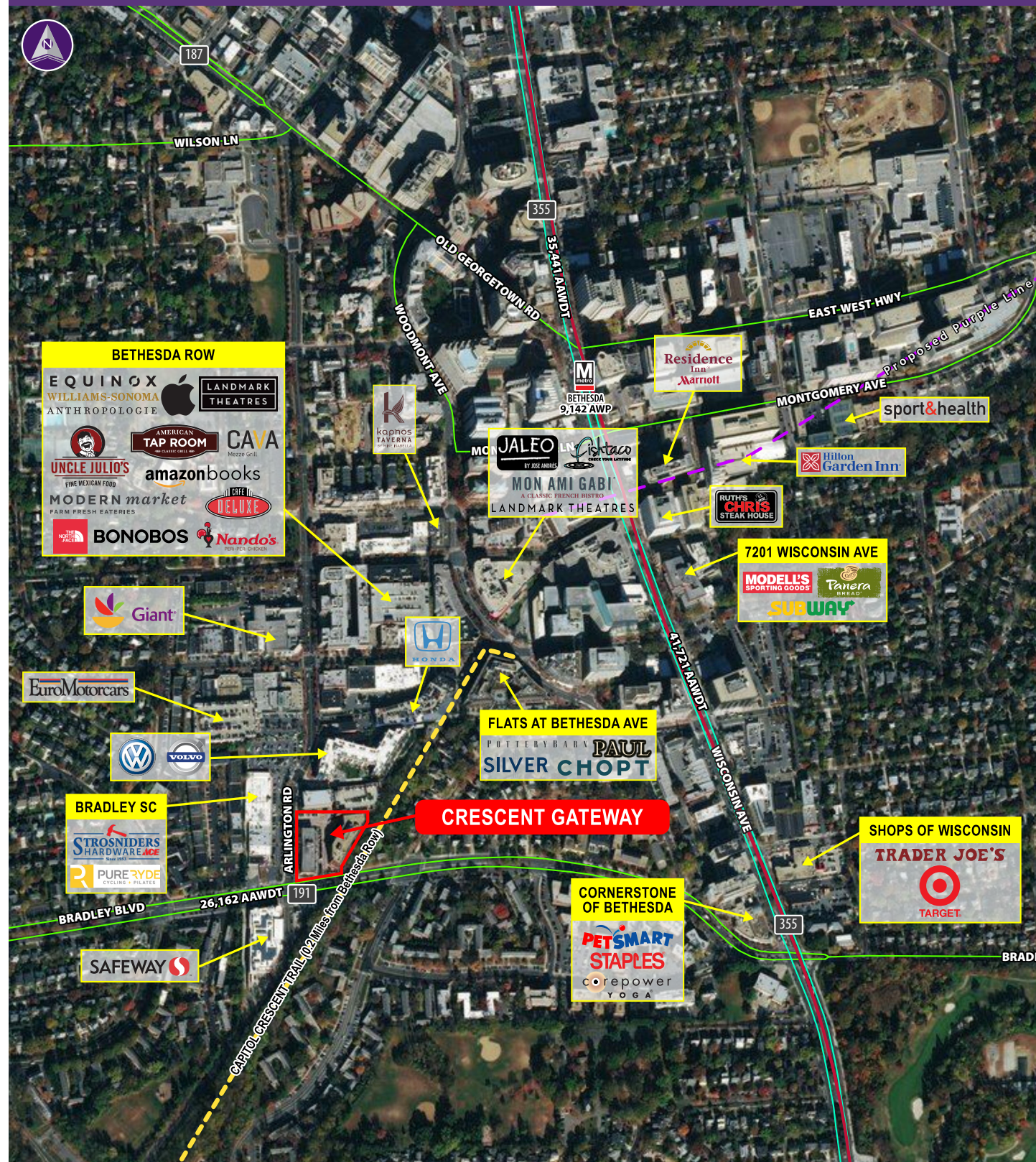


CRESCENT GATEWAY ■ BETHESDA, MD



Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility. H&R Retail, Inc.

