

STONEHALL BETHESDA

8302 Woodmont Ave
Bethesda, MD 20814



NEW
RETAIL
CORNER
FOR
LEASE
3,150 SF

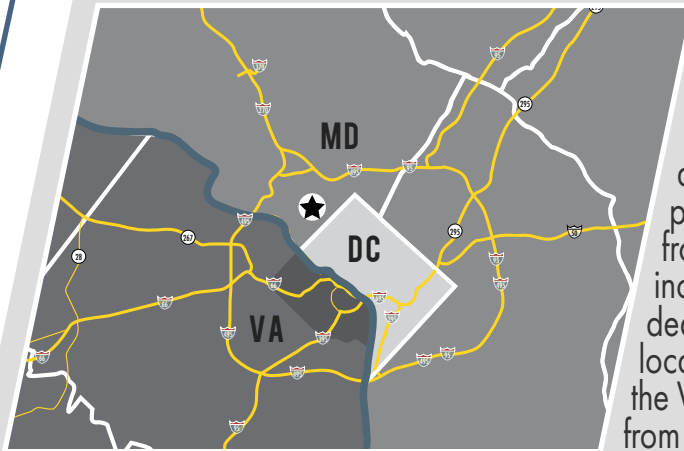
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MARKET OVERVIEW




Bethesda is a thriving urban center, home to numerous businesses, retailers, restaurants, community events and an affluent, well-educated population. Bethesda benefits from a super-regional location including access to Interstate 495, a dedicated Metro station and a location less than 2 miles north from the Washington, DC line and 6.5 miles from Downtown DC.

1 MILE SNAPSHOT

 **20,070**
Population

 **\$144,106**
Median Household Income

 **57,349**
Employees

 **82.2%**
People with a Bachelor Degree or Higher

 **\$608,758**
Owner Occupied Median Home Value

 **4,341**
Total Businesses

PROPERTY HIGHLIGHTS

- 3,150 SF available within Bethesda's newest project, a 9 story, high-end luxury condo project
- Stonehall is currently under construction with an anticipated opening of late 2017
- Directly across the street from the area's newest **Harris Teeter**
- Tremendous visibility with rare branding opportunity on the corner of Woodmont Ave & Battery Lane
- Ideal for a fully-vented restaurant space with outdoor seating & many other uses

DEMOGRAPHICS*



	1-mile	2-mile	3-miles
Population	20,070	64,254	151,367
Households	9,564	26,491	62,561
Median HH Income	\$144,106	\$170,934	\$159,879
Daytime Population	61,621	98,340	164,024

