

1048 WISCONSIN AVENUE

FREESTANDING ICONIC RETAIL BUILDING IN THE HEART OF GEORGETOWN | 8,885 SF

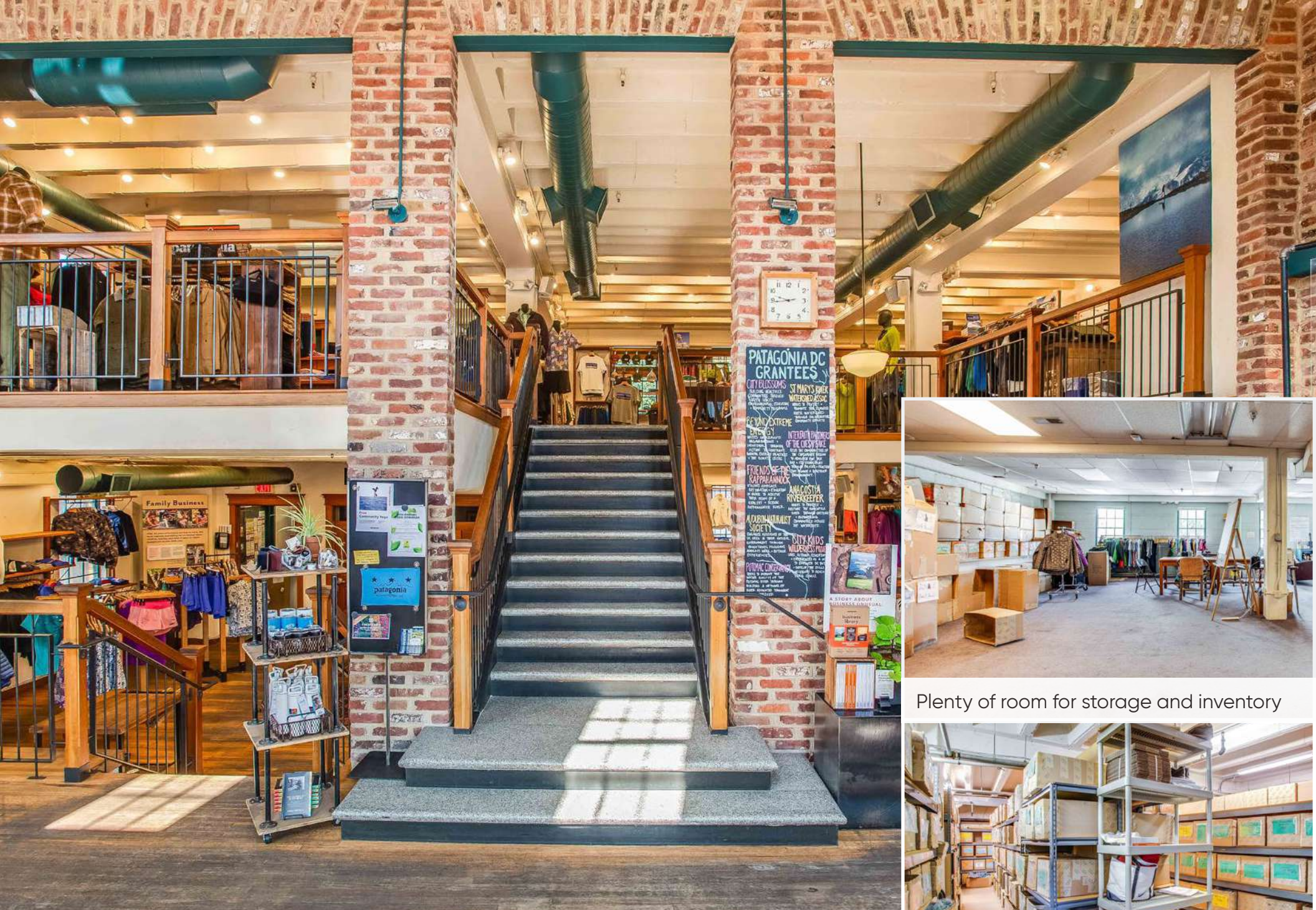


WASHINGTON, DC

MILLER WALKER
RETAIL REAL ESTATE



