



2340

WISCONSIN AVE, NW | WASHINGTON, DC

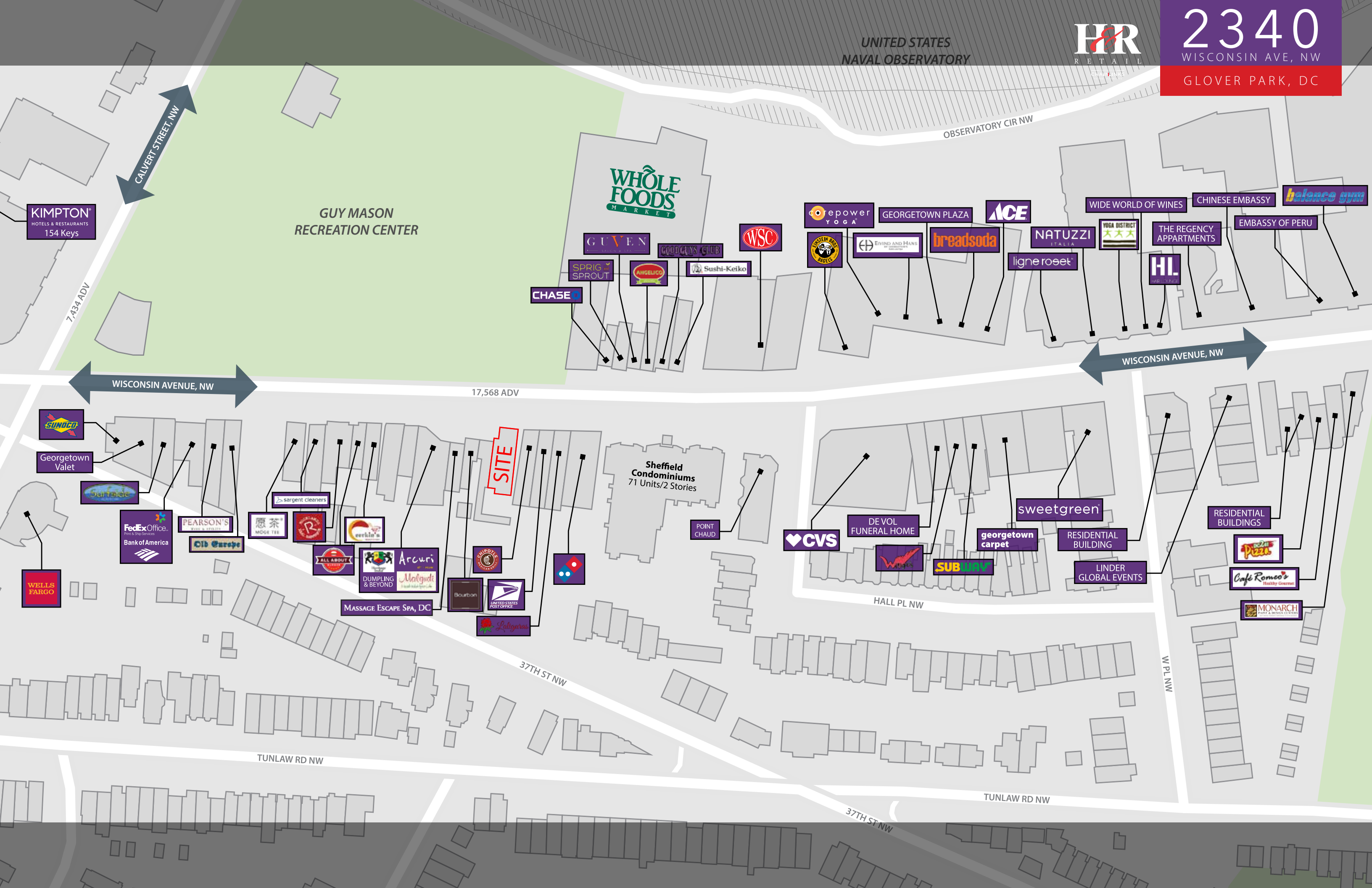
GLOVER PARK, DC



PRIME 5,821 SF RESTAURANT SPACE IN