

1064-1066
WISCONSIN AVENUE
GEORGETOWN



FLAGSHIP RETAIL OR
UNIQUE OFFICE OPPORTUNITY

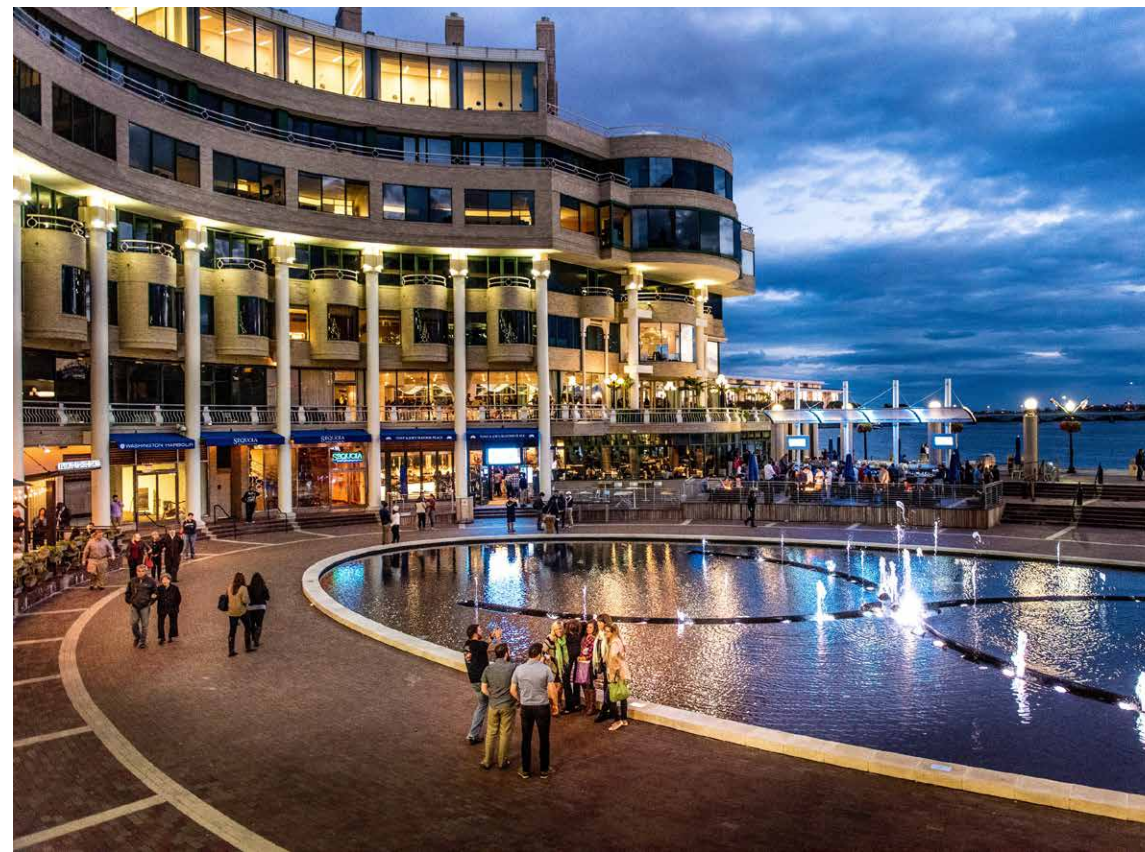
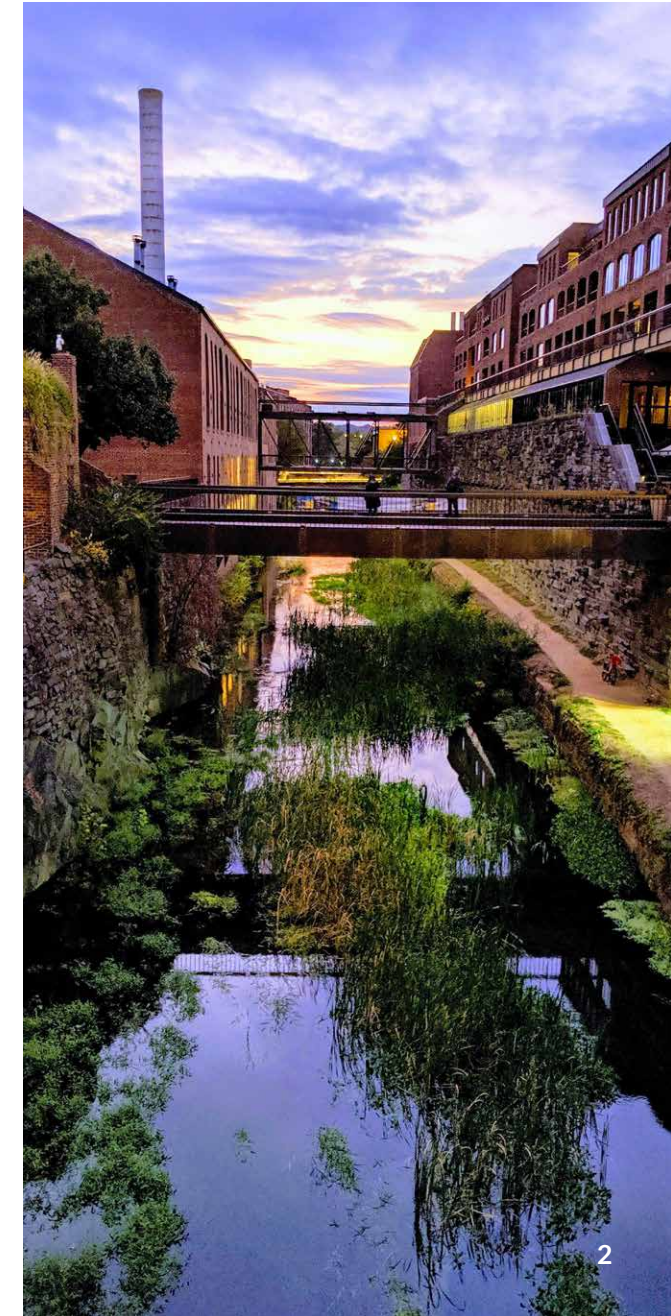


