



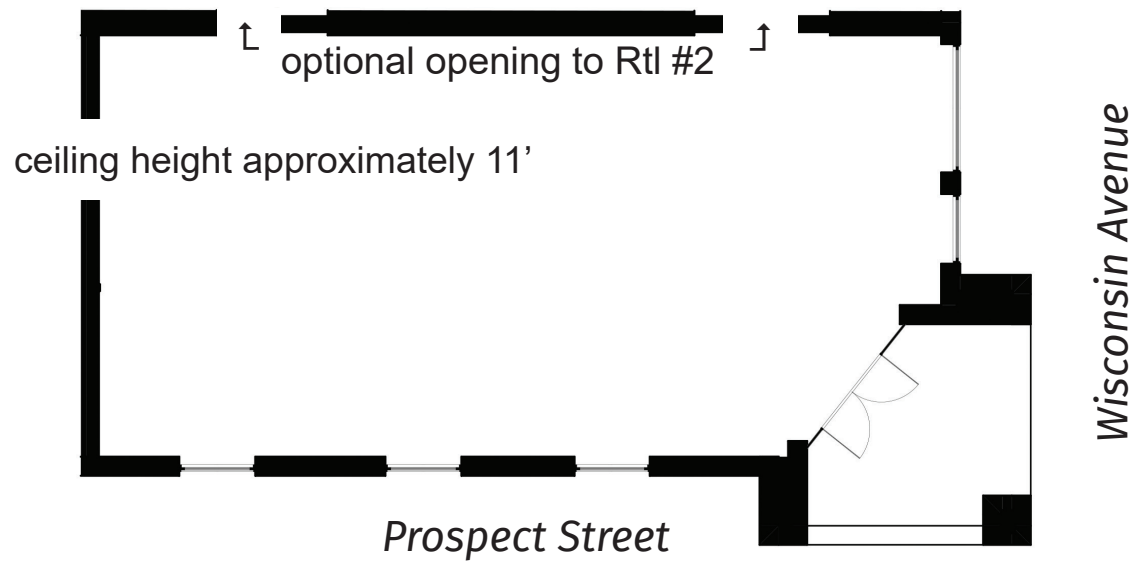
EastBanc

## 1238 WISCONSIN AVENUE, NW

› TOTAL OF 8,238 SQUARE FEET OF RETAIL AVAILABLE

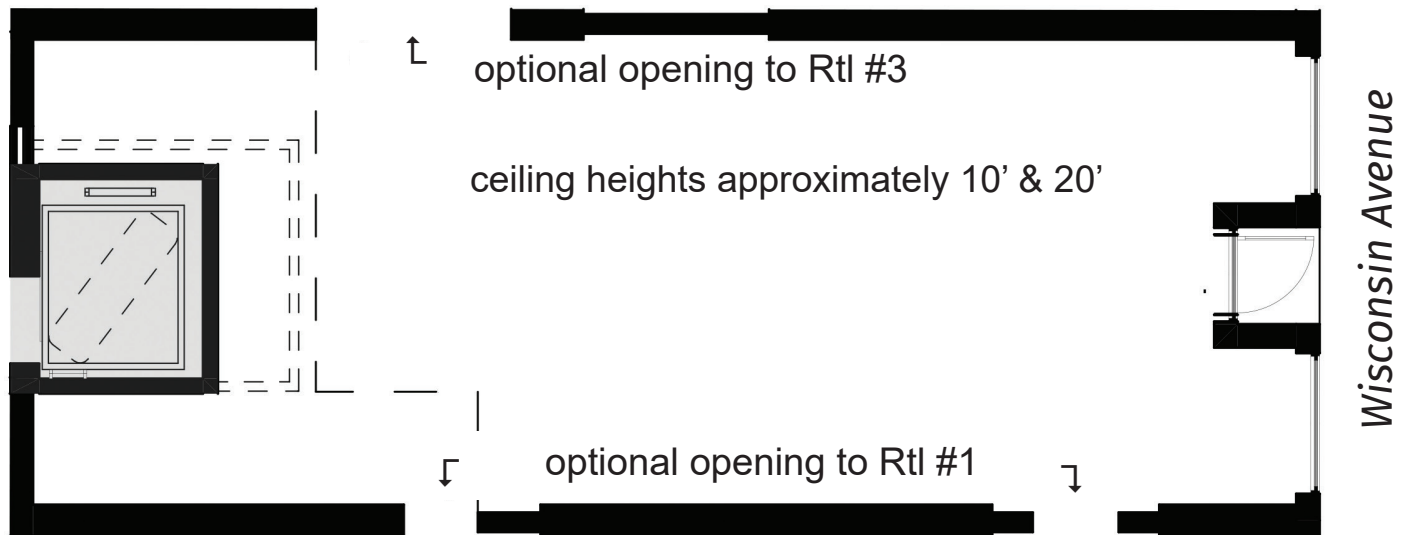
# RETAIL BAY 1

944 SF



# RETAIL BAY 2

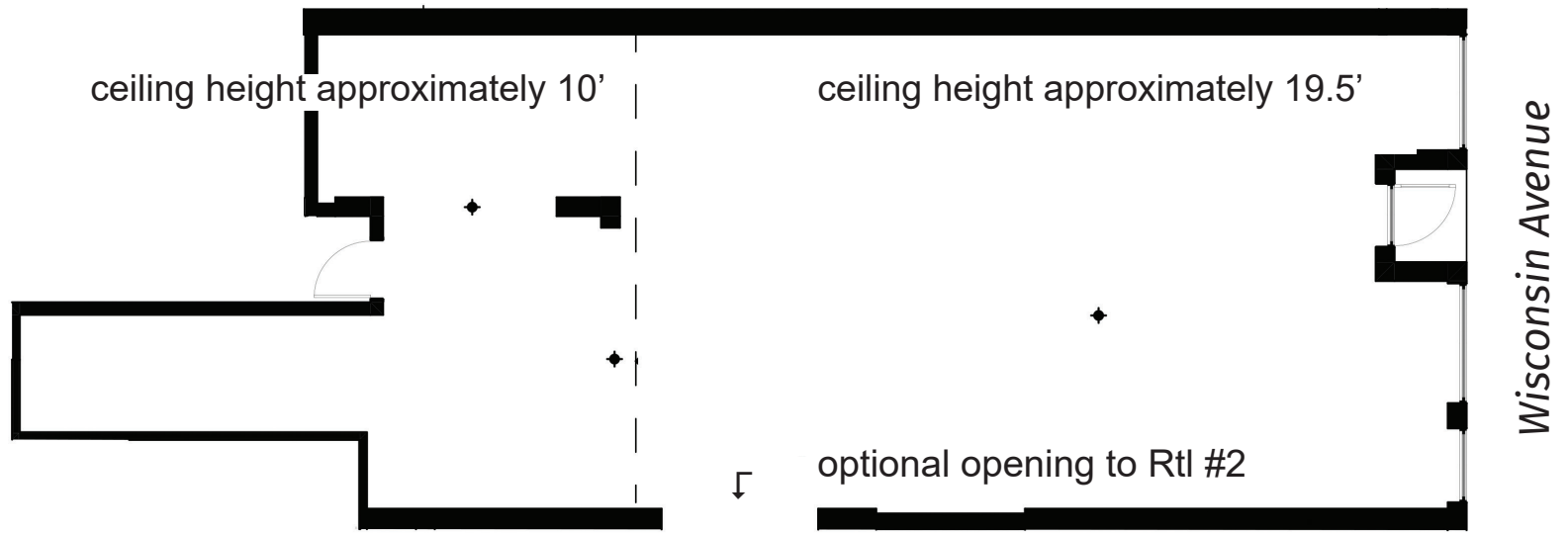
969 SF



1238 WISCONSIN AVENUE, NW

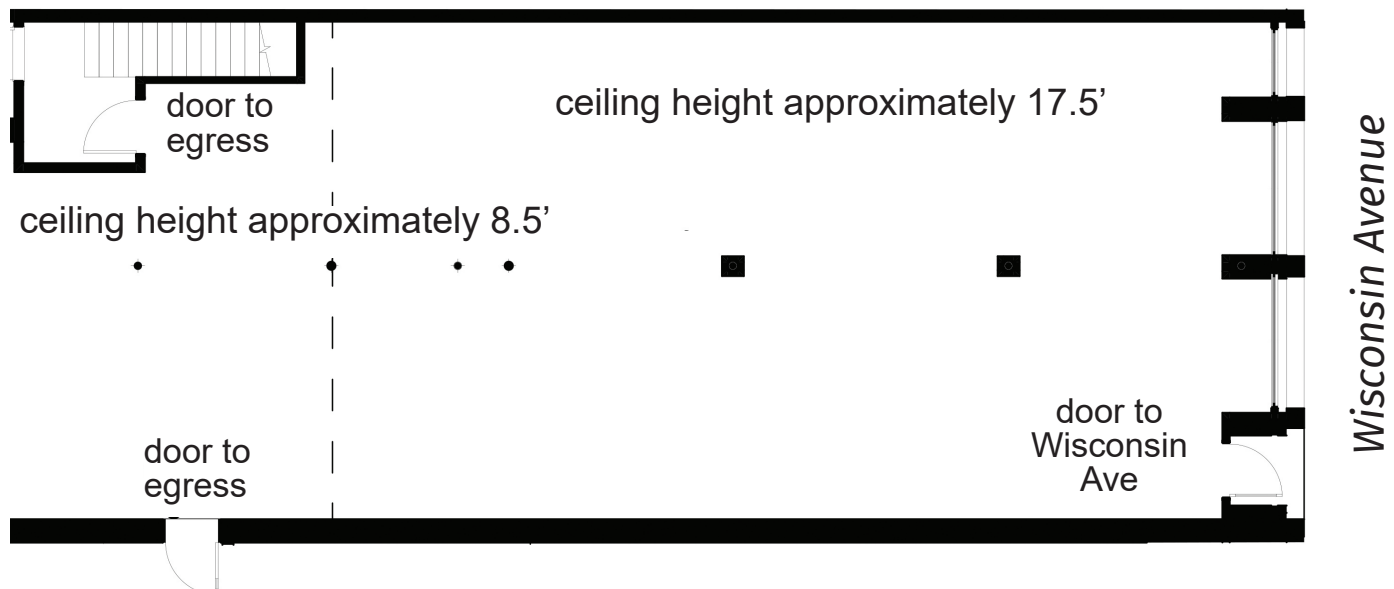
# RETAIL BAY 3

1,524 SF