THE HEART OF GLOVER PARK, WASHINGTON, DC

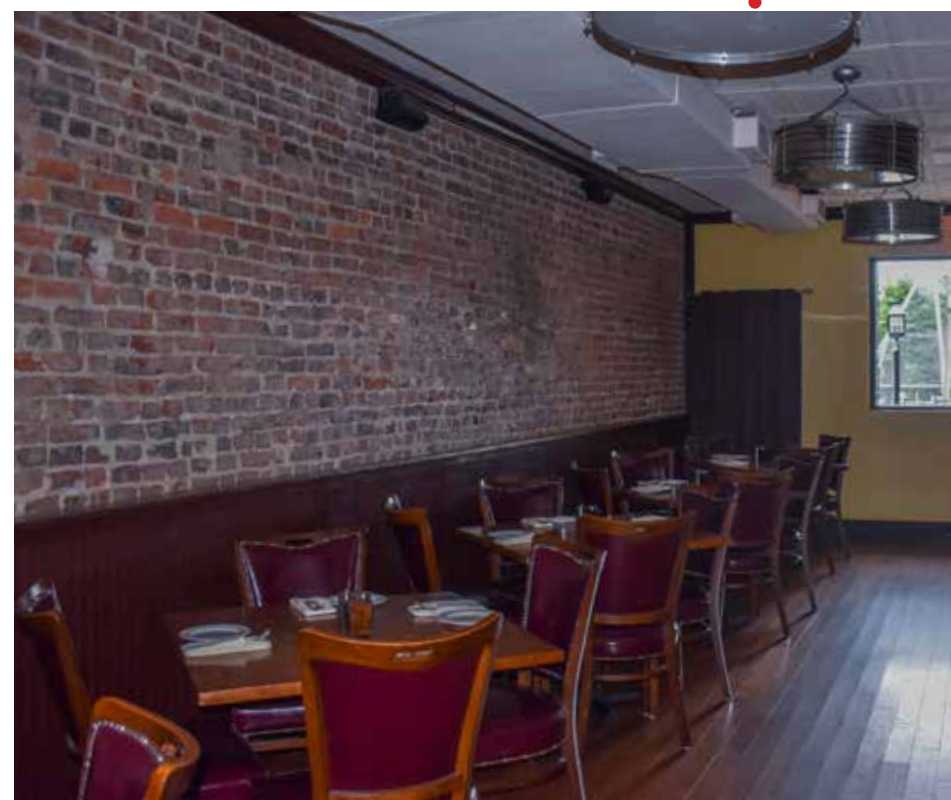
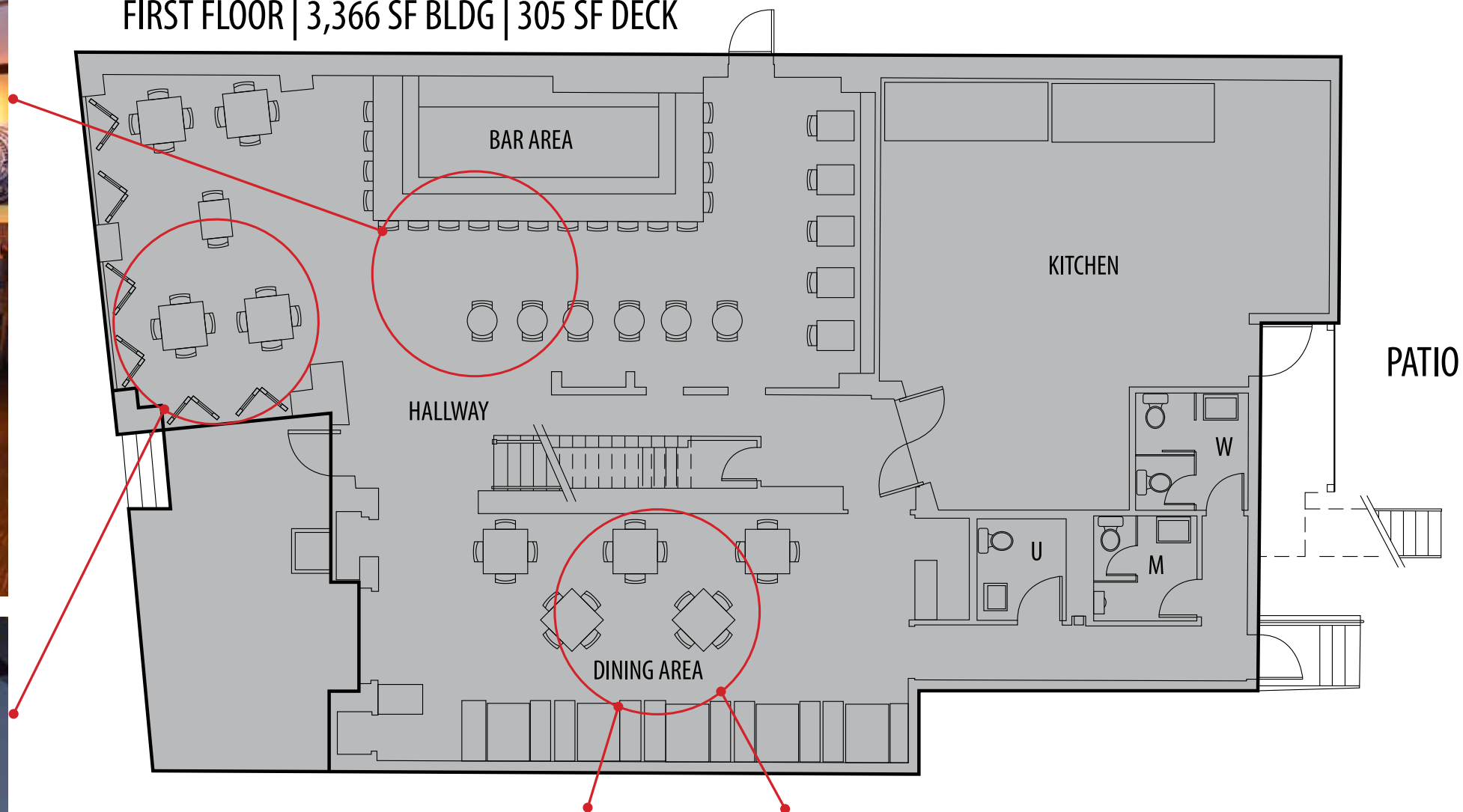
PROPERTY HIGHLIGHTS