DRAMATIC LIGHT-FILLED RETAIL SPACE



WOOD PLANK FLOORING AND HIGH CEILINGS



Plenty of room for storage and inventory



FREESTANDING BUILDING



9 PARKING SPACES

**CAN BE USED AS A PATIO
OVERLOOKING THE C&O CANAL**

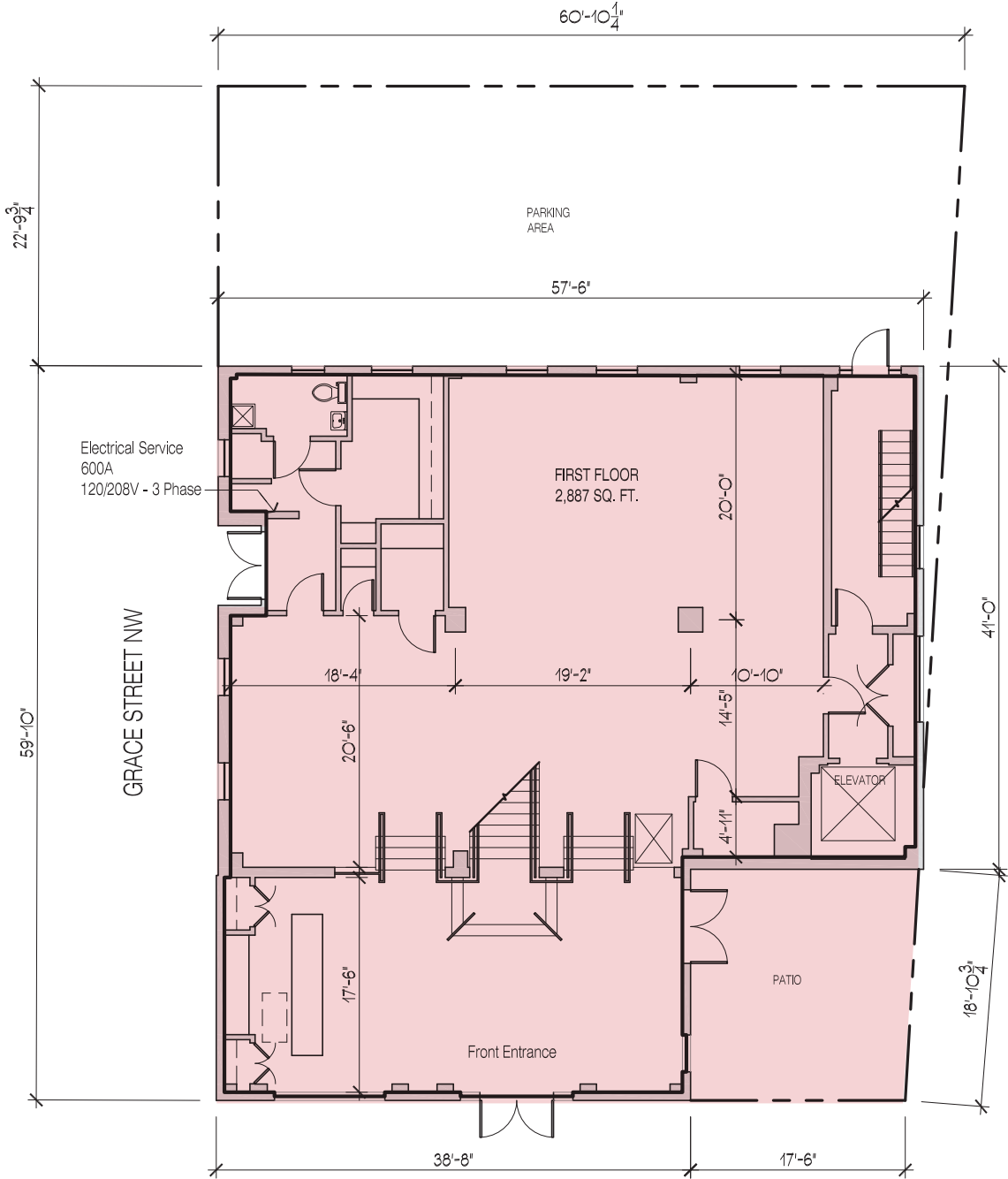
PARKING BESIDE BUILDING ON GRACE STREET



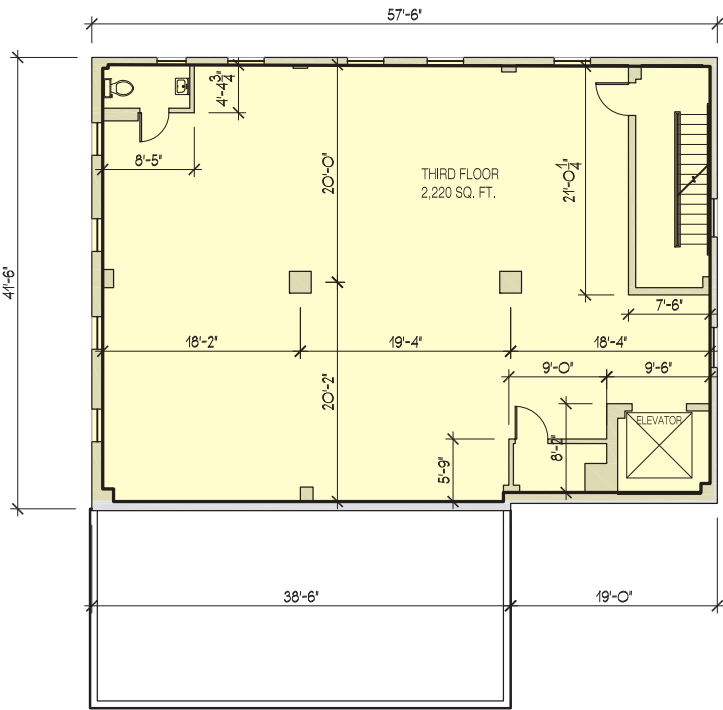
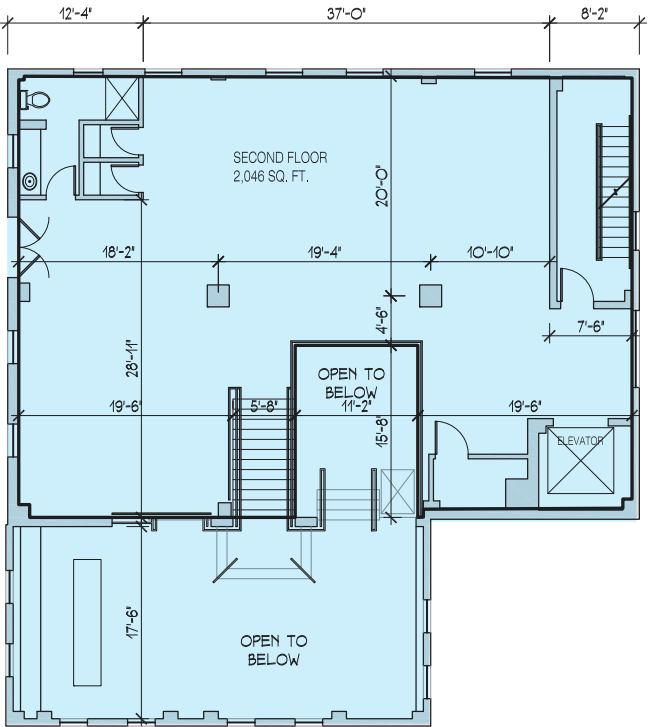
1048 WISCONSIN AVENUE