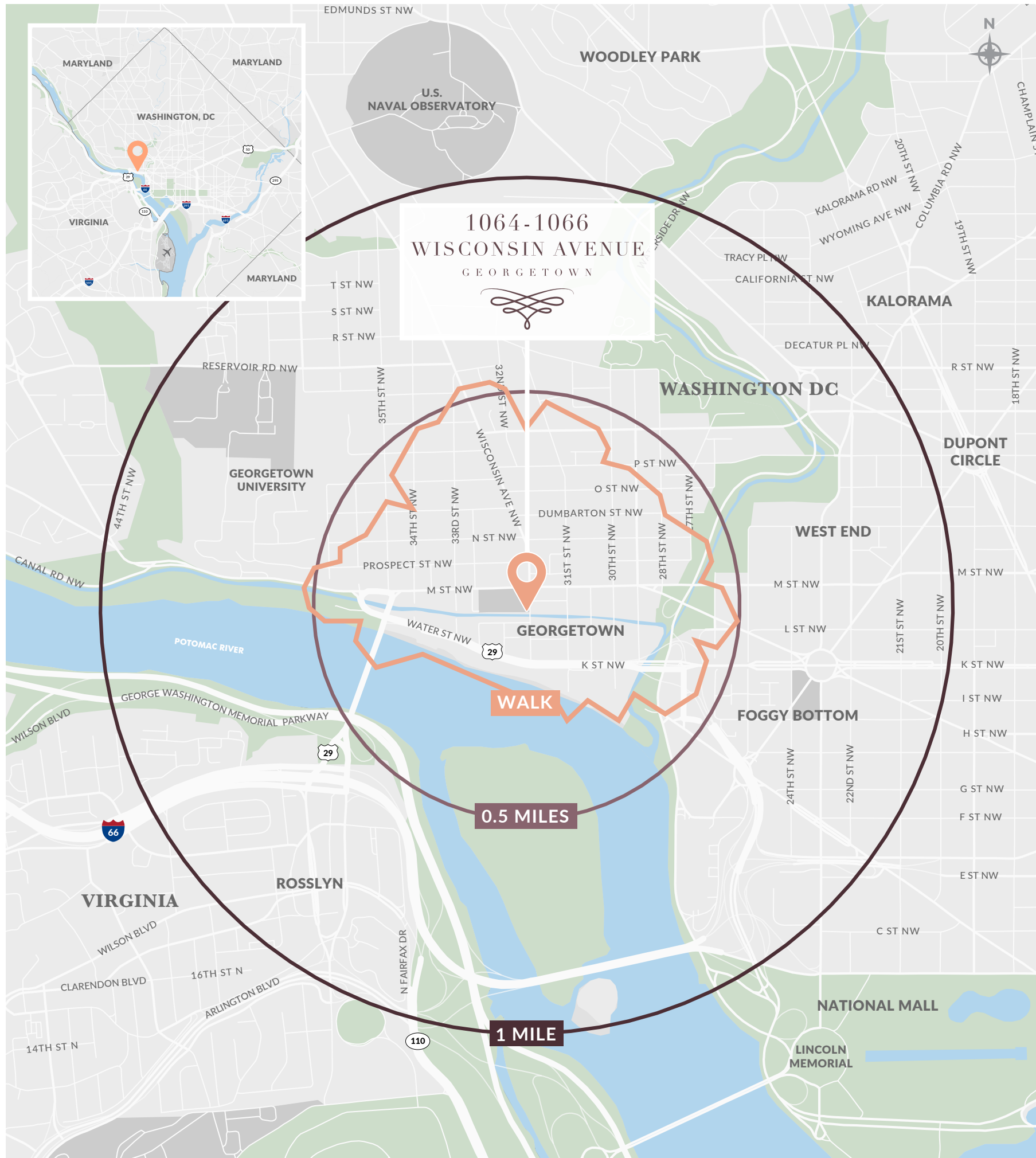
HISTORIC GEORGETOWN

Situated along the Potomac River, Georgetown is Washington DC's most historic and iconic neighborhood.