- Abundant outdoor seating
- Former "Town Hall" restaurant/ bar with infrastructure in place
- Great presence along Wisconsin Ave





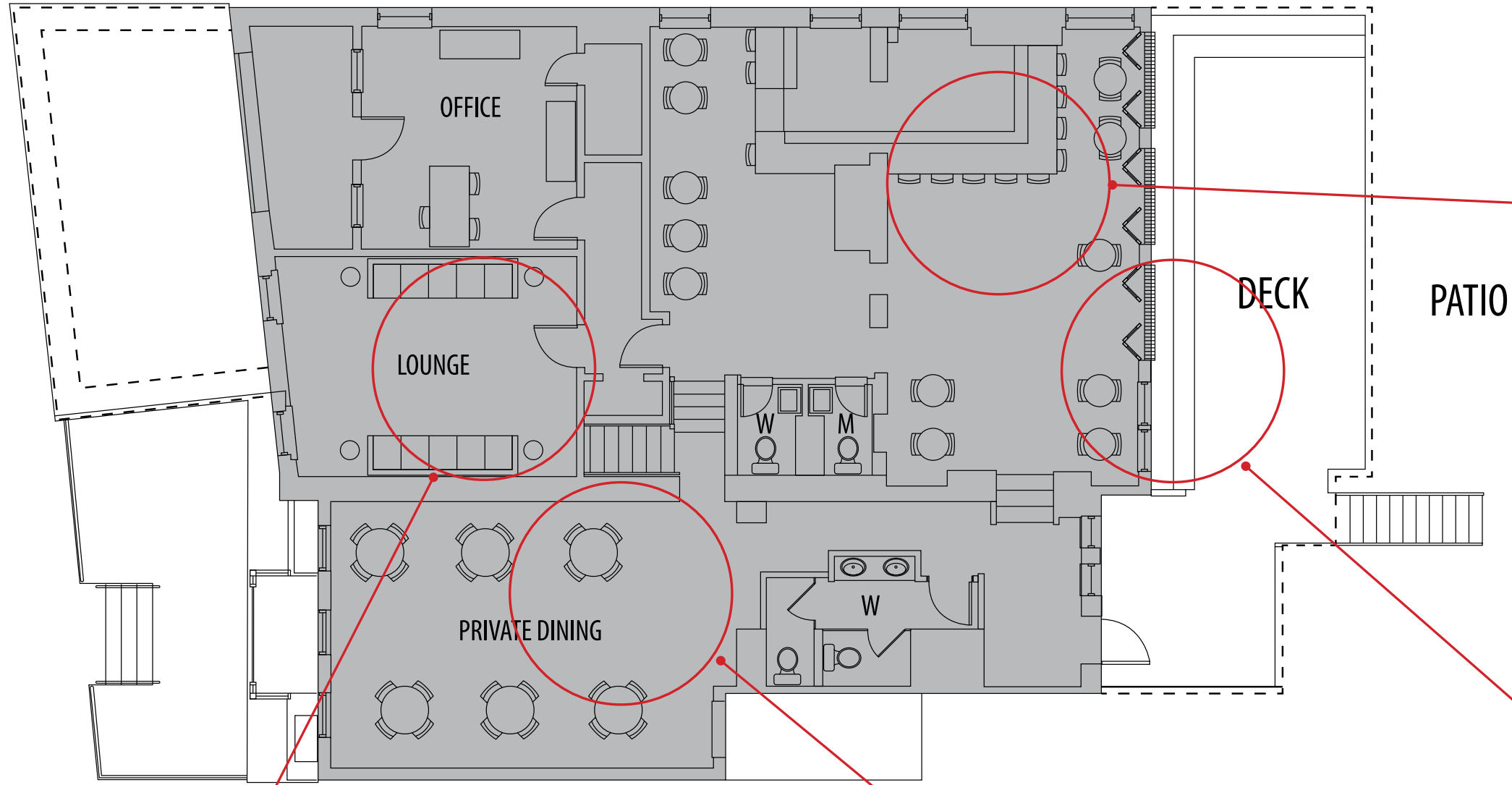
FIRST FLOOR | 3,366 SF BLDG | 305 SF DECK