=FIRST FLOOR =SECOND FLOOR =THIRD FLOOR



ASKING \$43,150.10 NNN/MONTH || \$517,800 NNN/YEAR



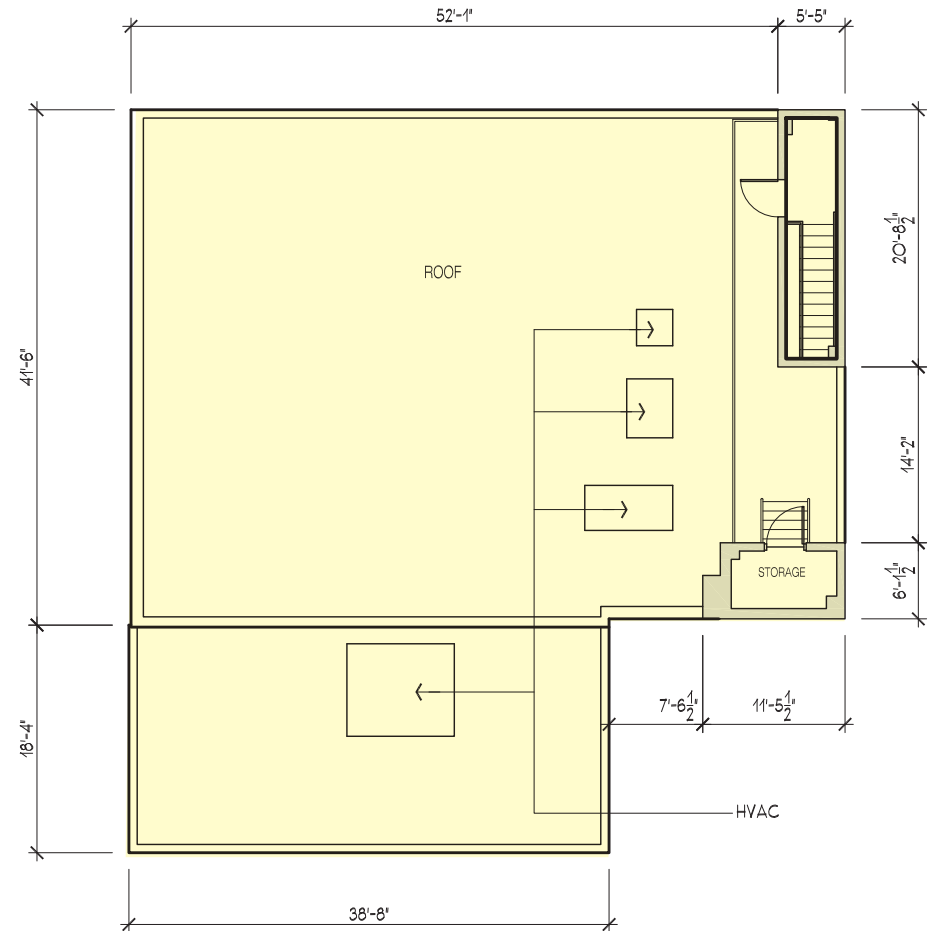
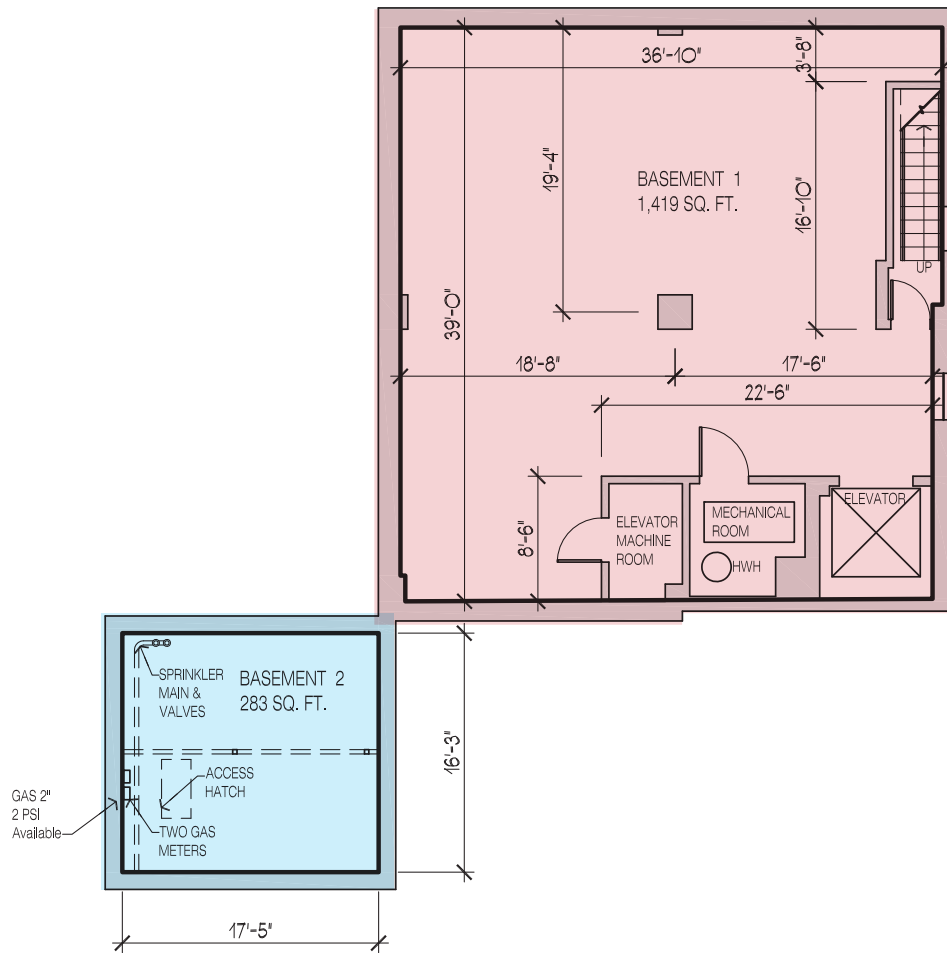
C & O CANAL



