

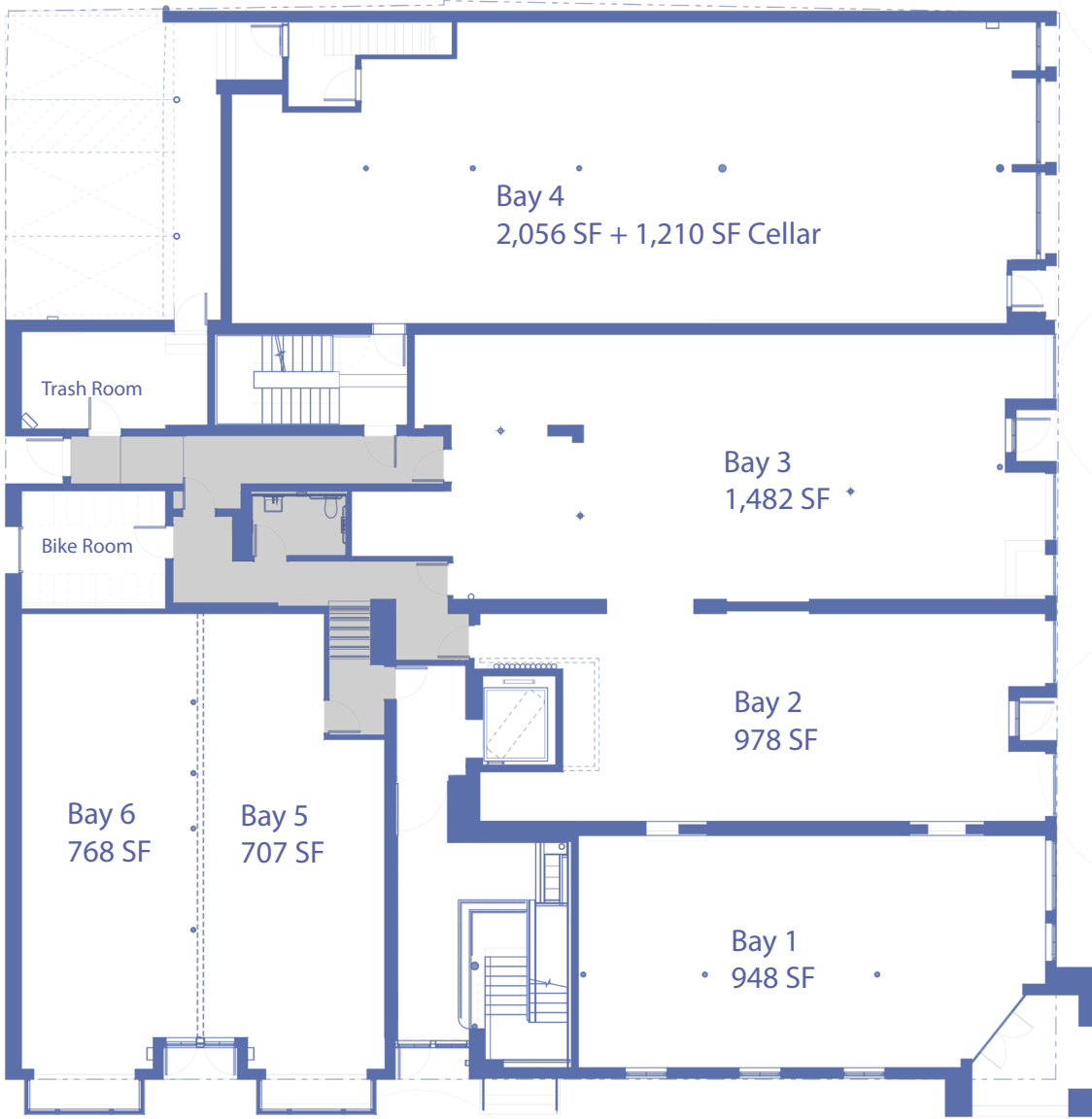


EastBanc

1238 WISCONSIN AVENUE, NW

› TOTAL OF 8,149 SQUARE FEET OF RETAIL AVAILABLE

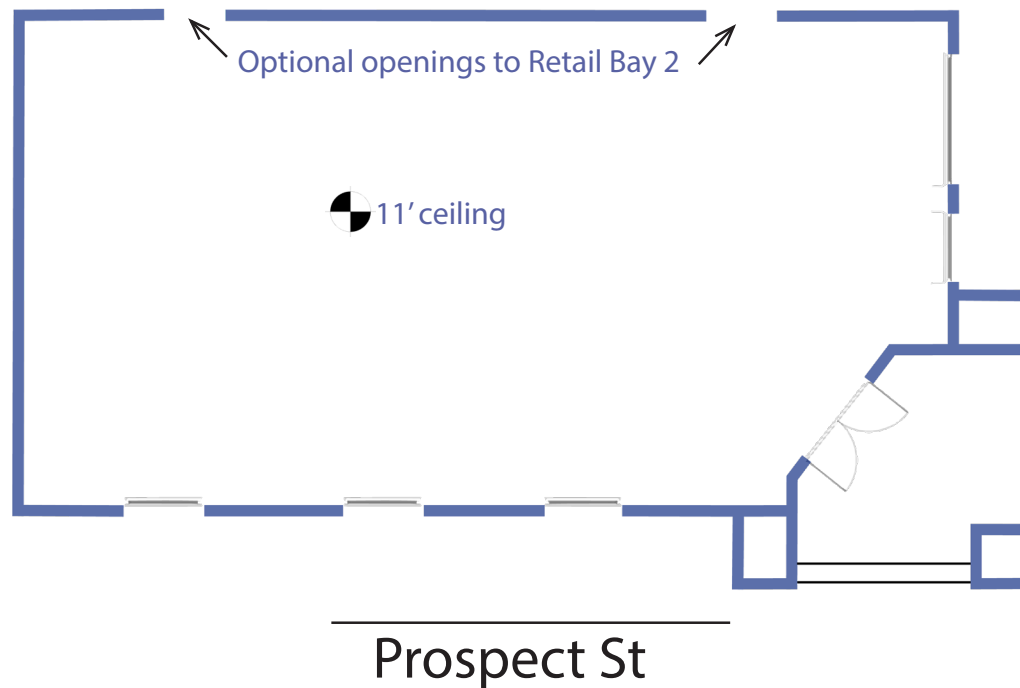




1238 WISCONSIN AVENUE, NW

RETAIL BAY 1

948 SF



RETAIL BAY 2

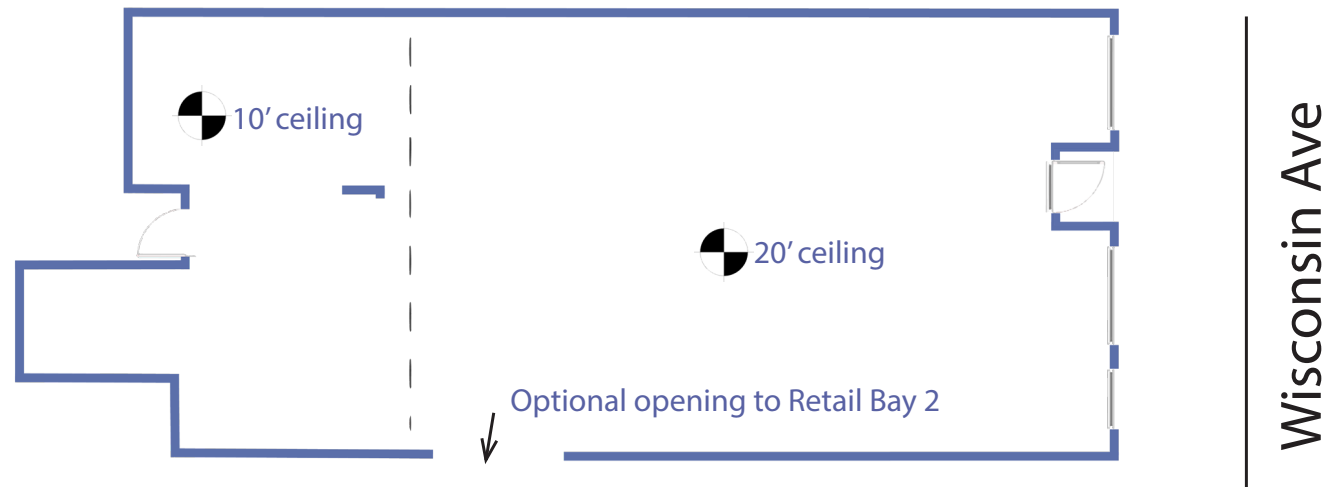
978 SF



1238 WISCONSIN AVENUE, NW

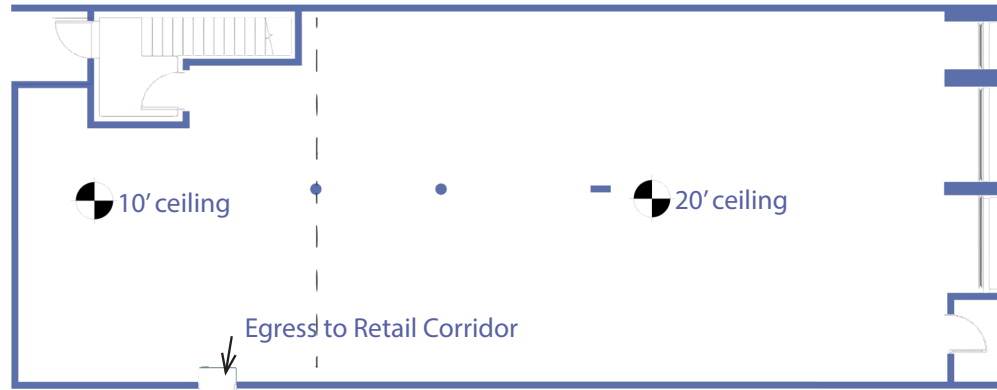