For decades, Georgetown has been the District's **go-to retail destination** and a must see for locals and tourists alike. Lined with charming cobblestone streets, luxury international brands and boutiques, spas, upscale restaurants, political watering holes and live music venues, **retail storefronts are on stage.**

1064-1066 Wisconsin Avenue is ideally positioned with visibility to the highly trafficked pedestrian intersection of M and Wisconsin. This signature building provides an unrivaled opportunity for a retailer to position their brand.





AN ICONIC NEIGHBORHOOD



477

STORES & RESTAURANTS



4.6M

ANNUAL TOURISTS



16,943

EMPLOYEES



40,000+

STUDENTS



\$583M

ANNUAL RETAIL SALES



731

HOTEL ROOMS



8,924

RESIDENTS

ALL WITHIN 0.5 MILE

DEMOGRAPHICS

	10 MIN WALK	0.5 MILES	1 MILE
POPULATION	7,016	8,562	44,655
% GROWTH	0.79%	0.76%	1.16%
DAYTIME POPULATION	15,168	16,797	100,705
AVERAGE HOUSEHOLD INCOME	\$242,112	\$242,662	\$170,648



THE OPPORTUNITY

8,400 SF

Available over three floors



**Expansive frontage on
Wisconsin Ave**
for maximum brand exposure



Located steps from the
premiere retail intersection of
M St & Wisconsin Ave



Balcony outdoor seating
with canal views



Highly desired
outdoor patio space



21' 2"
Ceiling heights



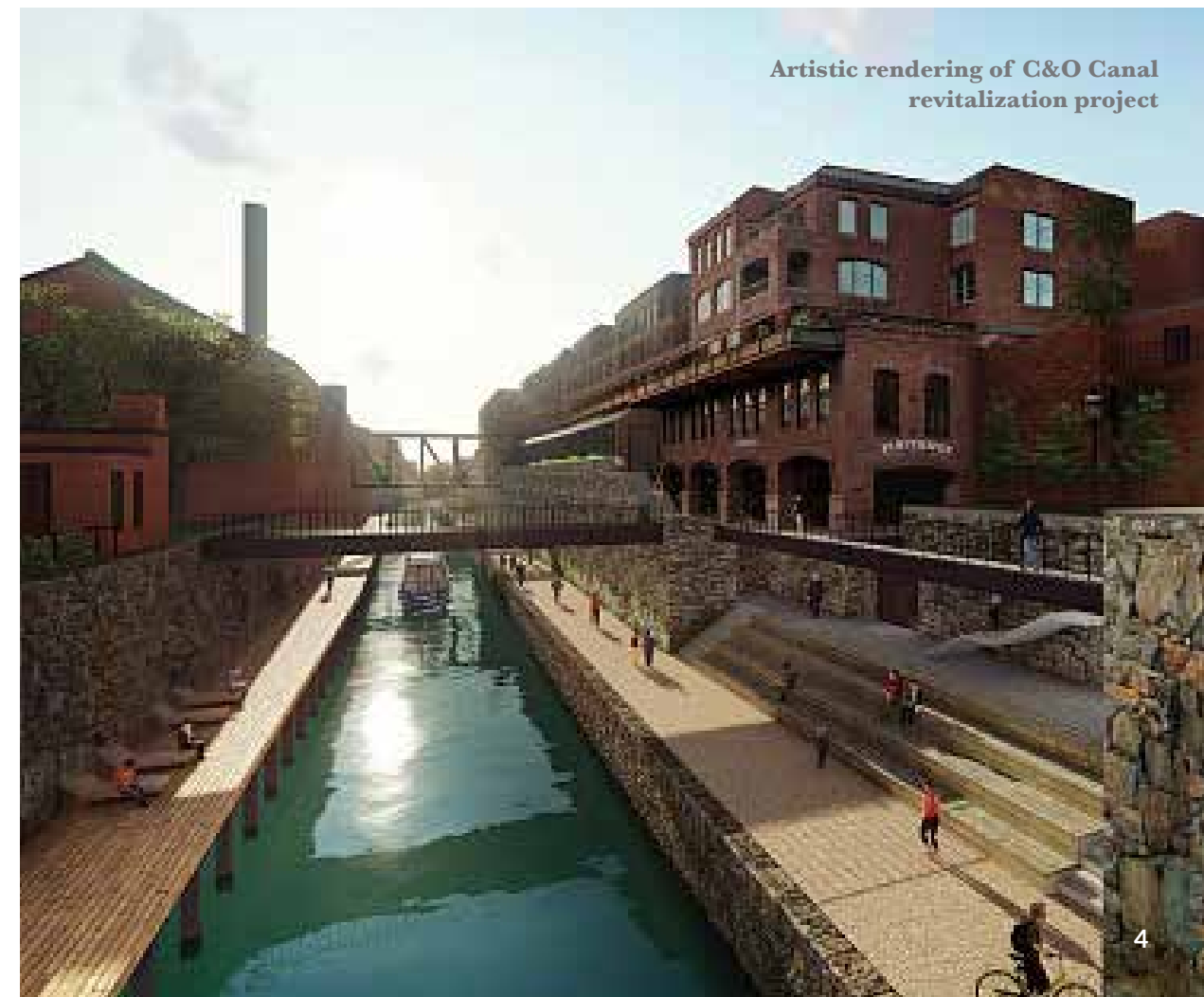
Immediately adjacent to the
historic **C&O Canal**