TRAFFIC COUNTS*

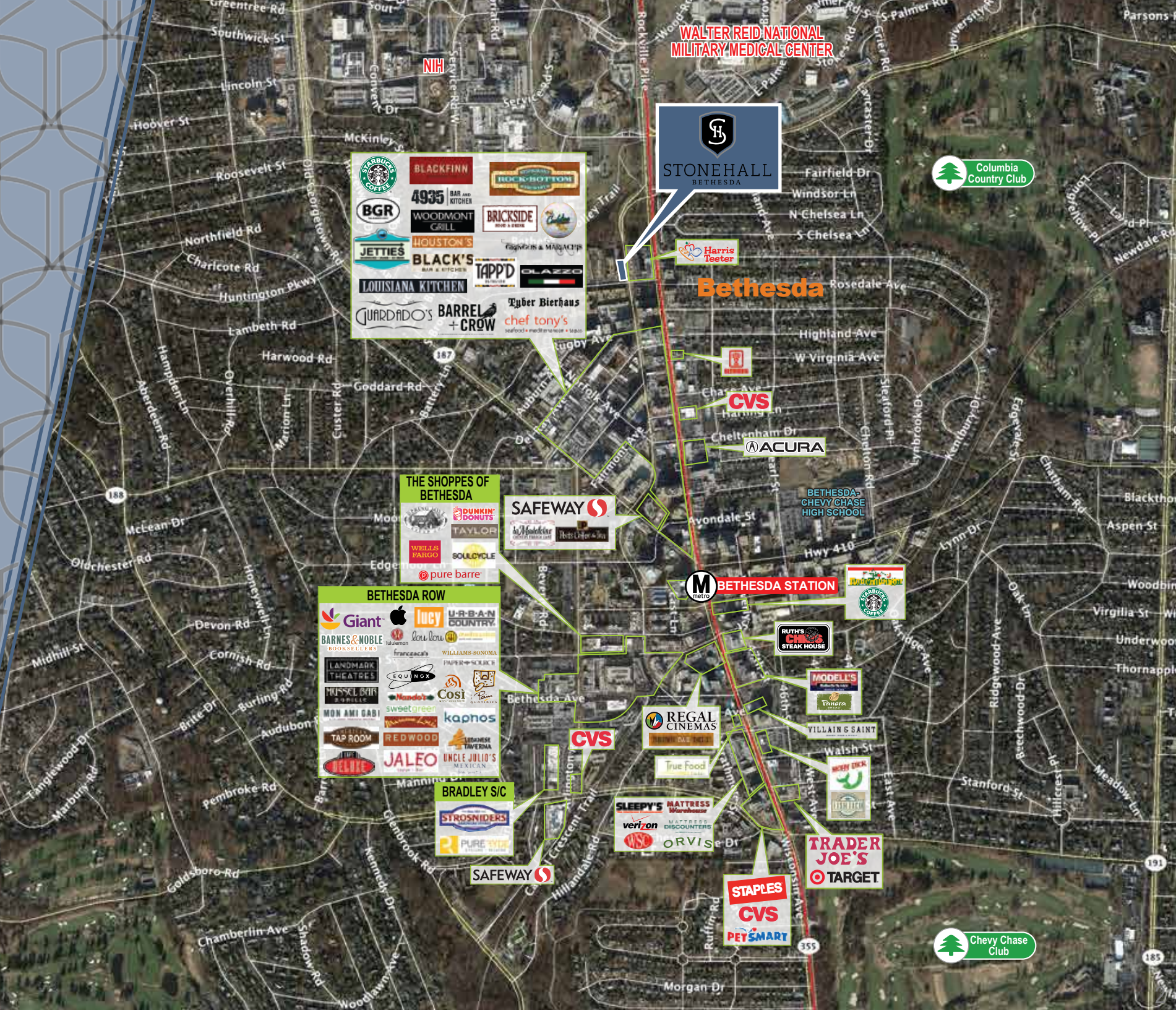


15,603 AADT Woodmont Ave	32,500 AADT Wisconsin Ave
4,953 AADT Battery Lane	

*Demographics are 2016 Estimates © 2016 SITES USA, Inc.

*2015 Traffic Counts, with traffic increasing yearly.

MARKET AERIAL



WALTER REID NATIONAL MILITARY MEDICAL CENTER

STONEHALL
BETHESDA

Columbia Country Club

Starbucks Coffee, Blackfinn, 4935 Bar and Kitchen, Woodmont Grill, Brickside, Jetties, Houston's, Black's Bar & Bites, Louisiana Kitchen, Guardado's, Barrel + Crow, Cyber Bierhaus, chef tony's, Tapp'd, Dlazzo

Harris Teeter

Bethesda

CVS

ACURA

BETHESDA-CHEVY CHASE HIGH SCHOOL

THE SHOPPES OF BETHESDA

SAFeway

BETHESDA STATION

BETHESDA ROW

Giant, Barnes & Noble, Landmark Theatre, Missel Bar, Mon Ami Gabi, Tap Room, Helix, Lucy, U-R-B-A-N COUNTRY, Williams Sonoma, Equinox, Sweetgreen, Kaphos, Jaleo, Uncle Julio's Mexican

