

MILLER WALKER  
RETAIL REAL ESTATE

1523 WISCONSIN AVENUE NW  
GEORGETOWN - WASHINGTON DC

1,547 SF Available For Lease on the First Floor  
For Sale - 5,680 Total SF | \$3.6 Million



## NEIGHBORHOOD

Georgetown is an internationally known shopping district as well as a highly affluent urban neighborhood with 100 retail shops with over 2 million square feet of retail and office space.

It sees high foot traffic from its office population and residents, as well as from out of town visitors. There is also significant activity generated by the nearby offices of Foggy Bottom and West End, and from Georgetown University and George Washington University students.

## NEARBY RETAIL



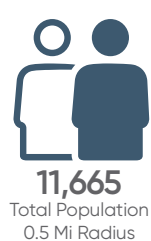
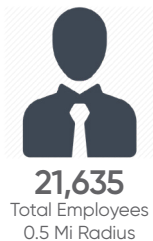
LUTÈCE

GLOSSLAB

Tatte  
BAKERY & CAFÉ

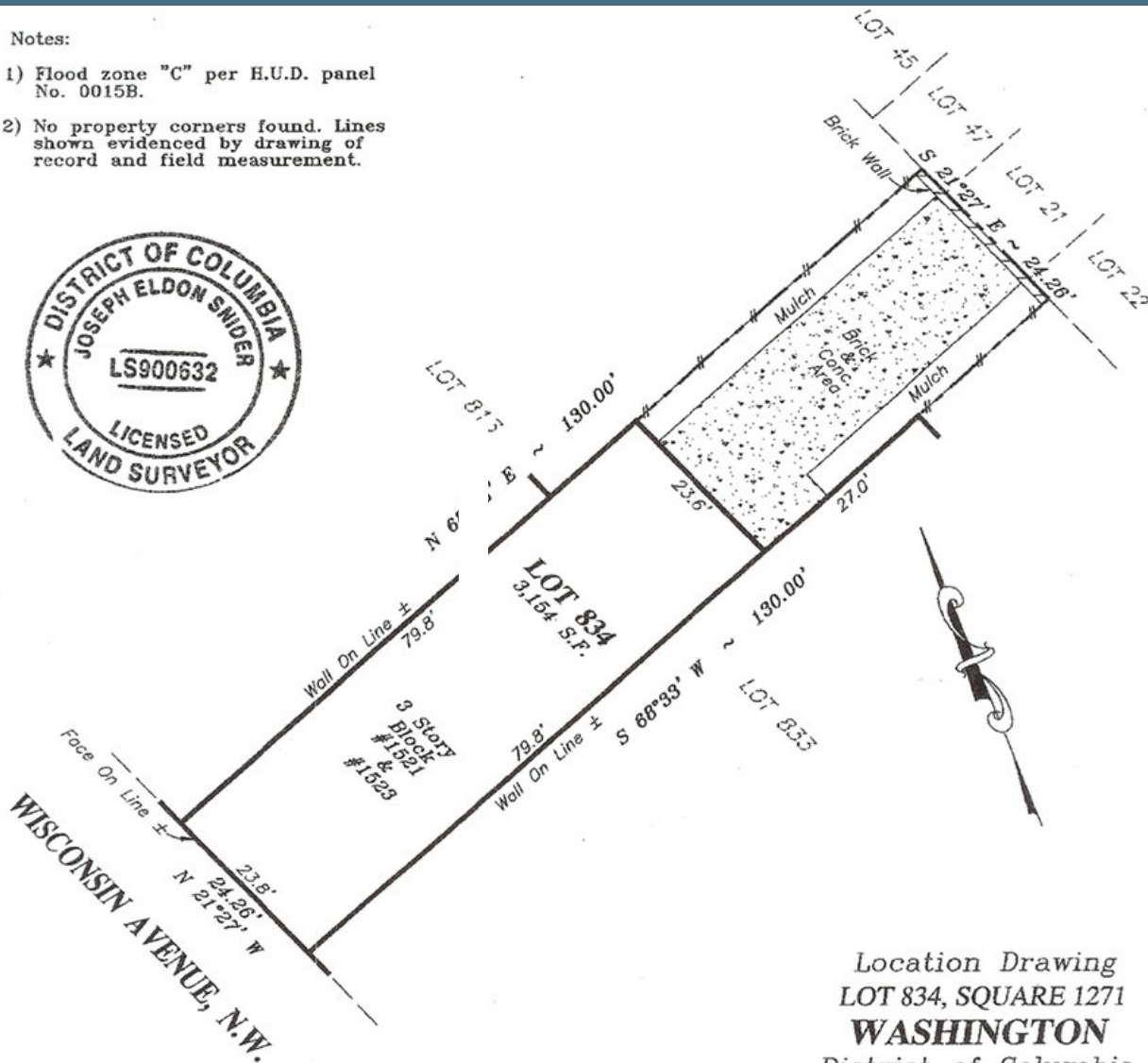


## BY THE NUMBERS



Notes:

- 1) Flood zone "C" per H.U.D. panel No. 0015B.
- 2) No property corners found. Lines shown evidenced by drawing of record and field measurement.