1048 WISCONSIN AVENUE

 =BASEMENT PLAN 1  =BASEMENT PLAN 2  =ROOFTOP PLAN

ASKING \$43,150.10 NNN/MONTH || \$517,800 NNN/YEAR





**CONSTRUCTION HAS BEGUN ON GEORGETOWN
C&O CANAL RENOVATION**



REVITALIZED C&O CANAL

Plans are in the works to revitalize the first mile of the C&O Canal in Georgetown. The project is being designed by **James Corner Field Operations**, the landscape architecture firm that shaped **New York's High Line** and **Cleveland's Public Square**.





Both Sweetgreen and
Soul Cycle opened their
flagship locations
across Grace Street on
Wisconsin Avenue



Georgetown Park

PINSTRIPES
BISTRO BOWLING BOCCE

364 Feet to M Street

528 Feet to Potomac Waterfront

GRACE STREET

WISCONSIN AVENUE

364 FEET FROM WISCONSIN AVENUE AND M STREET

**Wisconsin Avenue and
M Street Intersection**

1048 Wisconsin Avenue

AMC Theatres Georgetown

Washington Harbour

Georgetown Waterfront

528 FEET FROM THE GEORGETOWN WATERFRONT

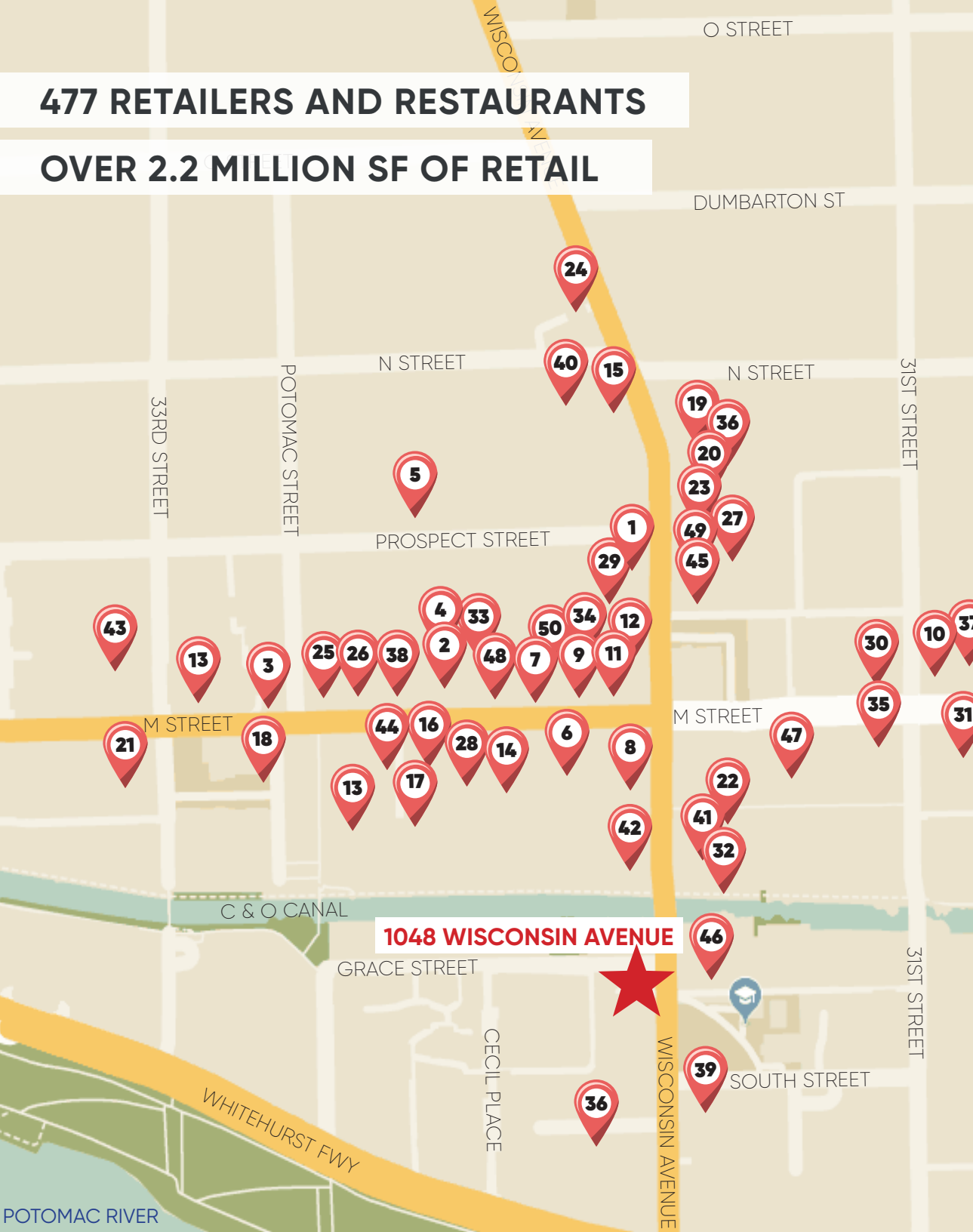




GEORGETOWN SHOPPING

National and online retailers typically open their first DC location in Georgetown. Currently over 477 retailers occupy 2.1 million square feet in the Georgetown shopping district. At least 17 retailers and restaurants are expected to open in 2019 and other announcements are pending.

