

# HISTORIC GEORGETOWN TOWNHOUSE



**1250 WISCONSIN AVENUE, NW**

› TOTAL OF 1500 FEET OF RETAIL AVAILABLE

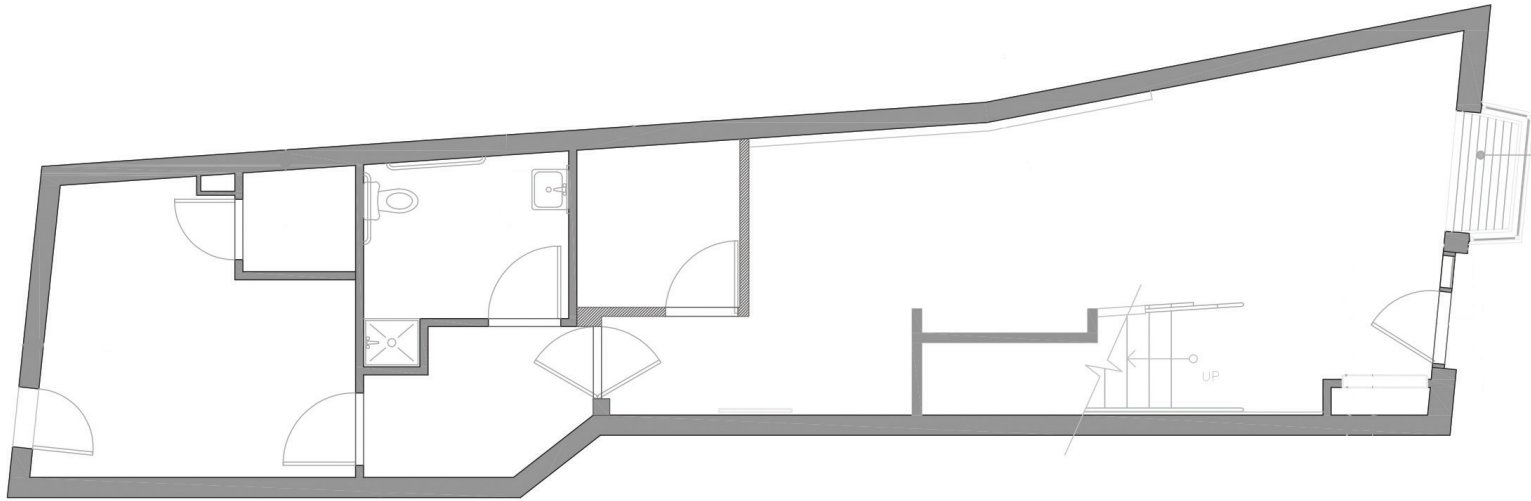
# GROUND FLOOR

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GROUND FLOOR  
800 SF

1250



Wisconsin Avenue NW

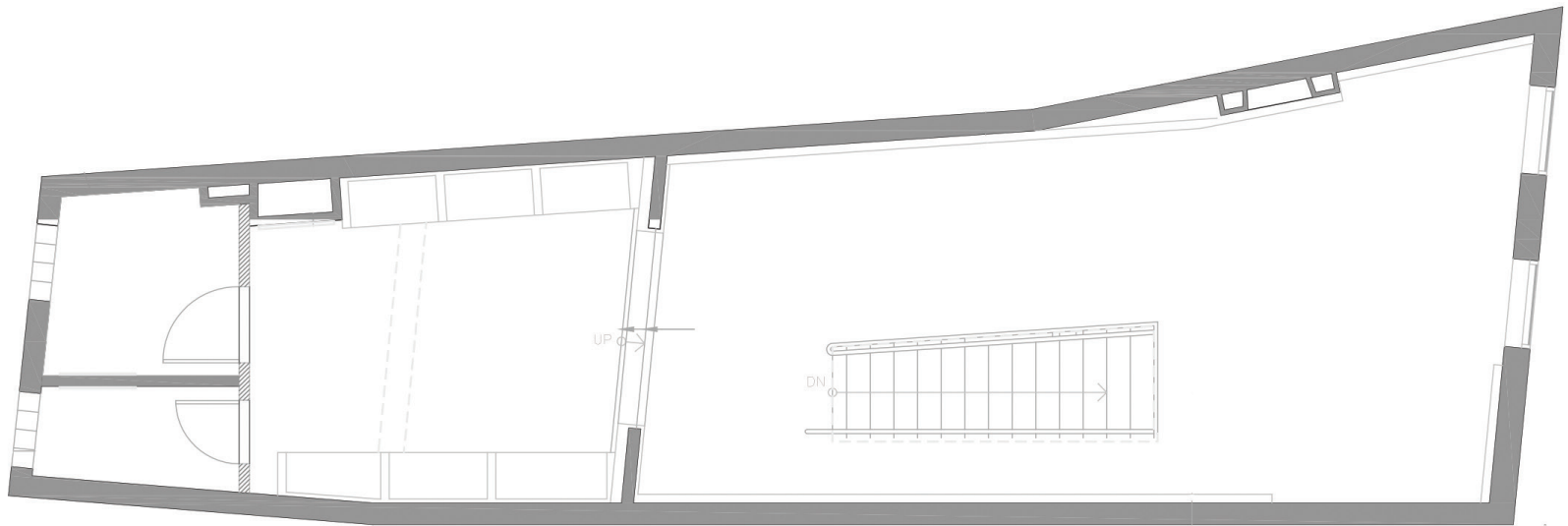
# SECOND FLOOR

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# SECOND FLOOR 700 SF

# 1250



Wisconsin Avenue NW

# 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

POTOMAC STREET	N STREET	BOOEYMONGER  <b>P</b> OFFICE  MAI THAI PEACOCK CAFE CAFE MILANO BRASSERIE LIBERTÉ SID MASHBURN  AVAILABLE  VERONICA BEARD LITTLE WORDS PROJECT/LEAP EVER/BODY AVAILABLE AVAILABLE WOLFORD	FOXTROT HOBO/LEAP SEE OPTICAL AVAILABLE AVAILABLE KENDRA SCOTT RALPH LAUREN AVAILABLE MADEWELL APPLE AVAILABLE VINEYARD VINES TORY BURCH  <b>P</b> PNC BANK AVAILABLE ALLBIRDS LEVAIN BAKERY URBAN OUTFITTERS JAMES ALLEN AVAILABLE MICHAEL KORS STATE AND LIBERTY	N STREET	RESIDENTIAL  US POST OFFICE EASTBANC TECHNOLOGIES  <b>P</b>  SHOWFIELDS