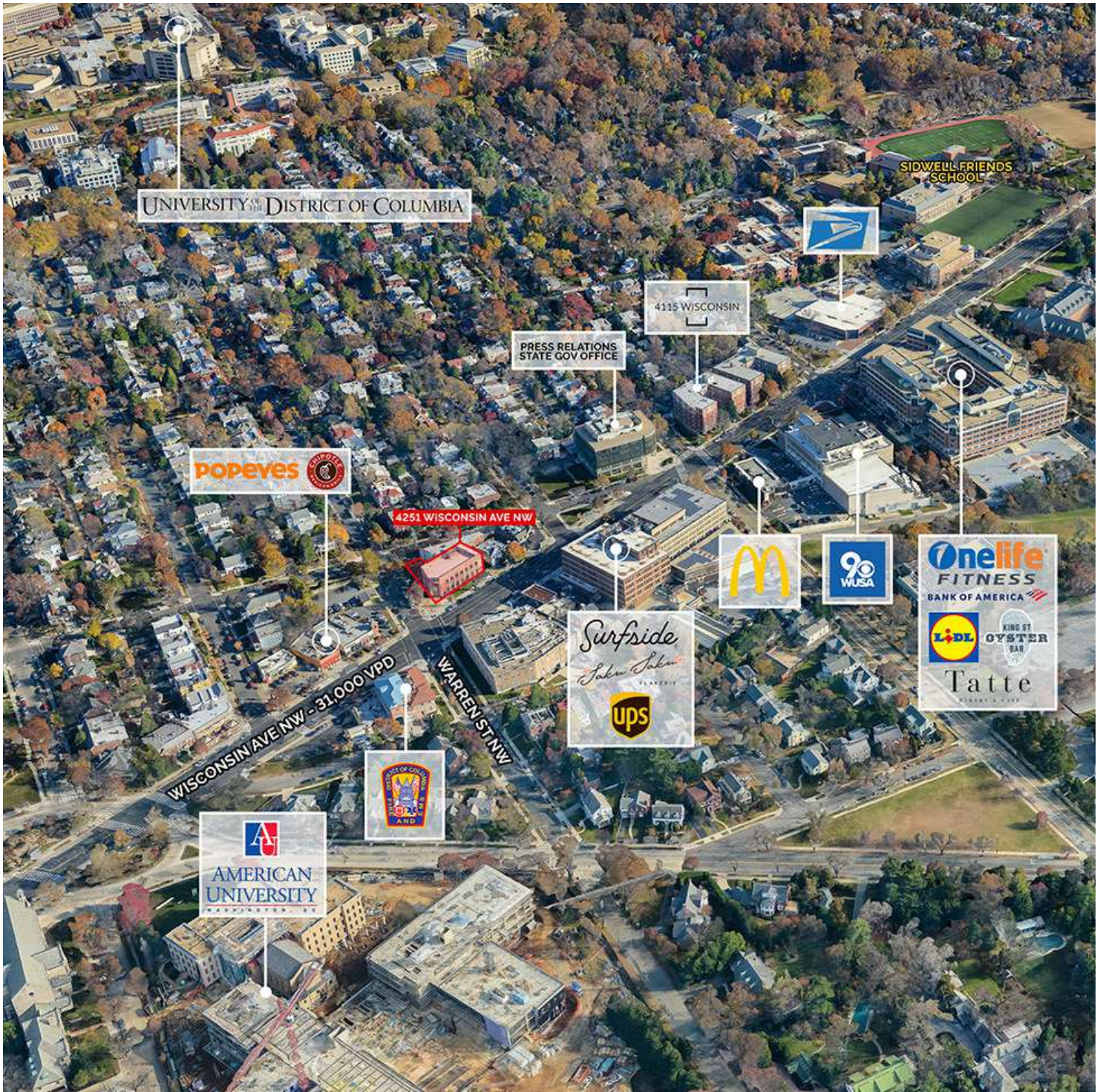
ADDITIONAL PHOTOS

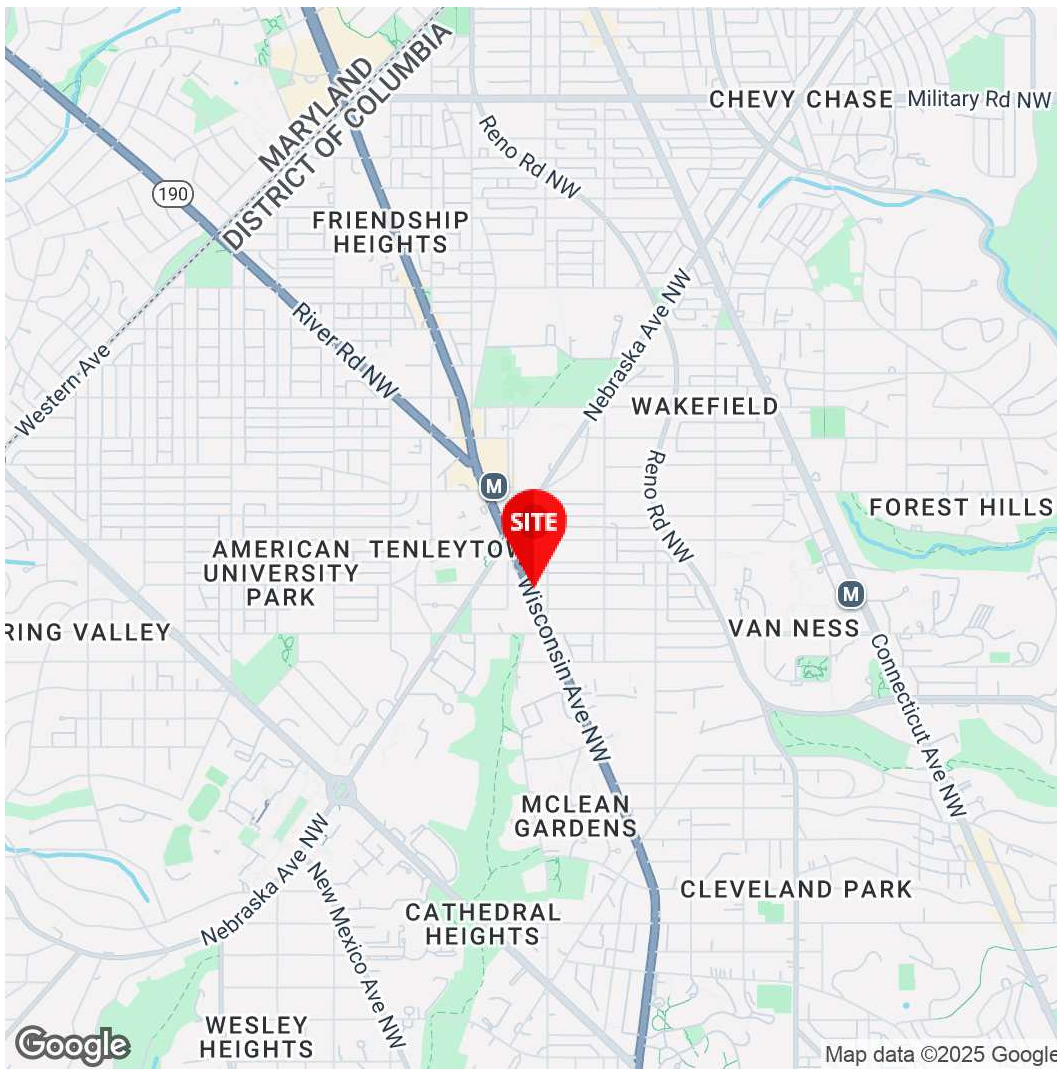


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RETAILER MAP





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