477 RETAILERS AND RESTAURANTS OVER 2.2 MILLION SF OF RETAIL



RETAIL HIGHLIGHTS TOP 50 RETAILERS WITHIN 2 BLOCK RADIUS

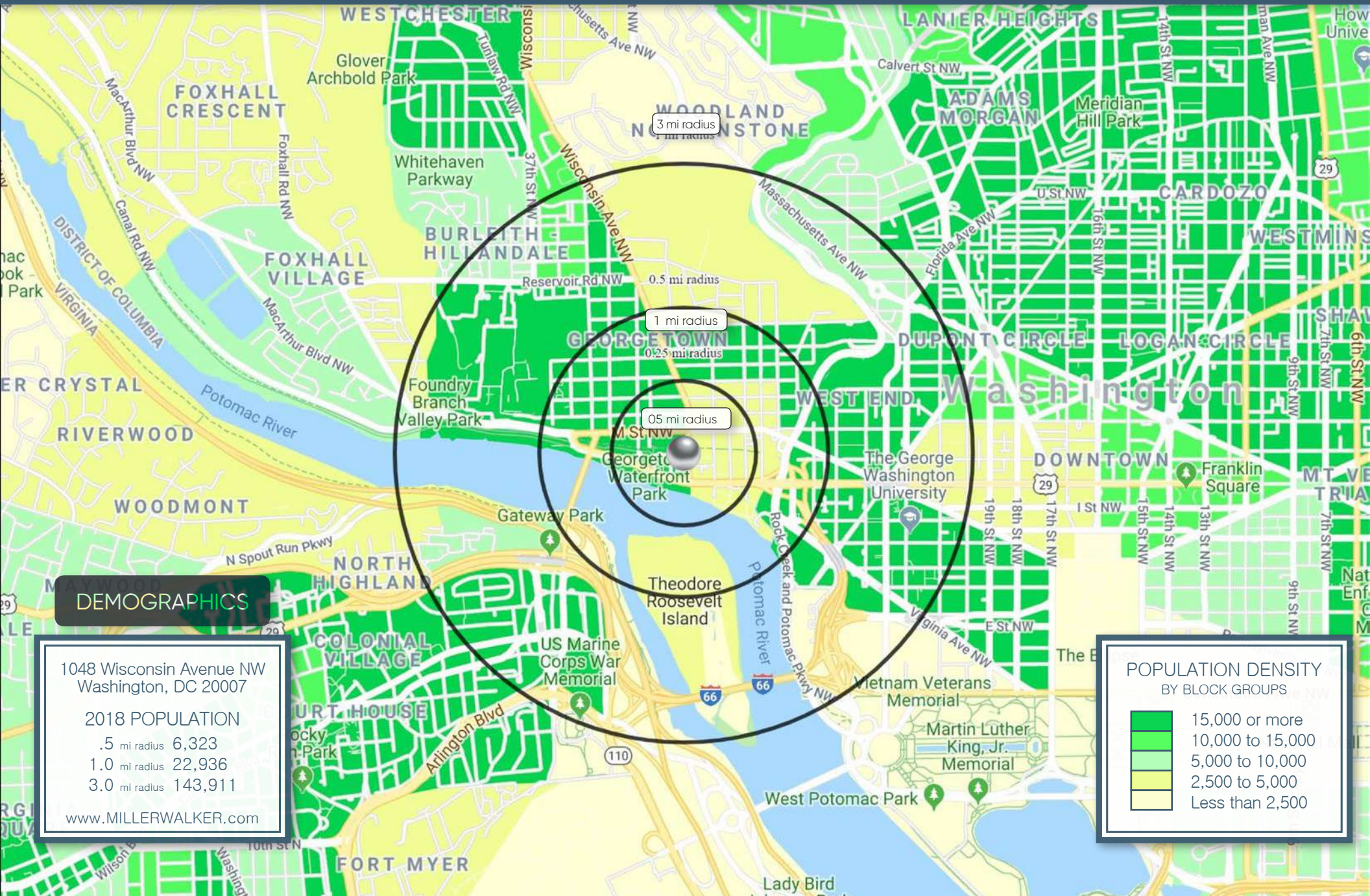
1. Abercrombie & Fitch
2. ALDO
3. Alice + Olivia By Stacey Bendet
4. All Saints
5. Ann Mashburn
6. Anthropologie
7. Athleta
8. Banana Republic
9. Barbour
10. Brooks Brothers
11. Calvin Klein
12. COS
13. DSW
14. Forever 21
15. Gap
16. H&M
17. J. Crew
18. J. McLaughlin
19. John Fluevog Shoes
20. Kendra Scott
21. Ledbury
22. Lily Pulitzer
23. Loft
24. Lou Lou Boutique
25. Lucky Brand
26. Lululemon
27. Madewell
28. Marine Layer
29. Massimo Dutti
30. Michael Kors
31. Nike
32. Onward Reserve
33. & Other Stories
34. Pandora
35. Patagonia
36. Poltrona Frau
37. Rag & Bone
38. Roots
39. SCAVOLINI
40. Sid Mashburn
41. South Moon Under
42. The Frye Company
43. The North Face
44. T.J. Maxx
45. Tory Burch
46. Tuckernuck
47. UBIQ
48. Vans
49. Vineyard Vines
50. Warby Parker