CVS

REGAL CINEMAS

RUTH'S CHICK STEAK HOUSE

MODELL'S

VILLAIN & SAINT

BRADLEY S/C

STROSNIDERS

SAFeway

SLEEPY'S MATTRESS DISCOUNTERS

STAPLES
CVS
PEYSMART

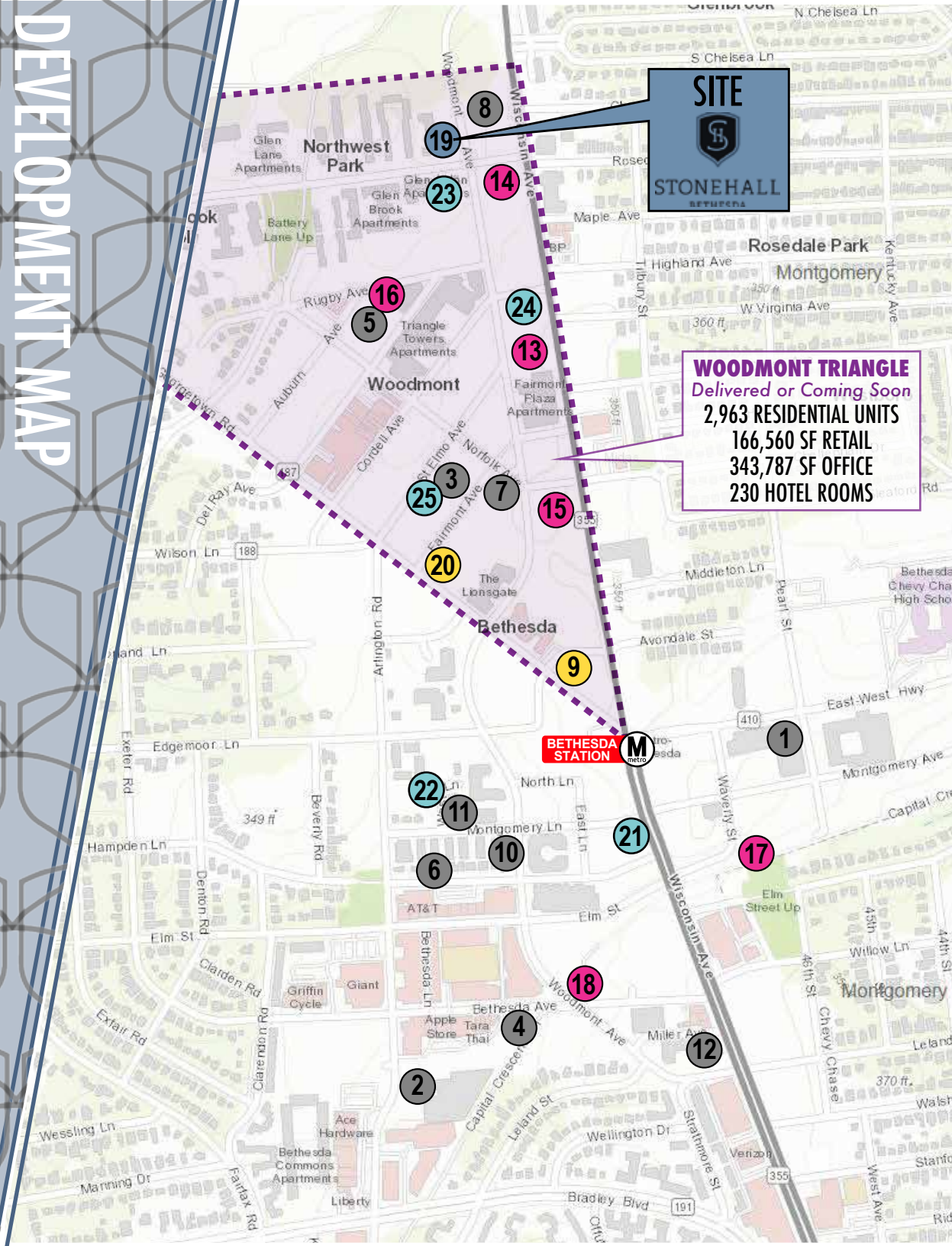
TRADER JOE'S
TARGET

Chevy Chase Club

DEVELOPMENT MAP

BETHESDA DEVELOPMENT

- COMPLETED
- CONSTRUCTION UNDERWAY
- FULLY APPROVED
- UNDER REVIEW



SITE

STONEHALL
 BETHESDA

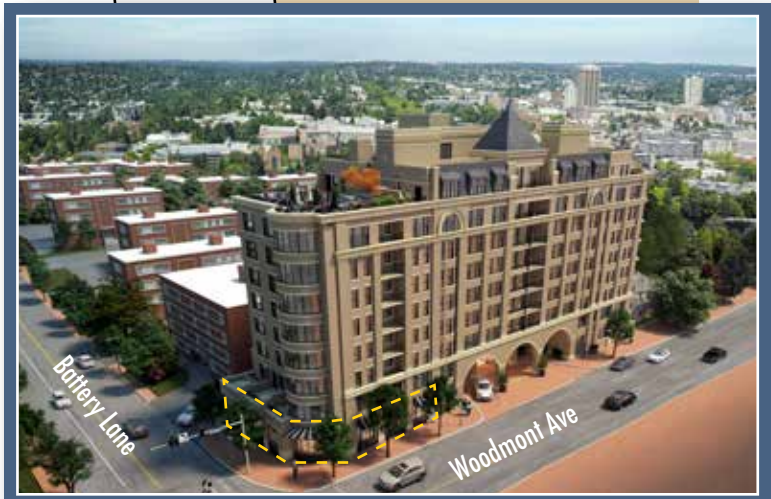
WOODMONT TRIANGLE
Delivered or Coming Soon
2,963 RESIDENTIAL UNITS
166,560 SF RETAIL
343,787 SF OFFICE
230 HOTEL ROOMS

- | | |
|---|---|
| <p>1 4500 East-West Highway
223,000 SF Commercial
13,300 SF Retail</p> <p>2 7001 Arlington Rd
145 Apts
7,000 SF Commercial</p> <p>3 Bainbridge Bethesda
210,000 SF
200 Res Units
7,200 SF Retail</p> <p>4 The Darcy & The Flats
Darcy - 88 Condos
Flats - 162 Apts
42,000 SF Retail
940 space public parking garage</p> <p>5 Gallery of Bethesda
235 Apartments
4,661 SF Retail</p> <p>6 4915 Hampden Lane
60 condos</p> <p>7 7770 Norfolk Ave
250 condos
7,000 SF Retail</p> <p>8 The Flats at 8300
360 Res Units
55,000 SF Grocery Store</p> <p>9 Element 28
120 Residences
5,000 SF Retail</p> <p>10 The Lauren