Classic Georgetown
brick architecture

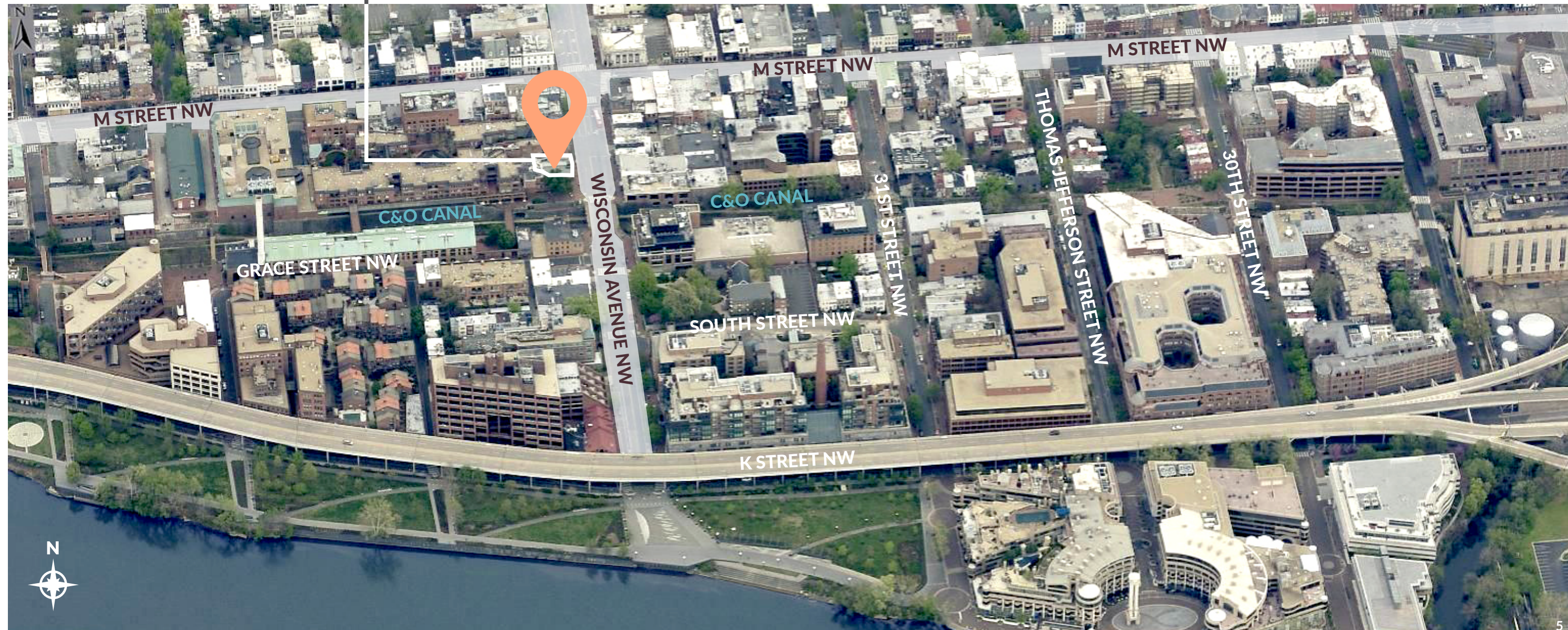