# RETAIL BAY 4

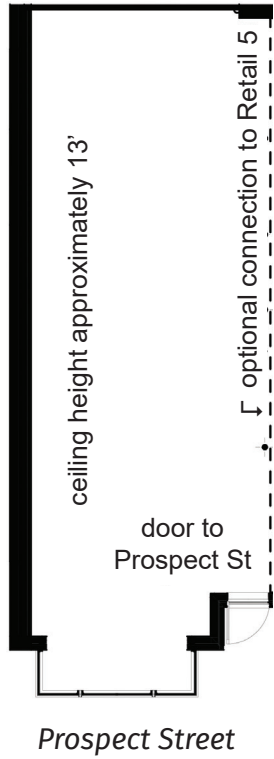
2,114 SF + 1,143 (CELLAR)



1238 WISCONSIN AVENUE, NW

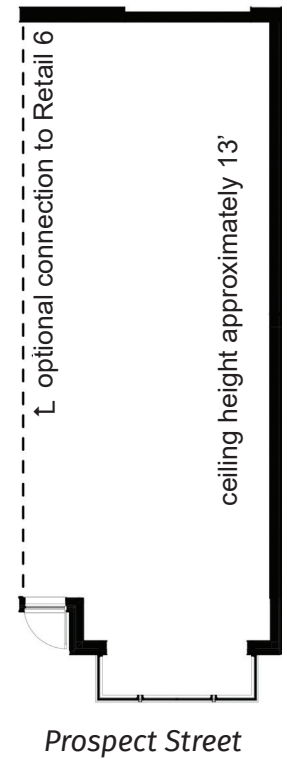
# RETAIL BAY 6

768 SF



# RETAIL BAY 5

776 SF



RETAIL BAY  
06

RETAIL BAY  
05

# 1238 WISCONSIN AVENUE, NW

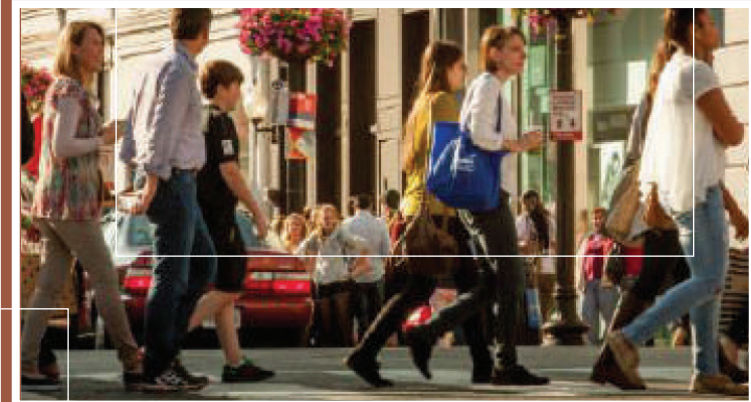
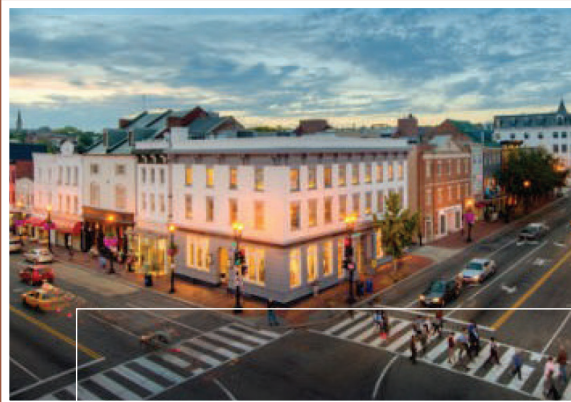
- > **RETAIL BAYS AVAILABLE BETWEEN 768 - 3,257 SF**
- > **1,250 SF OF OFFICE SPACE**
- > **5 RESIDENTIAL UNITS**
- > **RETAIL SERVICE CORRIDOR LEADS TO LOADING DOCK AND TRASH COLLECTION**
- > **ADDITIONAL 852 SF SHARED STORAGE SPACE AVAILABLE FOR RETAIL TENANTS**
- > **SITUATED ON CORNER OF WISCONSIN 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



SID MASHBURN



VERONICA BEARD





EastBanc

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