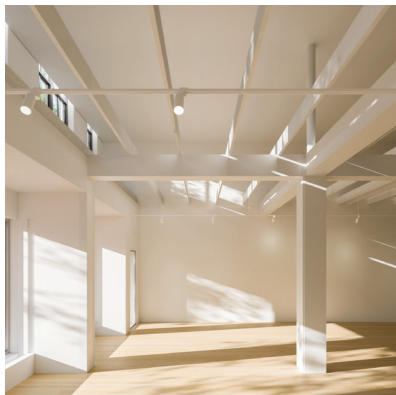
RETAIL BAY 3

1,482 SF

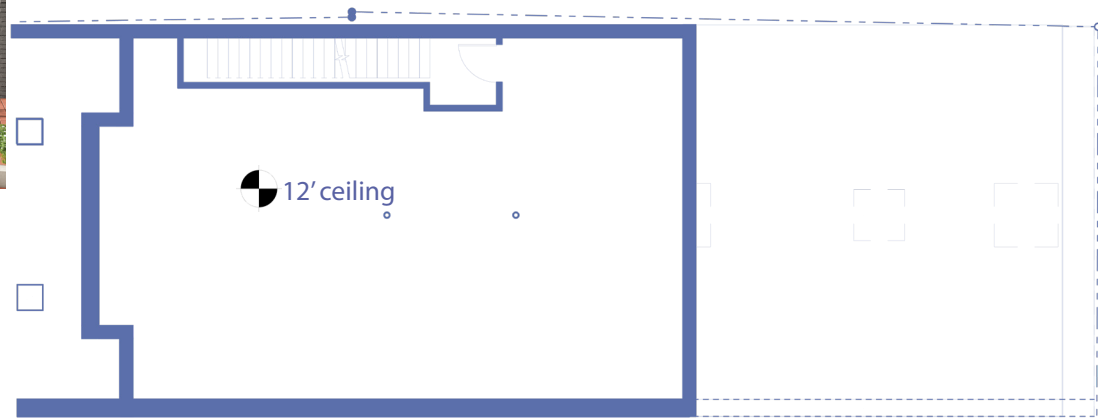


RETAIL BAY 4

2,056 SF + 1,210 (CELLAR)



Ground Floor



Cellar Level

Wisconsin Ave

1238 WISCONSIN AVENUE, NW

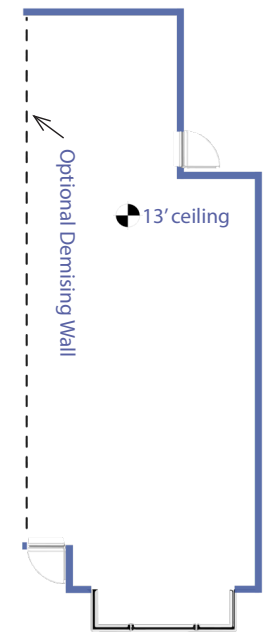
RETAIL BAY 6

768 SF



RETAIL BAY 5

707 SF



RETAIL BAY
06

RETAIL BAY
05

1238 WISCONSIN AVENUE, NW