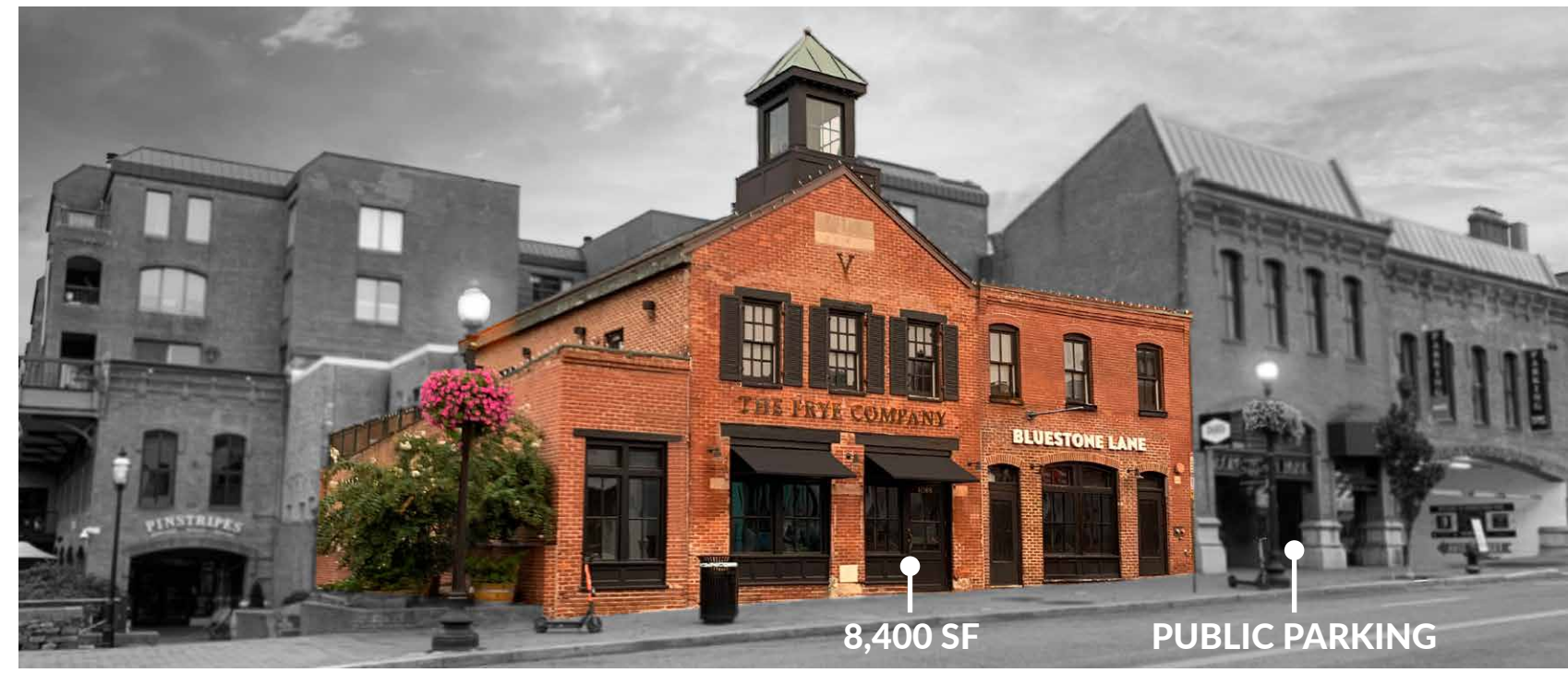
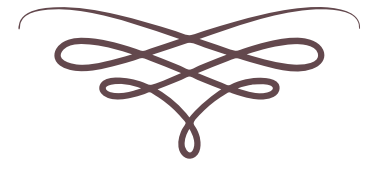