Crescent Gateway

6917-6931 ARLINGTON ROAD | BETHESDA, MD 20814

2,433 - 4,912 SF SPACES AVAILABLE



Property Highlights

- A 30,586 square foot retail center with 112,362 square feet of upper level office
- Over 445 parking spaces in adjacent garage
- 25 retail-only surface parking spaces
- High performing CVS
- Direct entrance to Capital Crescent Trail and future Purple Line Metro Station

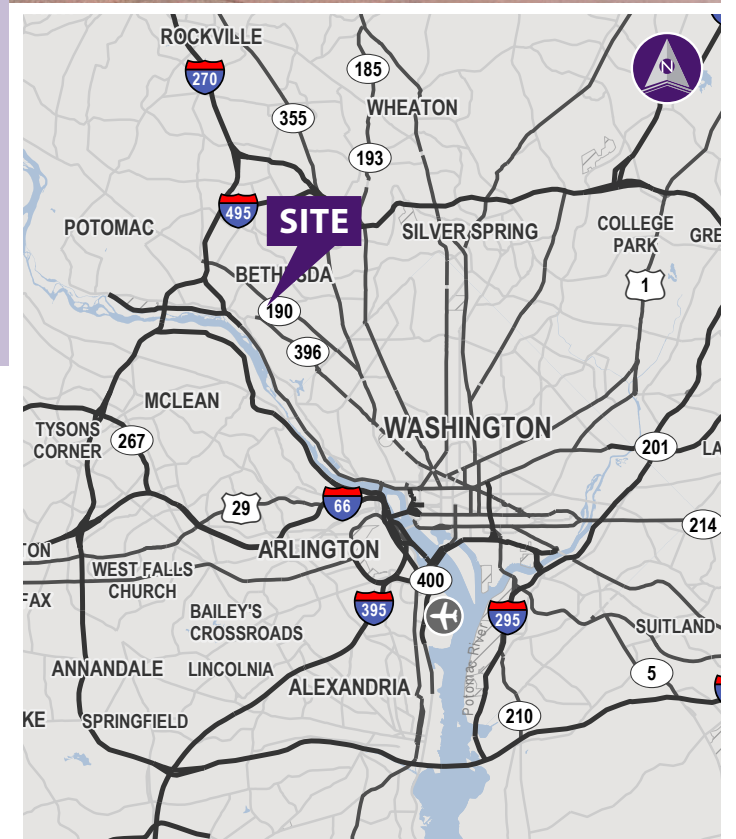
Demographics (2018 Estimated)

	1 Mile	3 Mile	5 Mile
Population	23,520	147,035	468,110
Average HH Income	\$176,953	\$213,148	\$166,361
Number of Employees	44,021	143,335	319,677