25 Unit Residential</p> <p>11 4825 Montgomery Lane
4 Condos</p> <p>12 Solaire Bethesda
139 Apts
6,100 SF Retail</p> <p>13 7900 Wisconsin Ave
450 Residential Units
21,630 SF Retail</p> | <p>14 8280 Wisconsin Ave
90,000 SF Office
10,500 SF Retail</p> <p>15 Bethesda Center
466,470 SF Mixed Use Dev - 2 Buildings
230 Room Hotel
253,787 SF Office
16,326 SF Retail</p> <p>16 Gallery of Bethesda (II)
221 Apts
12,425 SF Retail</p> <p>17 Bethesda Crossing - Addition
149,661 SF Commercial and Retail</p> <p>18 Woodmont East
230 Room Boutique Hotel
25,000 SF Retail
268,950 SF Office
210 Units</p> <p>19 Stonehall - SITE
47 Res Units
3,100 SF Retail</p> <p>20 Cheval
70 Condos
4 Stories of Parking
2,425 SF Retail</p> <p>21 7340 Wisconsin Ave
225 Apts with Street Retail</p> <p>22 4831 West Lane
120 Multi Family Residential</p> <p>23 Glen Aldon on Battery Lane
694 Res Units - 3 Buildings</p> <p>24 8008 Wisconsin Ave
106 Apts
5,793 SF Retail</p> <p>25 Lenkin Company/St Elmo Apts
210 Apts
15,500 SF Retail</p> |
|---|---|

SITE PLAN



Woodmont Ave



 **Harris Teeter**
 OPENED AUGUST 2016



OUTDOOR SEATING POTENTIAL

Battery Lane



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