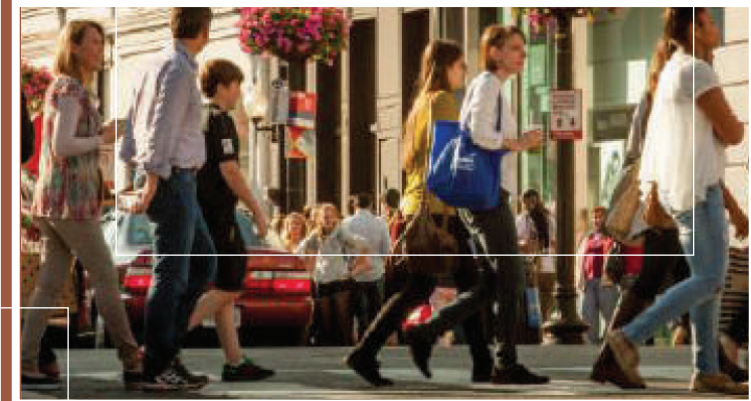
- > **RETAIL BAYS AVAILABLE BETWEEN 707 - 3,266 SF**
- > **11,250 SF OF OFFICE SPACE**
- > **5 RESIDENTIAL UNITS**
- > **RETAIL SERVICE CORRIDOR LEADS TO LOADING DOCK AND TRASH COLLECTION**
- > **ADDITIONAL 866 SF SHARED STORAGE SPACE AVAILABLE FOR RETAIL TENANTS**
- > **SITUATED ON CORNER OF WISCONSIN AVENUE AND PROSPECT STREET**