SECOND FLOOR | 2,455 SF BLDG | 567 SF DECK

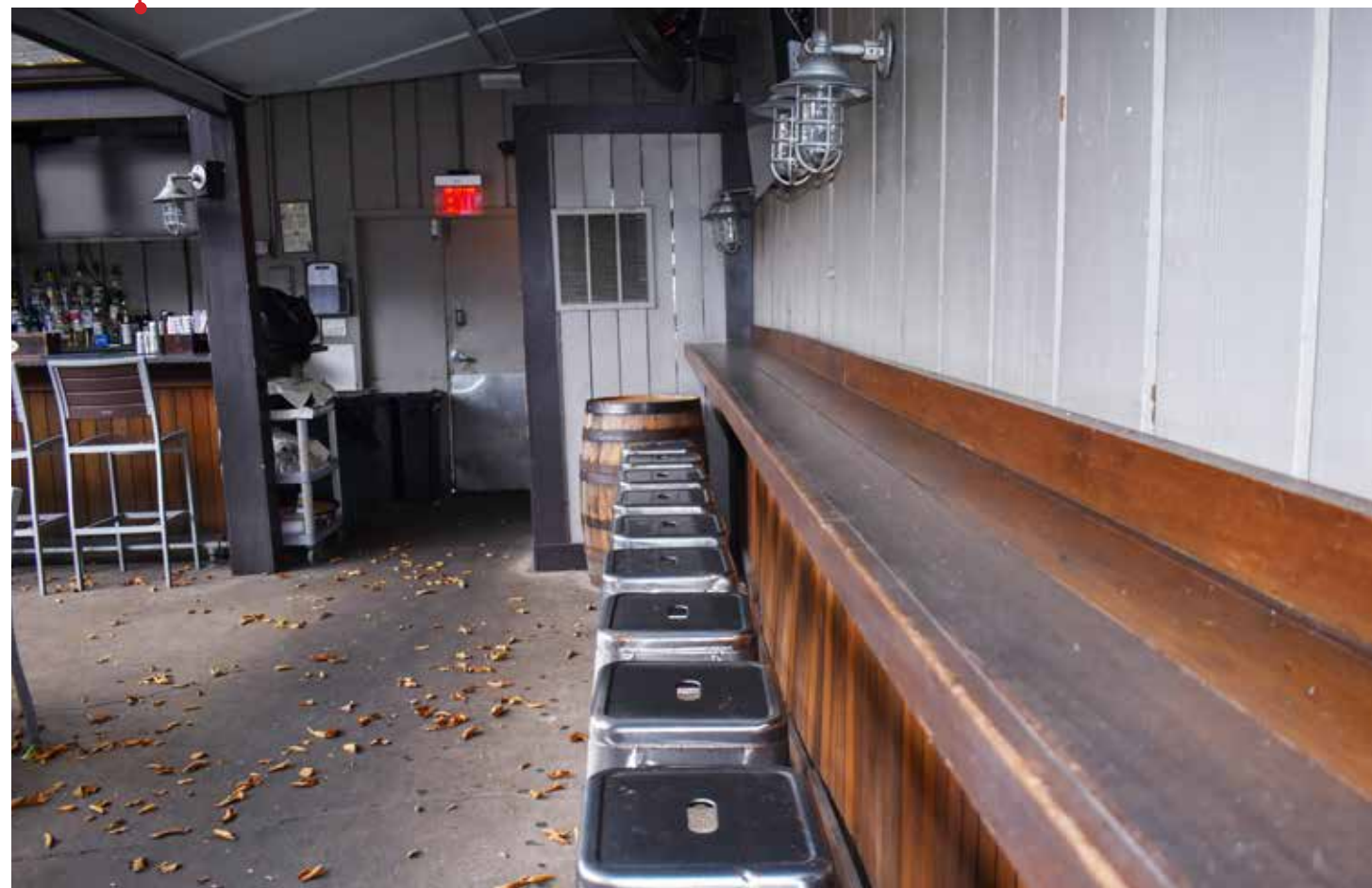
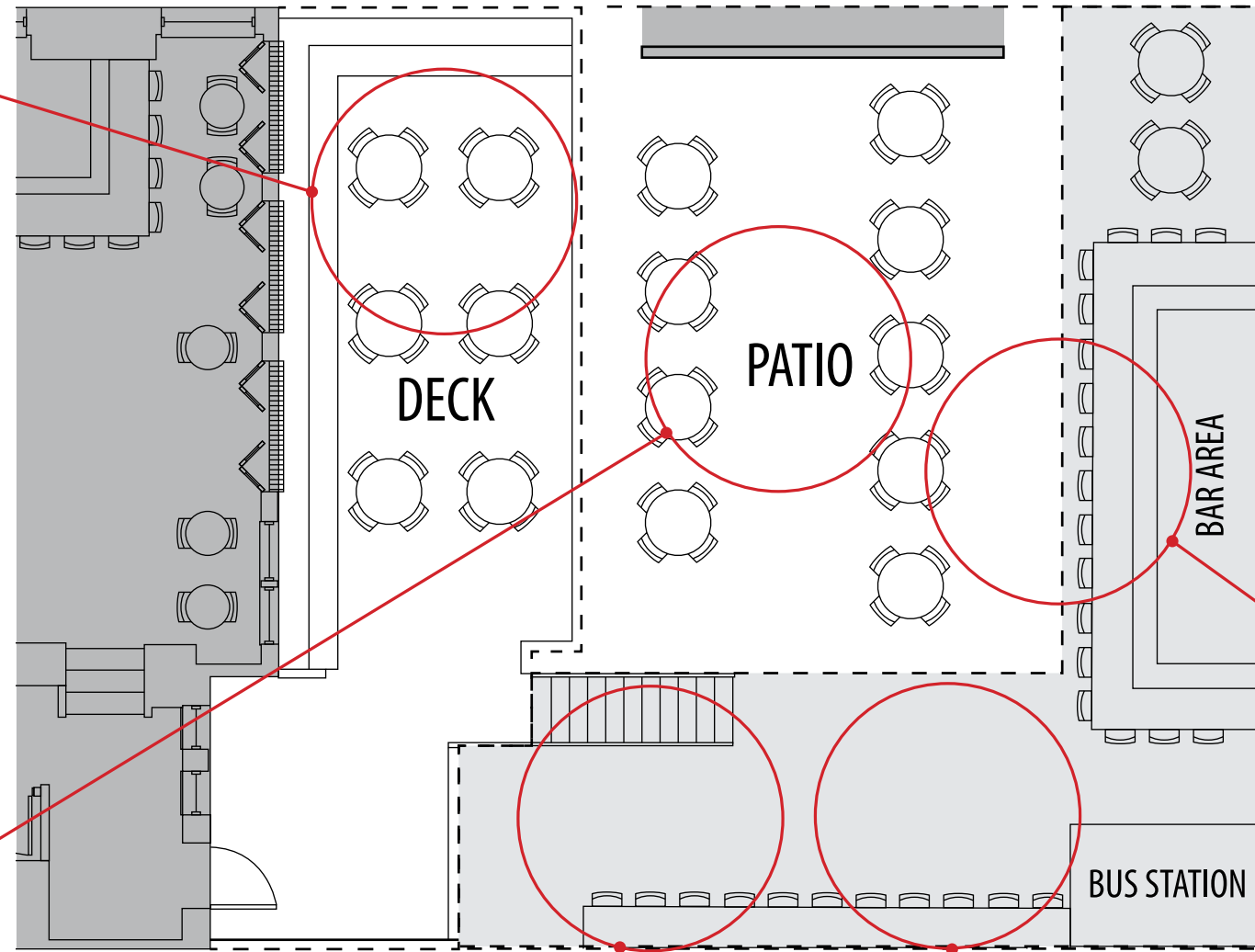