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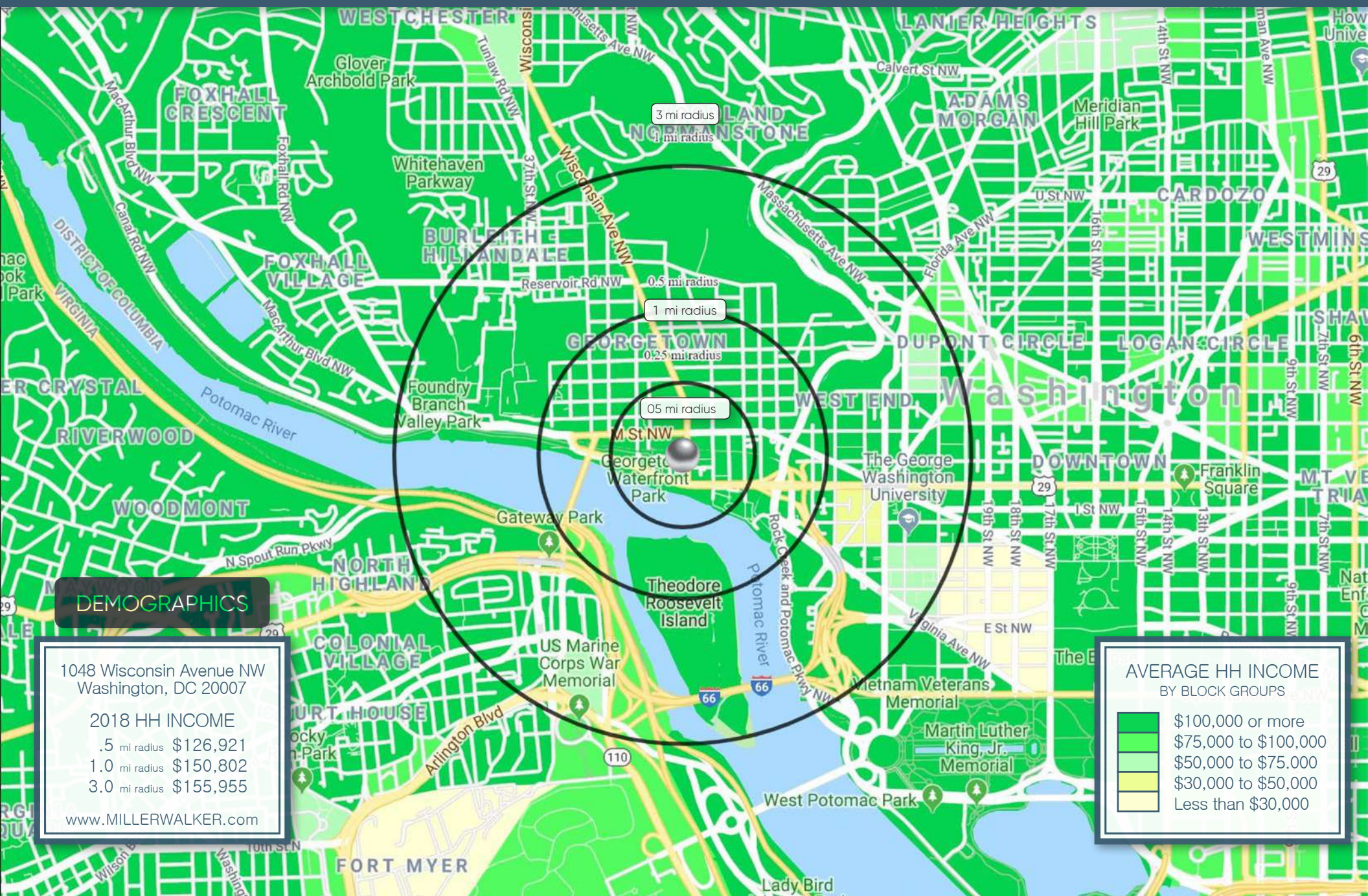


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