Location Drawing  
 LOT 834, SQUARE 1271  
 WASHINGTON  
 District of Columbia

**SURVEYOR'S CERTIFICATE**

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO DOCUMENTS OF RECORD AT THE OFFICE OF THE DISTRICT OF COLUMBIA SURVEYOR. LOCATION OF IMPROVEMENTS SHOWN HAS BEEN BASED UPON FIELD MEASUREMENTS FROM EXISTING LINES OF APPARENT OCCUPATION. WHENEVER POSSIBLE, PRIOR SURVEYS OF PUBLIC RECORD HAVE BEEN USED TO CONFIRM INFORMATION SHOWN."

*Joseph E. Snider*  
 DISTRICT OF COLUMBIA LICENSED SURVEYOR NO. LS 900632

**REFERENCES**

D.C. SURVEYOR RECORDS  
 BOOK A & T  
 PAGE 1869

LIBER  
 FOLIO



**SNIDER & ASSOCIATES**  
 SURVEYORS - ENGINEERS  
 LAND PLANNING CONSULTANTS  
 2 Professional Drive, Suite 216  
 Gaithersburg, Maryland 20879  
 301/948-5100, Fax 301/948-1288

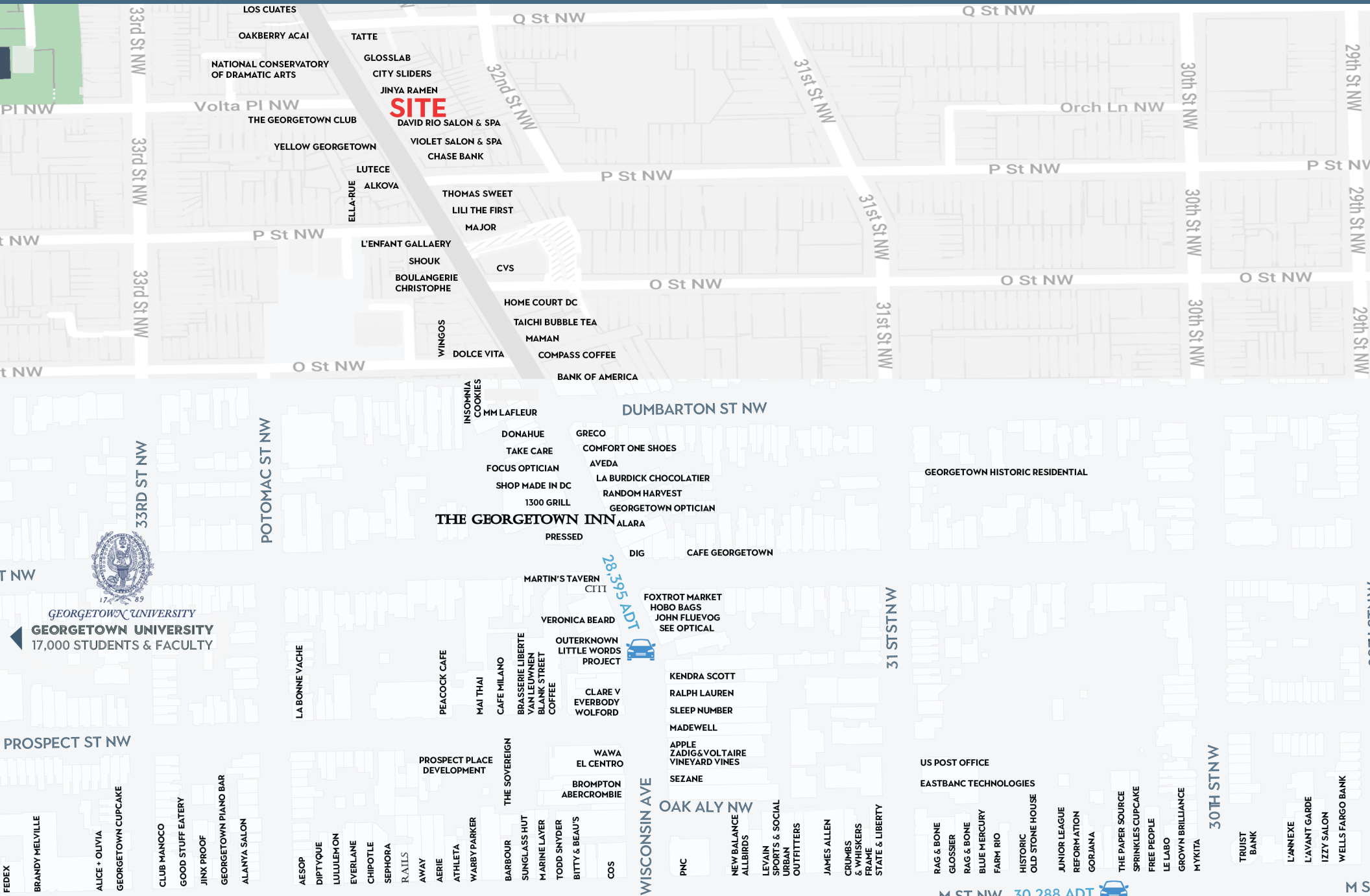
DATE OF LOCATIONS	SCALE: 1" = 20'
WALL CHECK:	DRAWN BY: J.R.
HSE. LOC.: 06-23-04	JOB NO.: 04-4583

