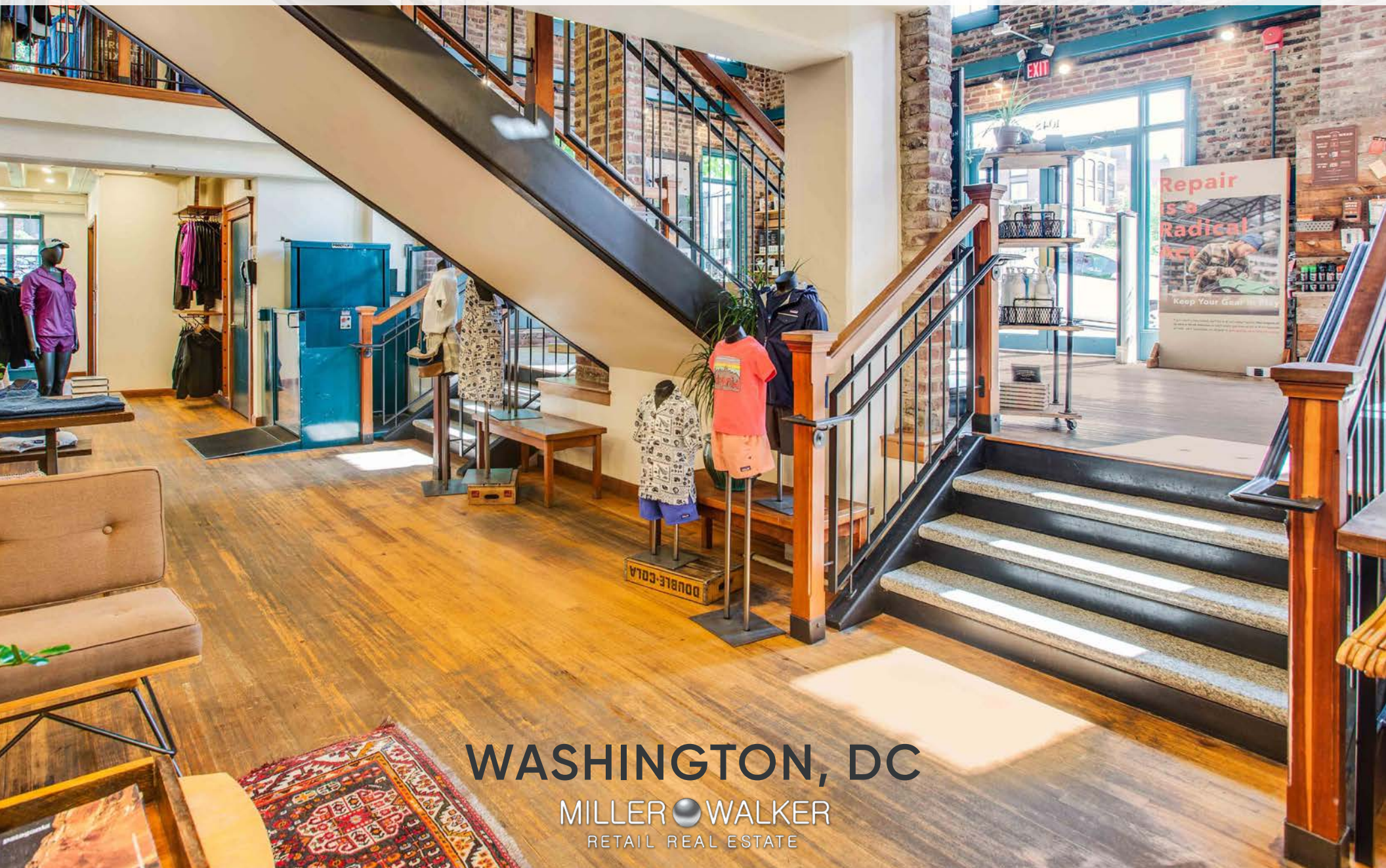


1048 WISCONSIN AVENUE

FREESTANDING ICONIC RETAIL BUILDING IN THE HEART OF GEORGETOWN | 4,933 SF



WASHINGTON, DC

MILLER WALKER
RETAIL REAL ESTATE



DRAMATIC LIGHT-FILLED RETAIL SPACE