Former tenant's interior



Artistic rendering of C&O Canal
revitalization project

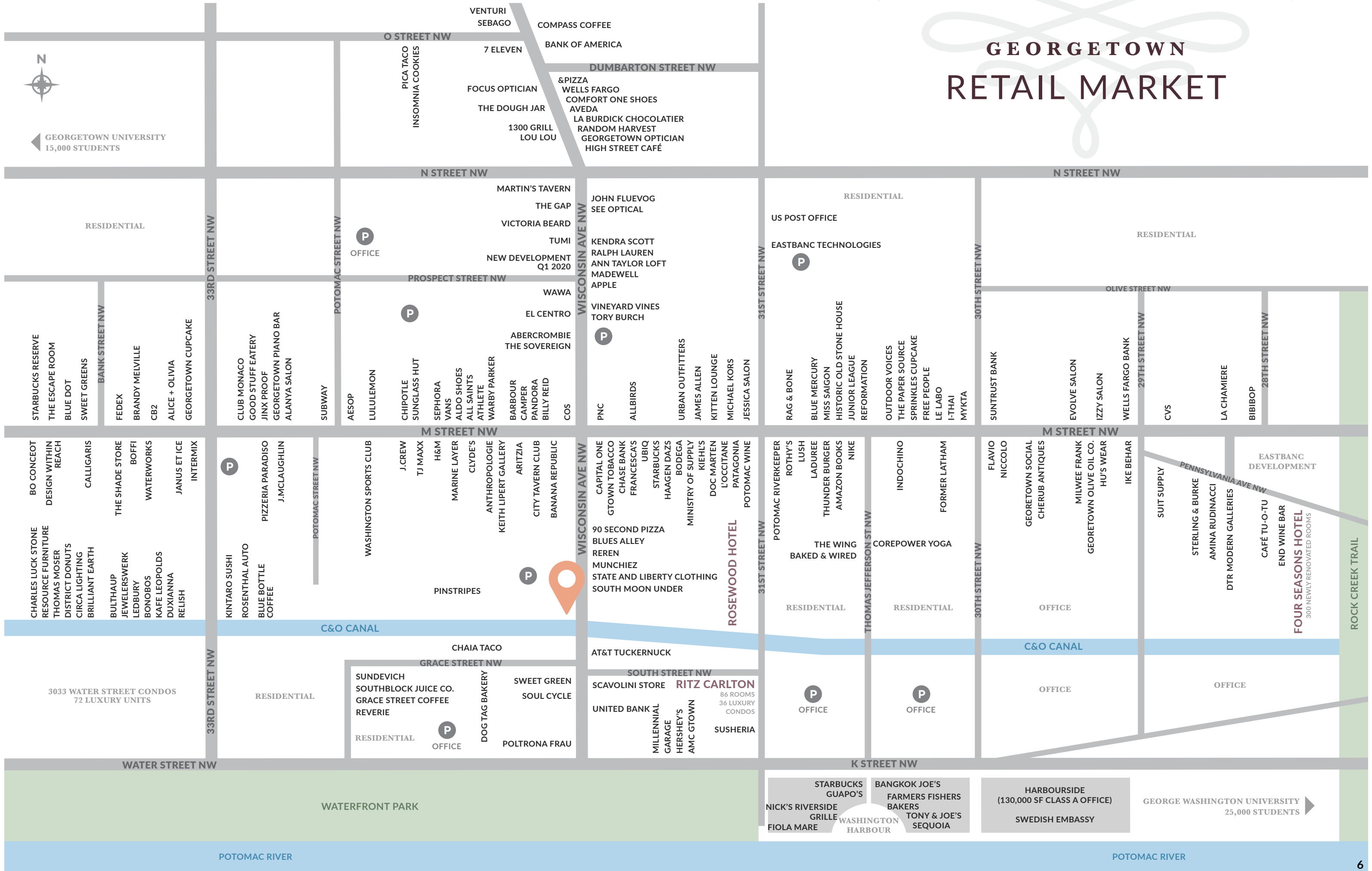
1064-1066 WISCONSIN AVENUE GEORGETOWN



GEORGETOWN RETAIL MARKET



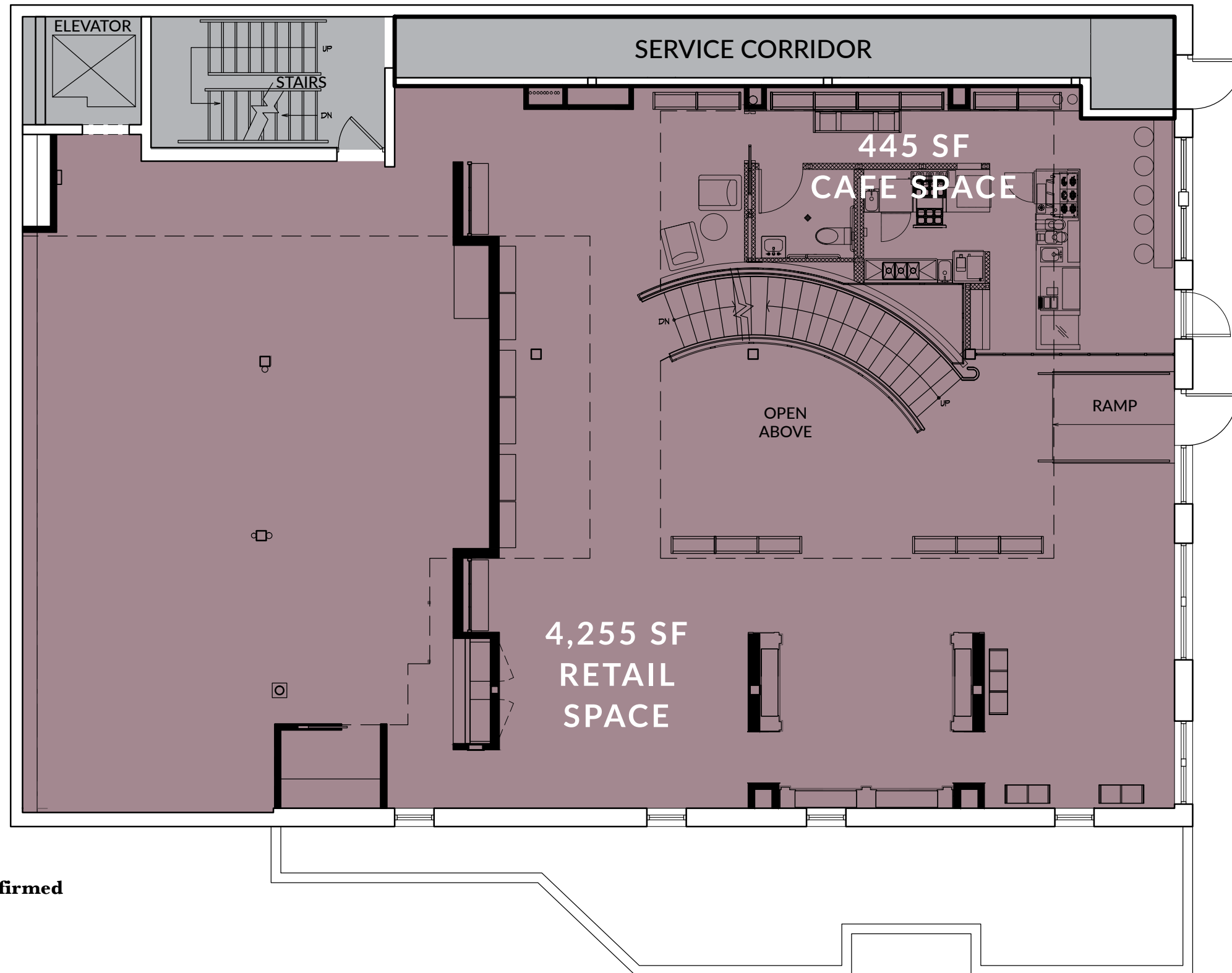
GEORGETOWN UNIVERSITY
15,000 STUDENTS