# 1523 WISCONSIN AVENUE NW

Washington, DC

# MILLER WALKER

RETAIL REAL ESTATE



## MILLER WALKER RETAIL REAL ESTATE

### DEMOGRAPHIC SUMMARY

1523 Wisconsin Ave NW, Washington, District of Columbia, 20007

Ring of 0.5 miles

Tapestry segments



3A

**Laptops and Lattes**

3,807 households

**99.7%**

of Households



14C

**Dorms to Diplomas**

11 households

**0.3%**

of Households



### EDUCATION



**90%**

Bachelor's Degree or Higher



**5%**

More Than High School Education

### DEMOGRAPHICS



**\$278,957**

2019 Average Household Income (Esri)



**11,665**

2019 Total Population (Esri)



**16,301**

2019 Total (NAICS11-99) Employees

### KEY FACTS

**26.2**

Median Age



**3,818**

Total Households



**\$132,181**

Median Disposable Income



**2.05**

2019 Average Household Size (Esri)

### ANNUAL HOUSEHOLD SPENDING



**\$6,210**  
Apparel & Services



**\$687**  
Computers & Hardware



**\$15,420**  
Health Care

### EMPLOYMENT



**93%**

White Collar



**1%**

Blue Collar

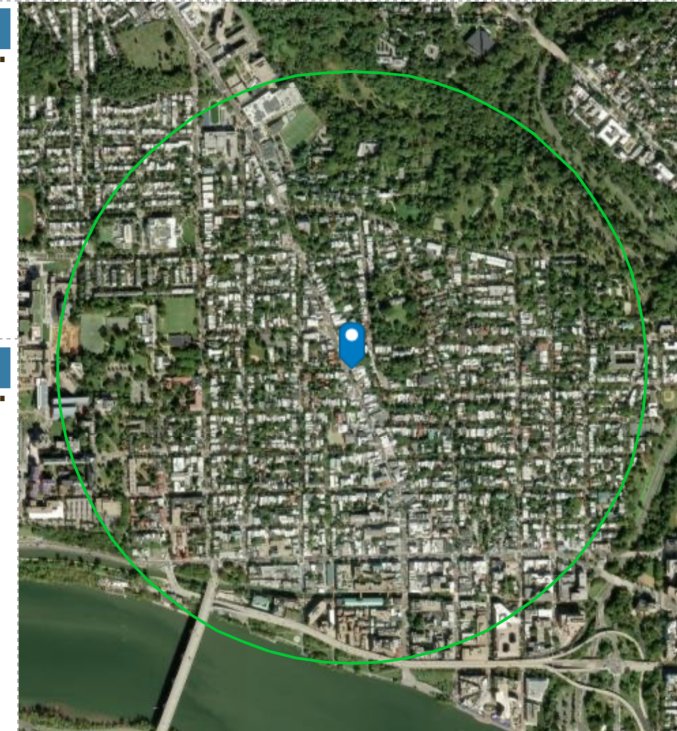


**5%**

Services

**3.7%**

Unemployment Rate



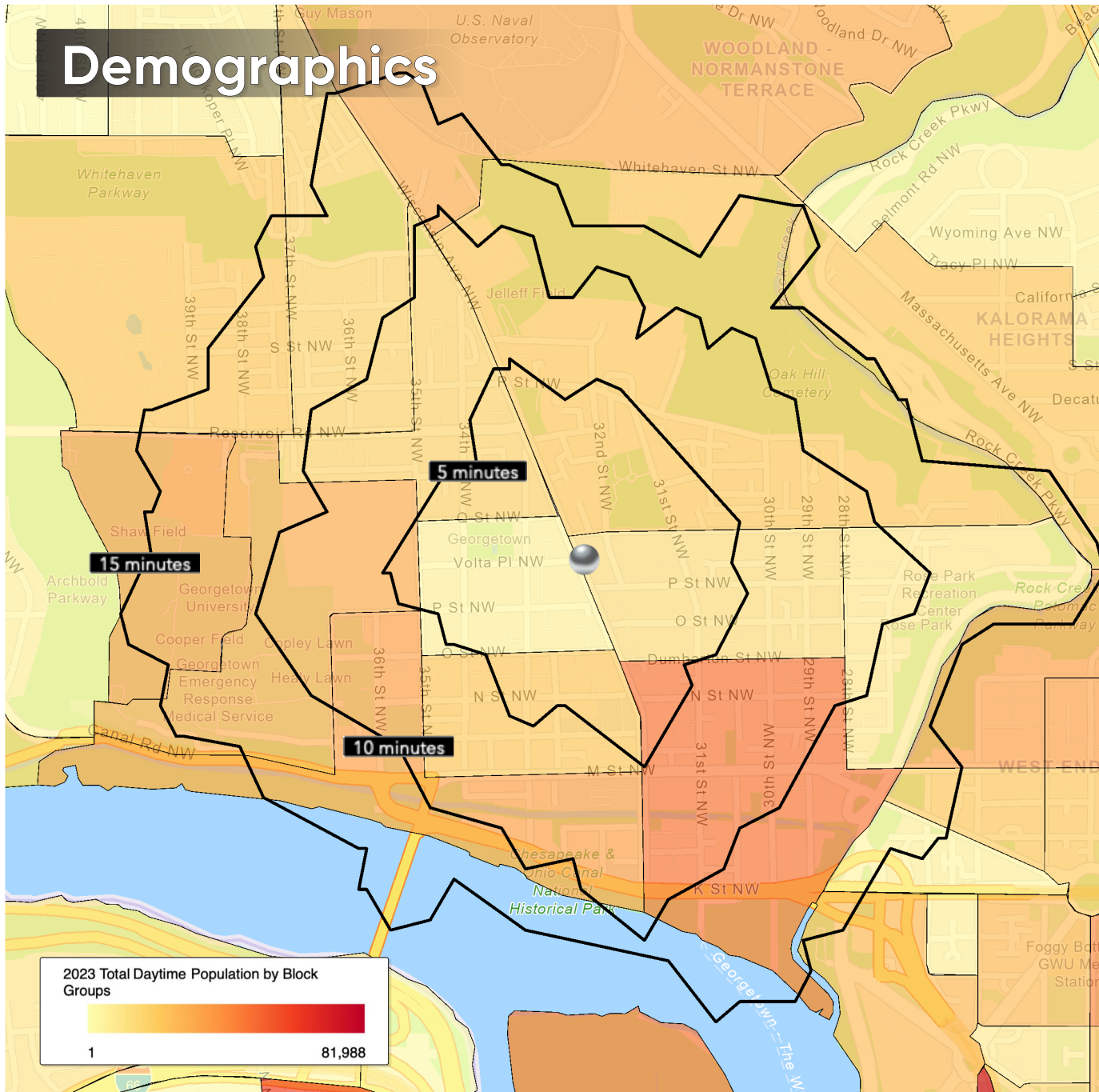
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## Demographics



WALK TIME	5 MIN WALK	10 MIN WALK	15 MIN WALK
2024 Daytime Population	4,290	20,088	38,122
2024 Resident Population	2,816	10,856	15,713
2024 Average Household Income	\$293,201	\$279,560	\$267,659

DISTANCE	.25 MILE RING	.5 MILE RING	1 MILE RING
2024 Daytime Population	3,990	21,635	78,252
2024 Resident Population	2,678	11,665	34,444
2024 Average Household Income	\$290,268	\$278,957	\$219,671

DRIVE TIME	5 MIN DRIVE	10 MIN DRIVE	15 MIN DRIVE
2024 Daytime Population	49,932	372,089	874,892
2024 Resident Population	16,685	160,271	461,089
2024 Average Household Income	\$252,734	\$192,271	\$193,751

www.millerwalker.com

2715 M STREET, NW

SUITE 200

WASHINGTON, DC 20007

202.333.0303

www.MILLERWALKER.com