WOOD PLANK FLOORING AND HIGH CEILINGS

FREESTANDING BUILDING



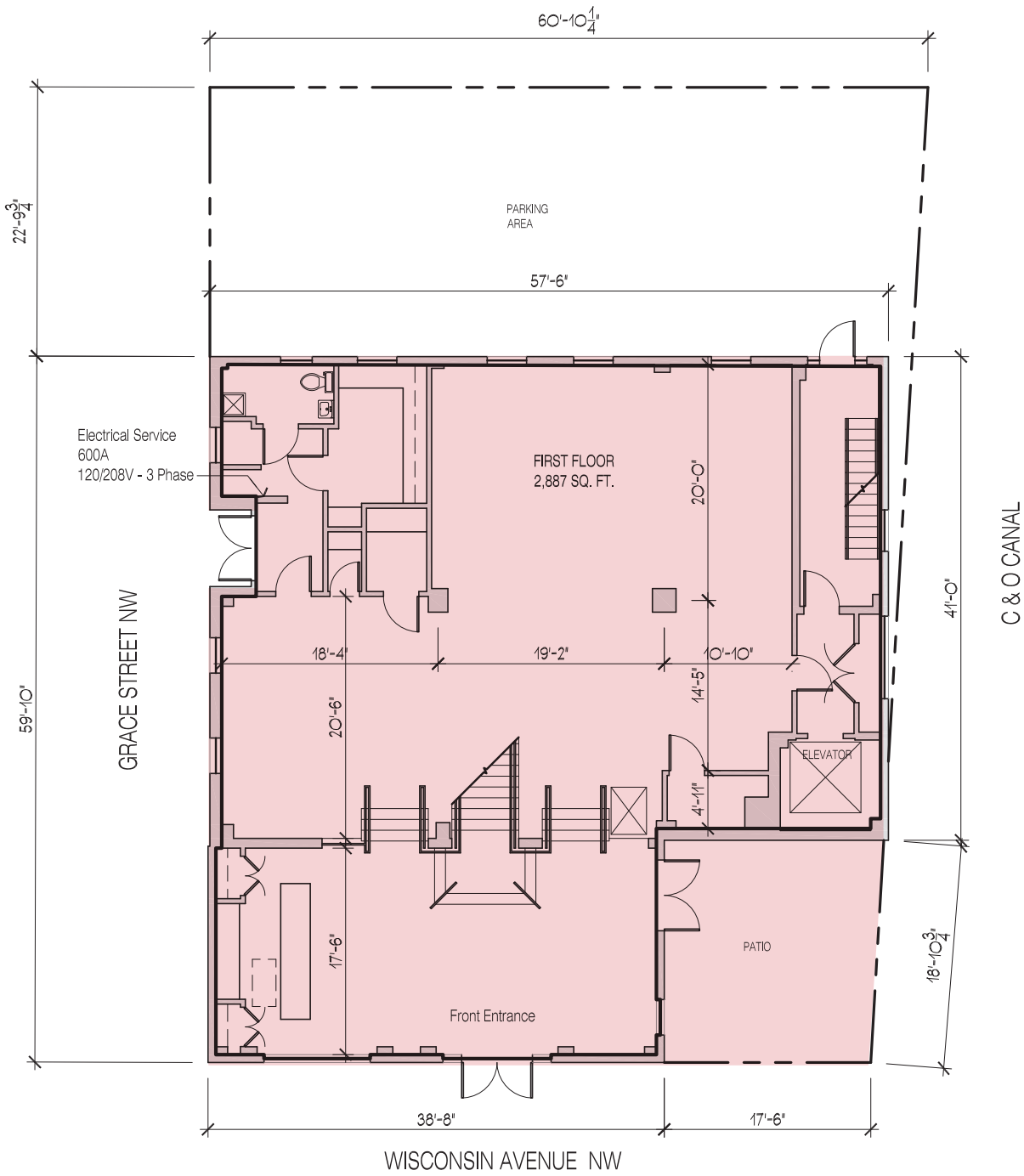
NORTH FRONT OF BUILDING FACING C&O CANAL



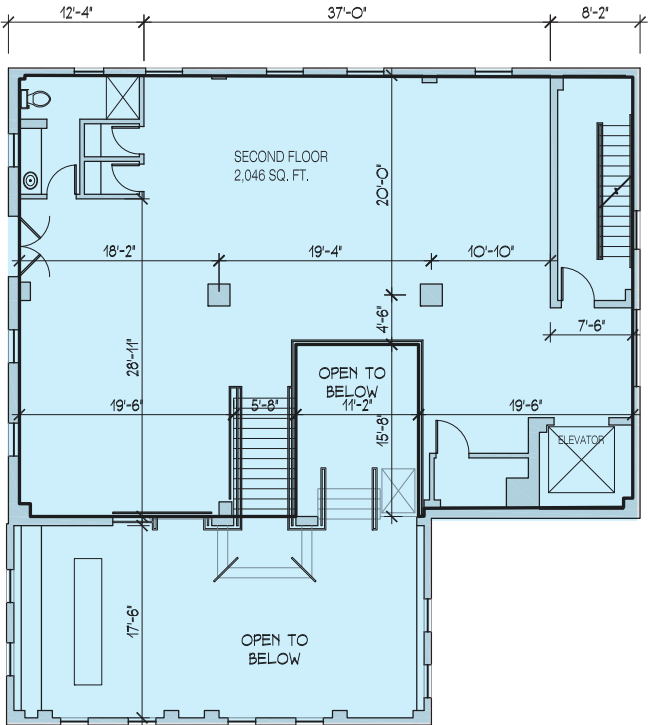
BACK OF BUILDING FACING GRACE STREET