GEORGETOWN

OVER **800,000**
NEARBY RESIDENTS

AVERAGE AREA INCOME OVER
\$110,000

35
AVERAGE AGE



OVER **70%**
COLLEGE EDUCATED

TYPICALLY **50,000**
STUDENTS ON AVERAGE
IN THE AREA

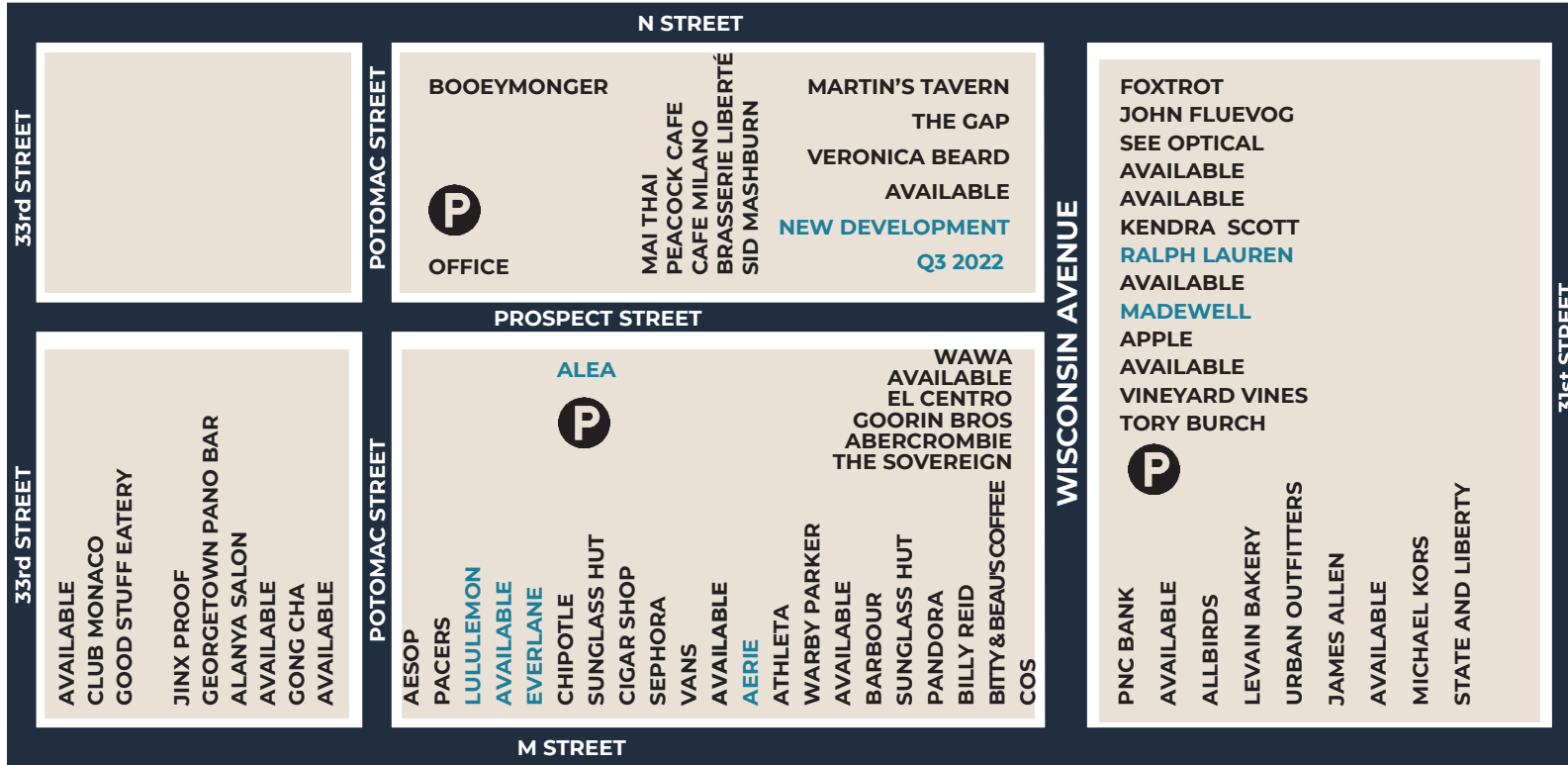
TYPICALLY OVER
600,000
AVERAGE MONTHLY
PEDESTRIANS

Neighboring Tenants

RALPH  LAUREN SID MASHBURN



VERONICA BEARD



EastBanc



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