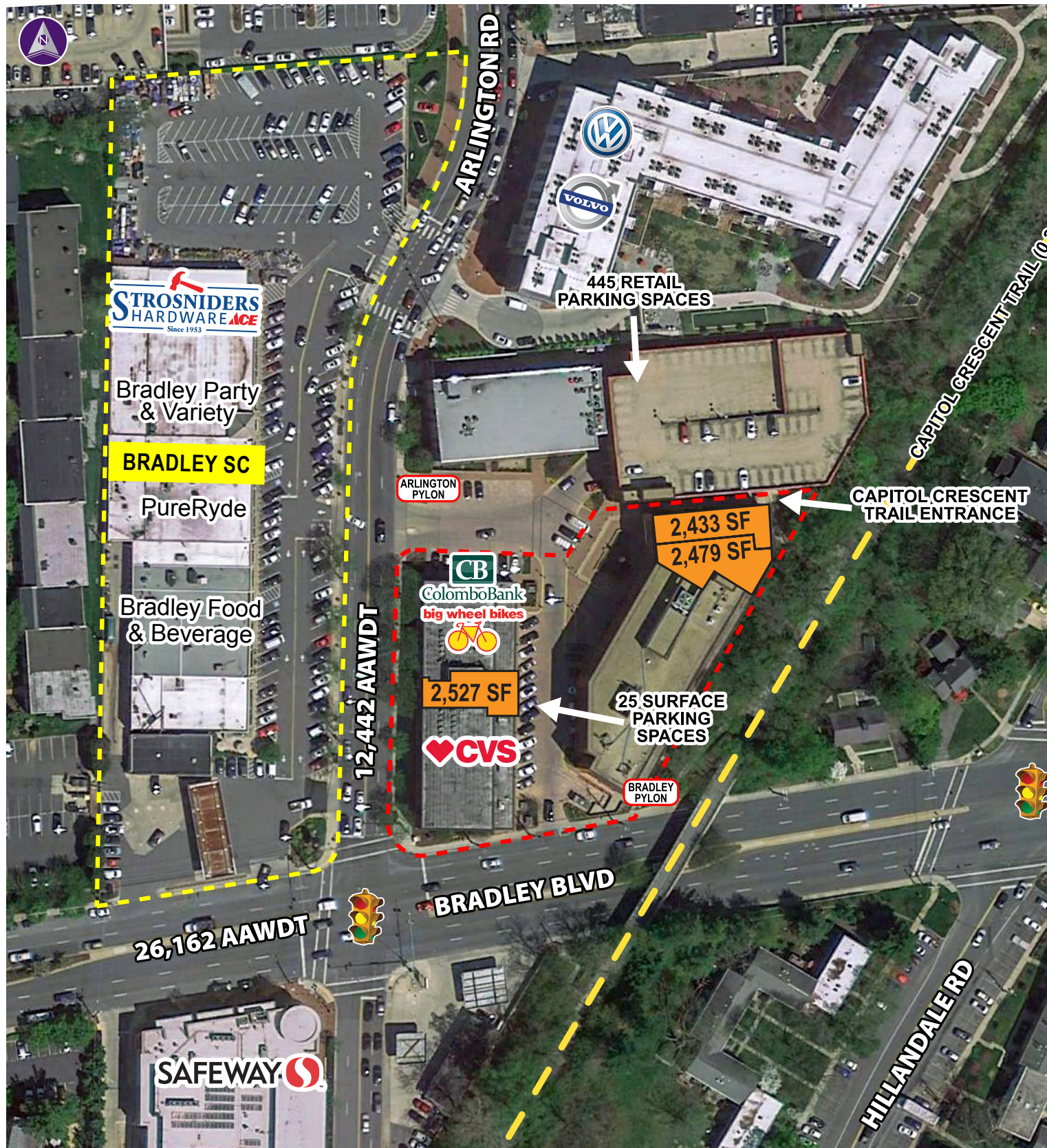
Please Contact

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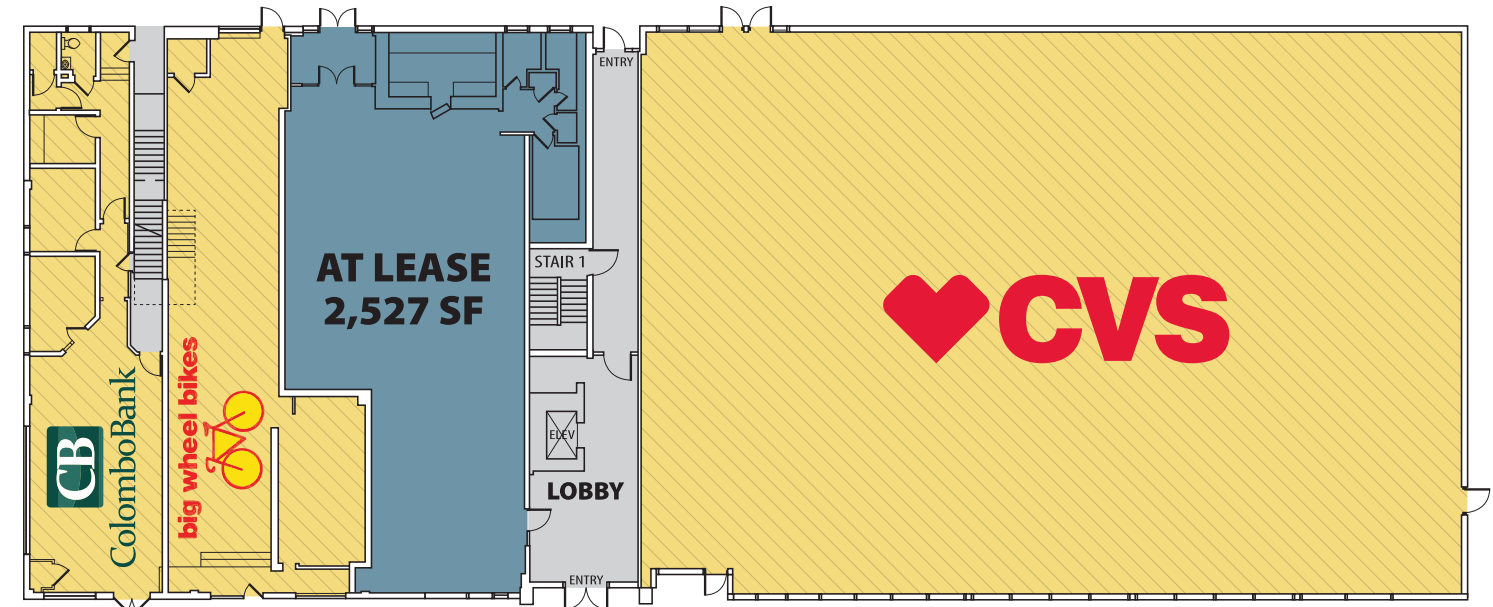
Sean M. Harcourt
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sean@hrretail.com



CRESCENT GATEWAY ■ BETHESDA, MD



**LEASE PLAN
6917 ARLINGTON RD**



SITE PLAN KEY: ■ LEASED ■ AVAILABLE ■ AT LEASE

**LEASE PLAN
6931 ARLINGTON RD**