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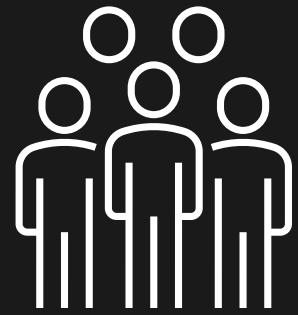




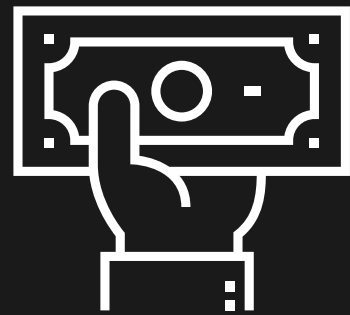
OUTSIDE PATIO



DEMOGRAPHICS



POPULATION
36,184
within 1 mile



AVERAGE HH INCOME
\$181,835
within 1 mile



HOUSEHOLDS
16,516
within 1 mile



Laptops and Lattes

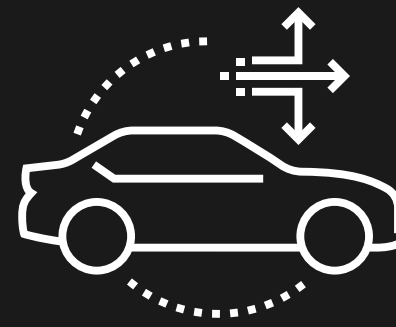
Laptops and Lattes residents are predominantly single, well-educated professionals in business, finance, legal, computer, and entertainment occupations. They are affluent and partial to city living—and its amenities. Neighborhoods are densely populated, primarily located in the cities of large metropolitan areas. Many residents walk, bike, or use public transportation to get to work; a number work from home. Although single householders technically outnumber couples, this market includes a higher proportion of partner households, including the highest proportion of same-sex couples. Residents are more interested in the stock market than the housing market. Laptops and Lattes residents are cosmopolitan and connected—technologically savvy consumers. They are active and health conscious, and care about the environment.



DAYTIME POPULATION
42,375
within 1 mile



BUSINESSES
1,174
within 1 mile



CARS PER DAY
26,500
WISCONSIN AVENUE



Metro Renters

Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest growing segments; the popularity of urban life continues to increase for consumers in their late twenties and thirties. Metro Renters residents income is close to the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology. Computers and cell phones are an integral part of everyday life and are used interchangeably for news, entertainment, shopping, and social media. Metro Renters residents live close to their jobs and usually walk or take a taxi to get around the city.

- Over half of all households are occupied by singles, resulting in the smallest average household size among the markets, 1.66.
- Neighborhoods feature 20+ unit apartment buildings, typically surrounded by offices and businesses.



COLLEGE DEGREE
88.9%
within 1 mile



BLUE COLLAR
3.2%
within 1 mile



WHITE COLLAR
87.1%
within 1 mile



Golden Years

Independent, active seniors nearing the end of their careers or already in retirement best describes Golden Years residents. This market is primarily singles living alone or empty nesters. Those still active in the labor force are employed in professional occupations; however, these consumers are actively pursuing a variety of leisure interests—travel, sports, dining out, museums, and concerts. They are involved, focused on physical fitness, and enjoying their lives. This market is smaller, but growing, and financially secure.

- This older market has a median age of 51 years and a disproportionate share (nearly 30%) of residents aged 65 years or older.
- Single-person households (over 40%) and married-couple families with no children (one-third) dominate these neighborhoods; average household size is low at 2.05



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