



2 BETHESDA METRO CENTER

Bethesda, MD

MILLER WALKER
RETAIL REAL ESTATE

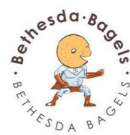
BETHESDA

- Located in the heart of Bethesda, next to Bethesda Row's restaurants and retailers.
- Prominent in-line retail space on Woodmont Avenue.
- Steps away from Bethesda Metro (Red Line) and Bethesda's business district (including the new Marriott International Headquarters).
- Building enhancements and renovations are currently underway.

NEIGHBORHOOD

LADURÉE
Paris

LANDMARK
THEATRES



SILVER

Tatte
BAKERY & CAFÉ

True Food
kitchen

WOODMONT GRILL

PAUL
MAISON DE QUALITÉ
FONDÉE EN 1889

BY THE NUMBERS



154,868
Total Employees
3 Mi Radius



\$260,282
Average Household
Income
3 Mi Radius



3,782
Total Population
3 Mi Radius



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2 BETHESDA METRO RETAIL REPOSITIONING

PROPOSED OFFICE LOBBY

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2 BETHESDA METRO RETAIL REPOSITIONING

VIEW OF PLAZA FROM MONTGOMERY LANE

2 BETHESDA METRO CENTER

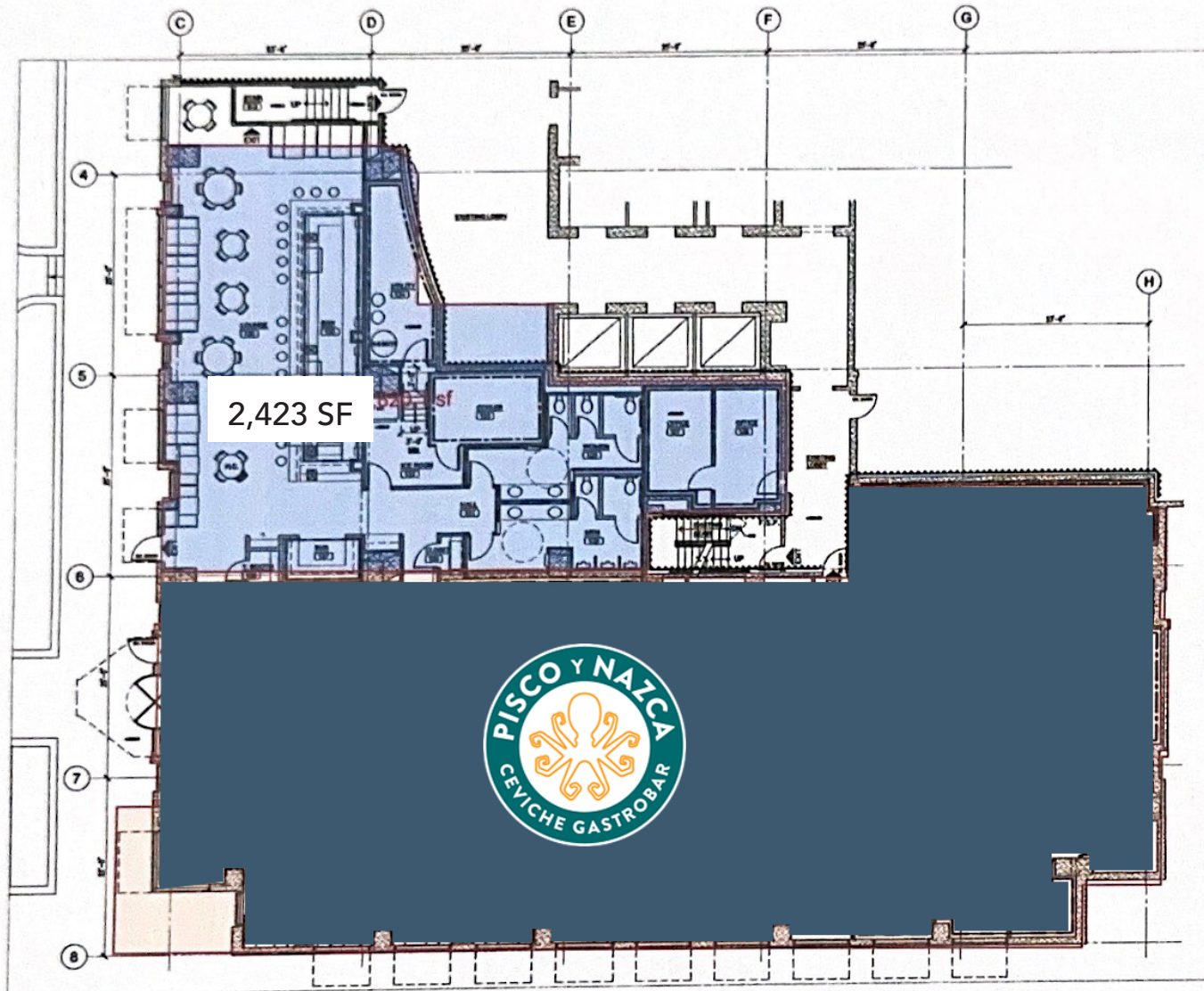
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2 BETHESDA METRO RETAIL REPOSITIONING