1048 WISCONSIN AVENUE

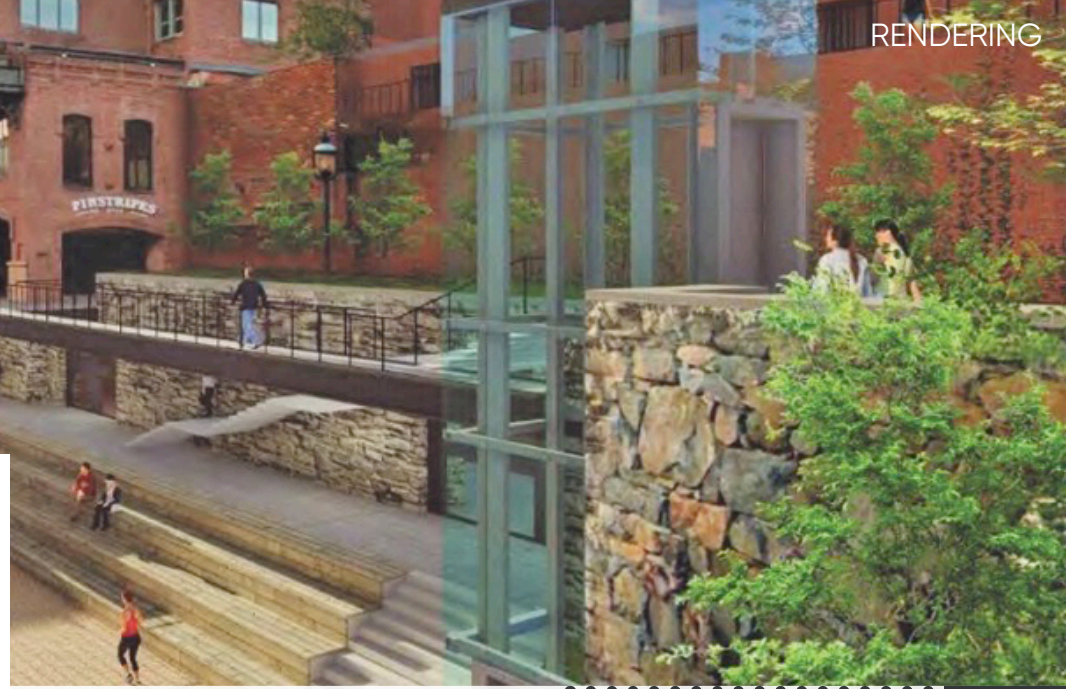


=FIRST FLOOR =SECOND FLOOR





**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**.



SOULCYCLE

**sweet
green**

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.