FLOOR PLANS

TOTAL SQUARE FOOTAGE ON 3 LEVELS: 8,400 SF

GROUND LEVEL: 4,700 SF TOTAL AVAILABLE

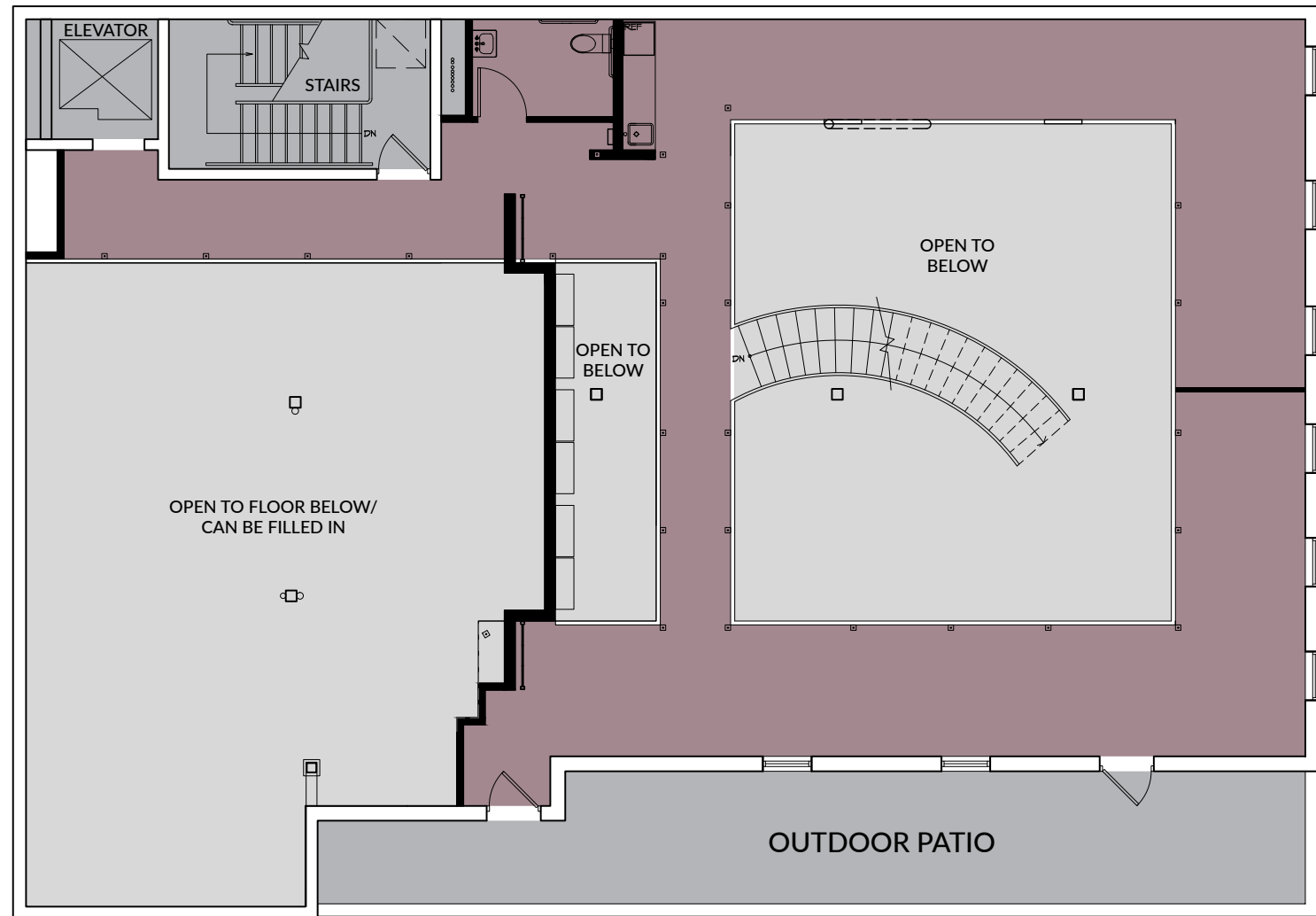


Estimated square footage to be confirmed

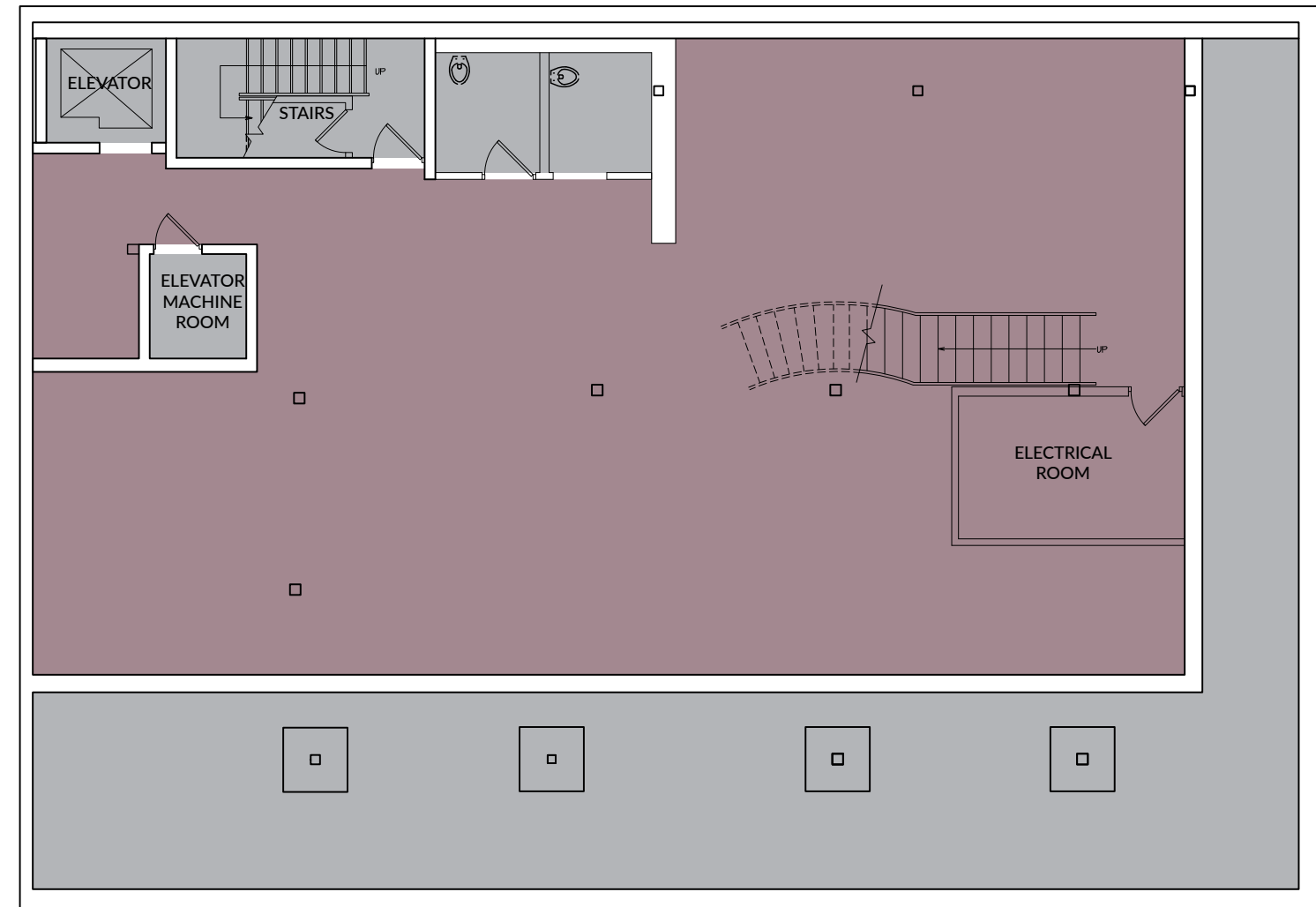
FLOOR PLANS

TOTAL SQUARE FOOTAGE ON 3 LEVELS: 8,400 SF

MEZZANINE LEVEL: 1,700 SF AVAILABLE



LOWER LEVEL: 2,000 SF AVAILABLE



Estimated square footage to be confirmed

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GEORGETOWN



FOR MORE INFORMATION

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