VIEW OF AMENITY PAVILION



EXISTING RESTAURANT PLAN

OVERLAY OF NEW GROUND FLOOR LAYOUT W/ PROPOSED
TENANT SPACES 1 & 2

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RETAIL REAL ESTATE

RETAIL MAP



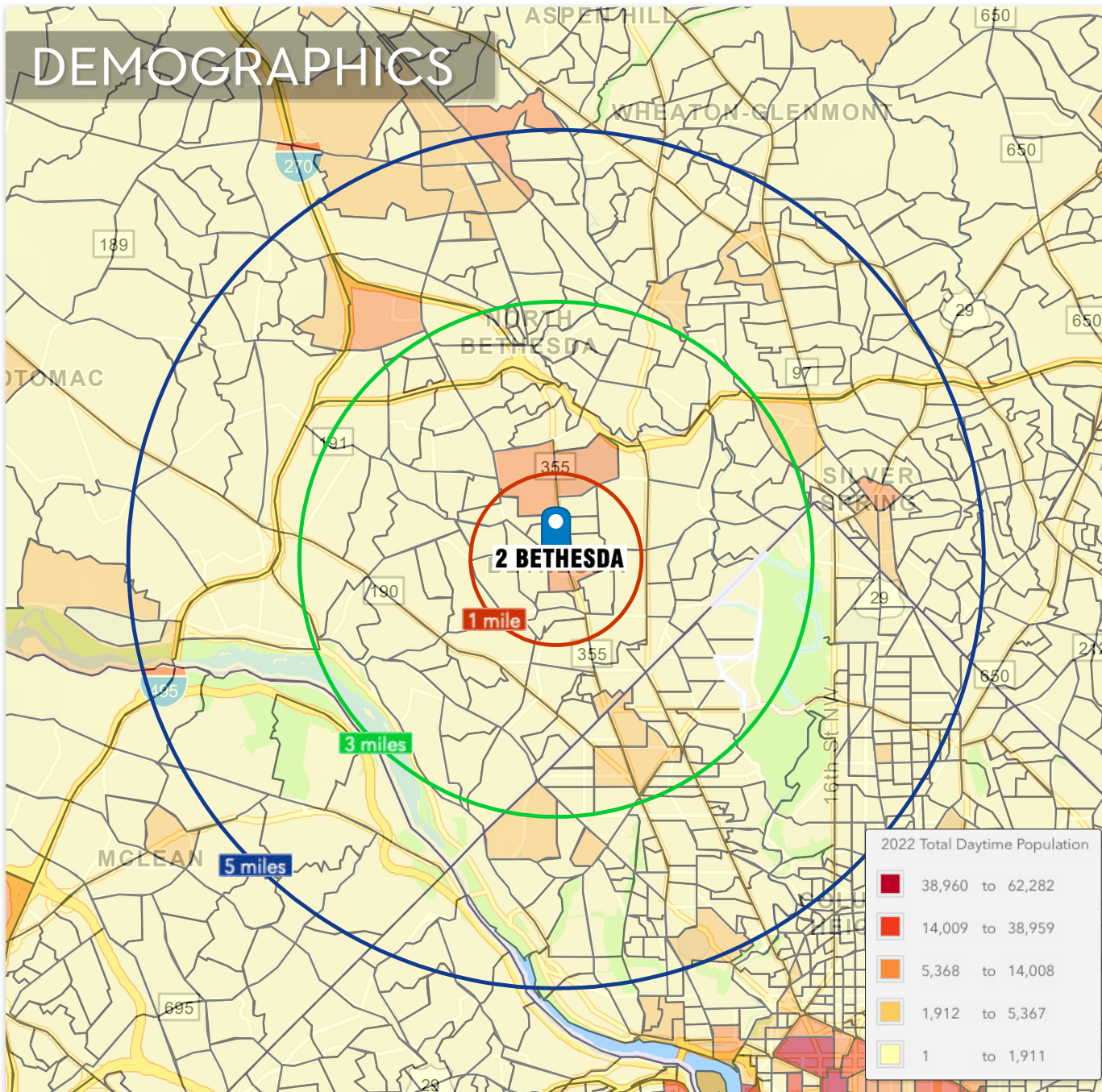
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DEMOGRAPHICS



WALK TIME	5 MIN WALK	10 MIN WALK	15 MIN WALK
2022 Daytime Population	15,064	32,678	35,628
2022 Resident Population	4,058	12,804	18,601
2022 Average Household Income	\$189,978	\$173,696	\$187,398

DISTANCE	1 MILE RING	3 MILE RING	5 MILE RING
2022 Daytime Population	27,643	154,868	466,152
2022 Resident Population	247	3,782	53,317
2022 Average Household Income	\$220,475	\$260,282	\$207,533

DRIVE TIME	5 MIN DRIVE	10 MIN DRIVE	15 MIN DRIVE
2022 Daytime Population	67,460	209,126	479,276
2022 Resident Population	32,619	159,510	411,066
2022 Average Household Income	\$231,734	\$249,244	\$213,449