GEORGETOWN RETAIL MARKET

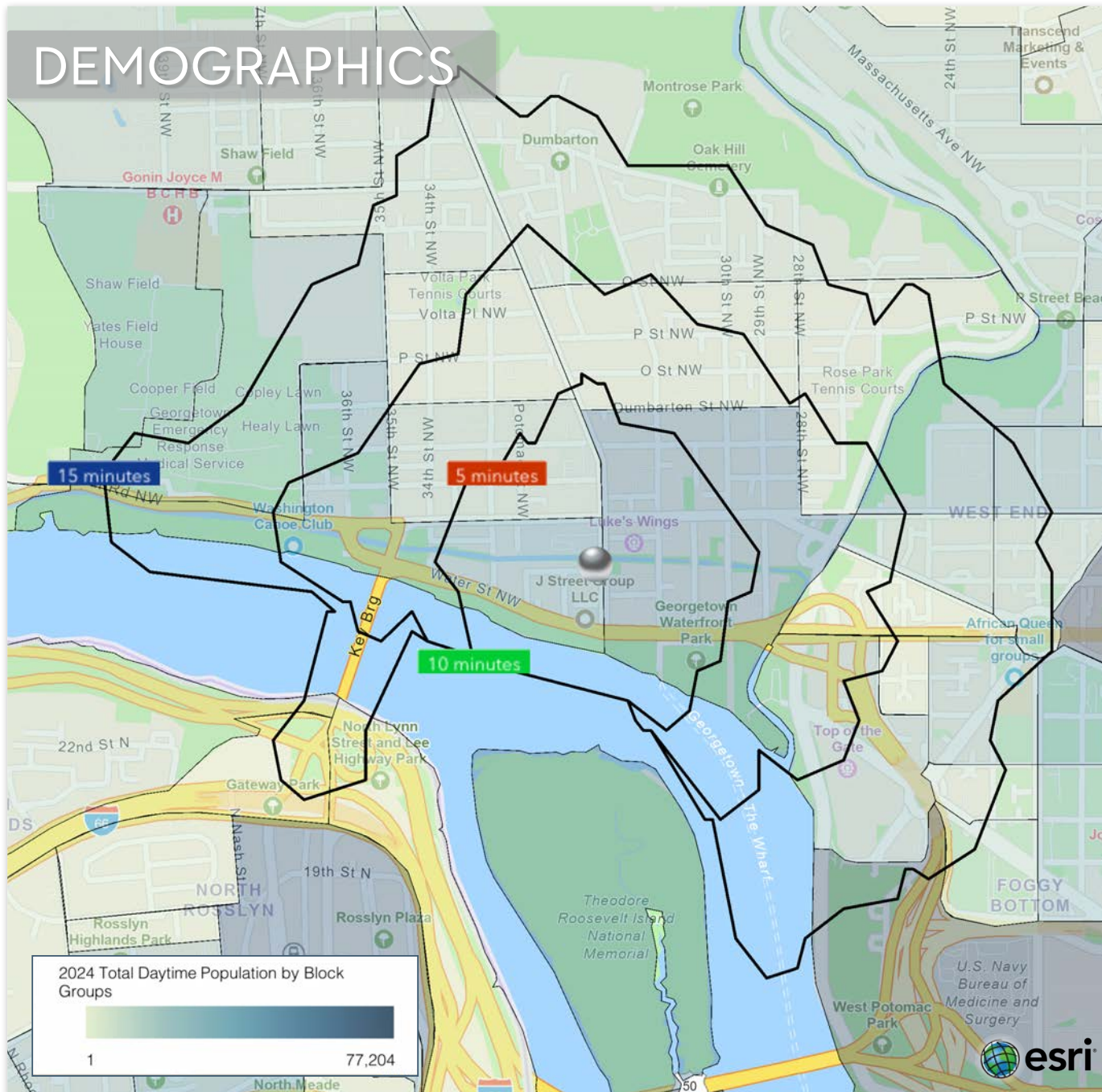


1048 Wisconsin Avenue

Georgetown - Washington, DC

MILLER WALKER
RETAIL REAL ESTATE

DEMOGRAPHICS



WALK TIME	5 MIN WALK	10 MIN WALK	15 MIN WALK
2024 Daytime Population	9,916	16,921	36,929
2024 Resident Population	1,365	4,610	16,158
2024 Average Household Income	\$217,445	\$230,764	\$198,191

DISTANCE	.25 MILE RING	.5 MILE RING	1 MILE RING
2020 Daytime Population	22,920	88,123	230,145
2020 Resident Population	131	2,653	21,188
2020 Average Household Income	\$ 128,813	\$ 141,818	\$ 143,542

DRIVE TIME	5 MIN DRIVE	10 MIN DRIVE	15 MIN DRIVE
2020 Daytime Population	150,551	488,379	888,175
2020 Resident Population	27,872	241,386	621,998
2020 Average Household Income	\$157,429	\$154,629	\$152,364