

4,900 - 6,100 SF

RETAIL SPACE FOR LEASE

1251 WISCONSIN AVE NW
WASHINGTON, DC



POPULATION

1 MI 47,857 3 MI 362,512



DAYTIME EMPLOYEES

1 MI 83,129 3 MI 496,207



MEDIAN HHI

1 MI \$104,616 3 MI \$108,220



EDUCATION

1 MI 36,322 3 MI 312,490



MEDIAN AGE

1 MI 33.20 3 MI 35.50



RIDERSHIP
FOGGY BOTTOM-GWU

PRIME RETAIL SPACE IN THE HEART OF GEORGETOWN

PROPERTY HIGHLIGHTS

GEORGETOWN
WASHINGTON, DC

1251 WISCONSIN AVE NW
WASHINGTON, DC 20007

4,900 - 6,100 SF
TOTAL RETAIL

PROUDLY REPRESENTED BY

RICH AMSELLEM

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DETAILS

- Available Immediately
- Formerly Margaux space
- Open ceiling
- Mezzanine space available
- Same block/side as Apple, Ralph Lauren, Tory Burch, Ann Taylor, Loft, and Kendra Scott

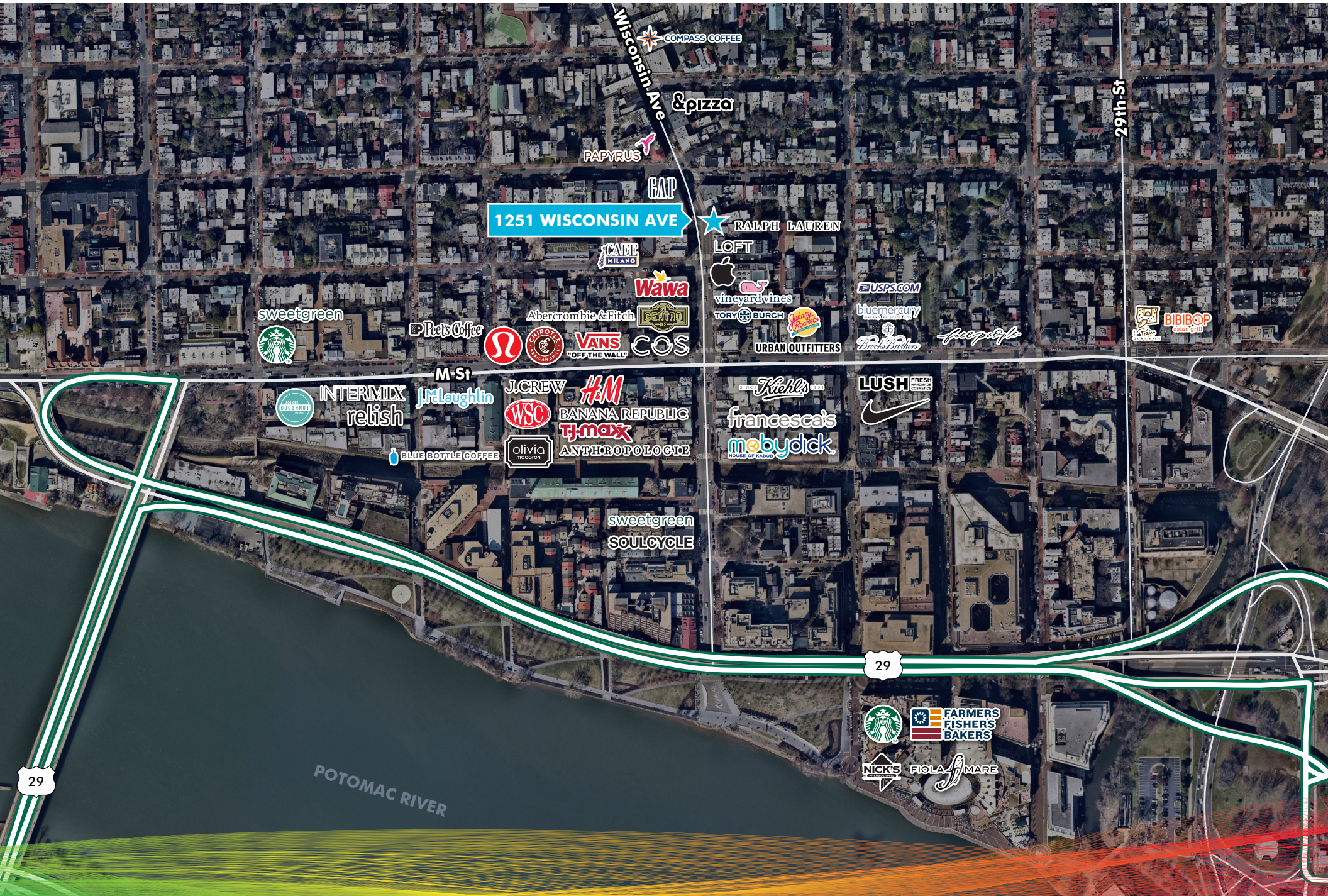
DELIVERY: Immediate

SPACE AVAILABLE

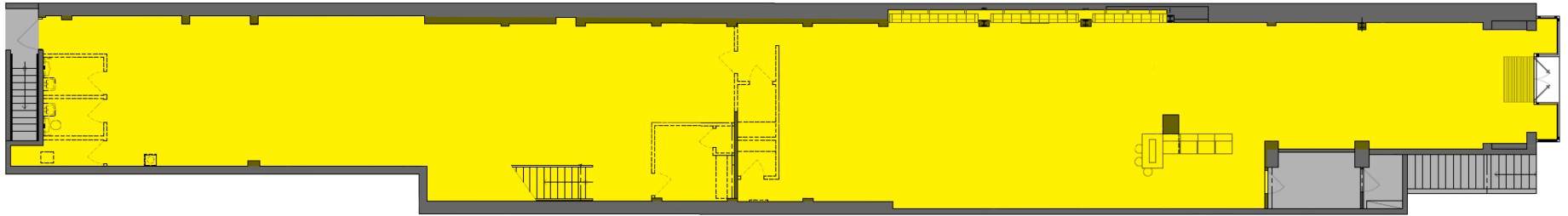
- **4,900 SF** — First Floor
- **1,200 SF** — Mezzanine

CORRIDOR MAP

1251 WISCONSIN AVE NW
WASHINGTON, DC



Ground Floor
4,900 SF Total



Mezzanine
1,200 SF Total



WISCONSIN AVE NW



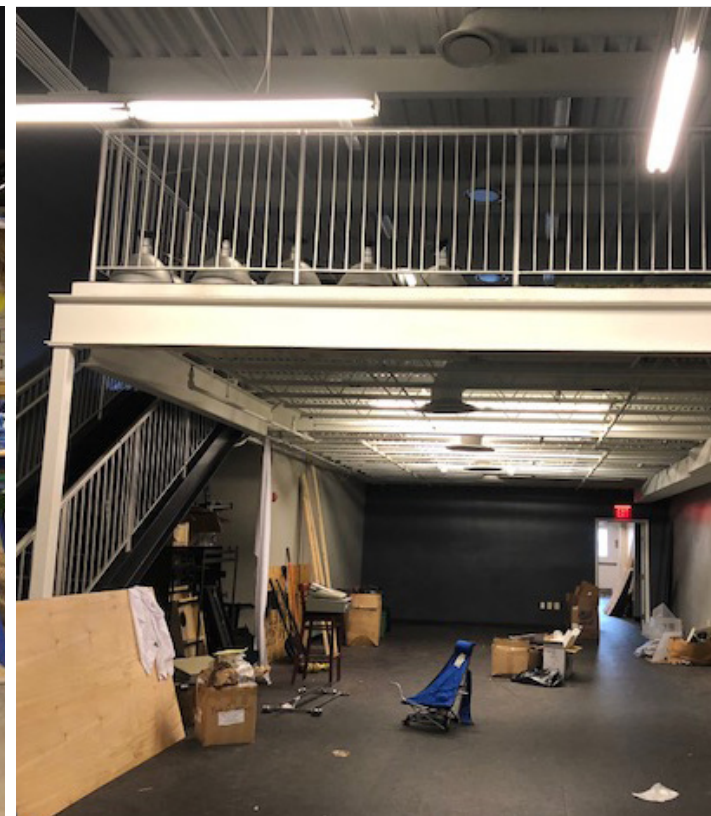
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AVAILABLE RETAIL



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