RAG & BONE GLOSSIER RAG & BONE MEN BLUE MERCURY AMIGO MIO HISTORIC OLD STONE HOUSE JUNIOR LEAGUE REFORMATION GORJANA OUTDOOR VOICES THE PAPER SOURCE SPRINKLES CUPCAKE AVAILABLE LE LABO LEAP/MADAM MYKITA
	POTOMAC STREET	PROSPECT STREET	31st STREET	31st STREET	
POTOMAC STREET	M STREET	M STREET	WISCONSIN AVENUE	M STREET	30th STREET
AVAILABLE J. CREW TJ MAXX  H&M MARINE LAYER CLYDE'S ANTHROPOLOGIE AVAILABLE ARITZIA CITY TAVERN CLUB ALO YOGA  MASON'S LOBSTER ROLLS  PINSTRIPES BLUESTONE AVAILABLE	CAPITAL ONE GTOWN TOBACCO CHASE BANK BUCK MASON UBIQ SMOOTHIE KING HAAGAN HAZS BODEGA AVAILABLE AVAILABLE DOC MARTEN L'OCCITANE PATAGONIA POTOMAC WINE  90 SECOND PIZZA BLUES ALLEY AVAILABLE REREN MUNCHIEZ MANDALAY SOUTH MOON UNDER TAIM FREE PEOPLE MOVEMENT	CHRISTIANE SALON & SPA ROTHY'S LUSH LADUREE THUNDER BURGER AVAILABLE NIKE  KATE SPADE RAY-BANS UNITED BANK INDOCHINO FORMER LATHAM HOTEL  COREPOWER YOGA  RESIDENTIAL  RESIDENTIAL	WISCONSIN AVENUE	WISCONSIN AVENUE	WISCONSIN AVENUE



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