

Prime Downtown Bethesda Ave

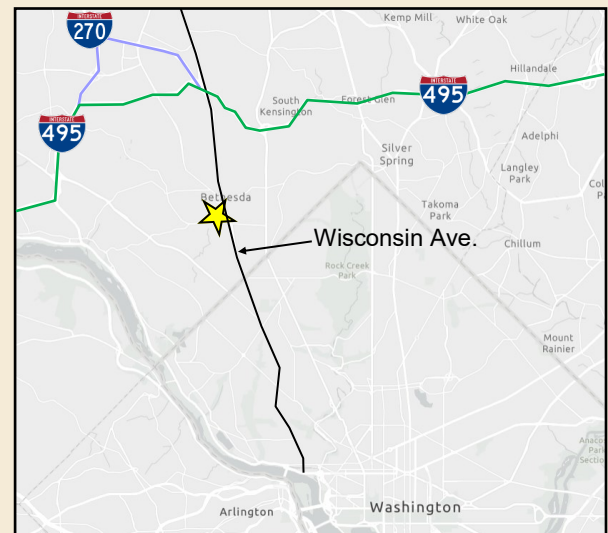
Retail / 2nd gen. Restaurant for Lease

4929 Bethesda Avenue
Bethesda, Montgomery County, MD 20814



Property Highlights:

- ◆ Next to Federal Realty's acclaimed Bethesda Row, Euro Motorcars, and Giant Foods
- ◆ Four blocks to the Bethesda Metro Station
- ◆ Rare Bethesda CBD location on northwest quadrant of Bethesda Avenue and Arlington Road
- ◆ Affluent, dense, and growing urban demographic
- ◆ Well-established endcap restaurant with 20+ years continued occupancy
- ◆ 2,850 square foot (25' W x 120' D); 10'5" ceiling height
- ◆ C-2 Zoned single-story street front retail space, with attractive CRT "Commercial Use" zoning
- ◆ 3 drive-up and 9 evening/weekend parking spaces on side and rear
- ◆ Available as turnkey restaurant or vanilla box retail space condition
- ◆ 1,050 residential units (luxury apartments & condos) delivered within the last 3 years



Leasing Contact:

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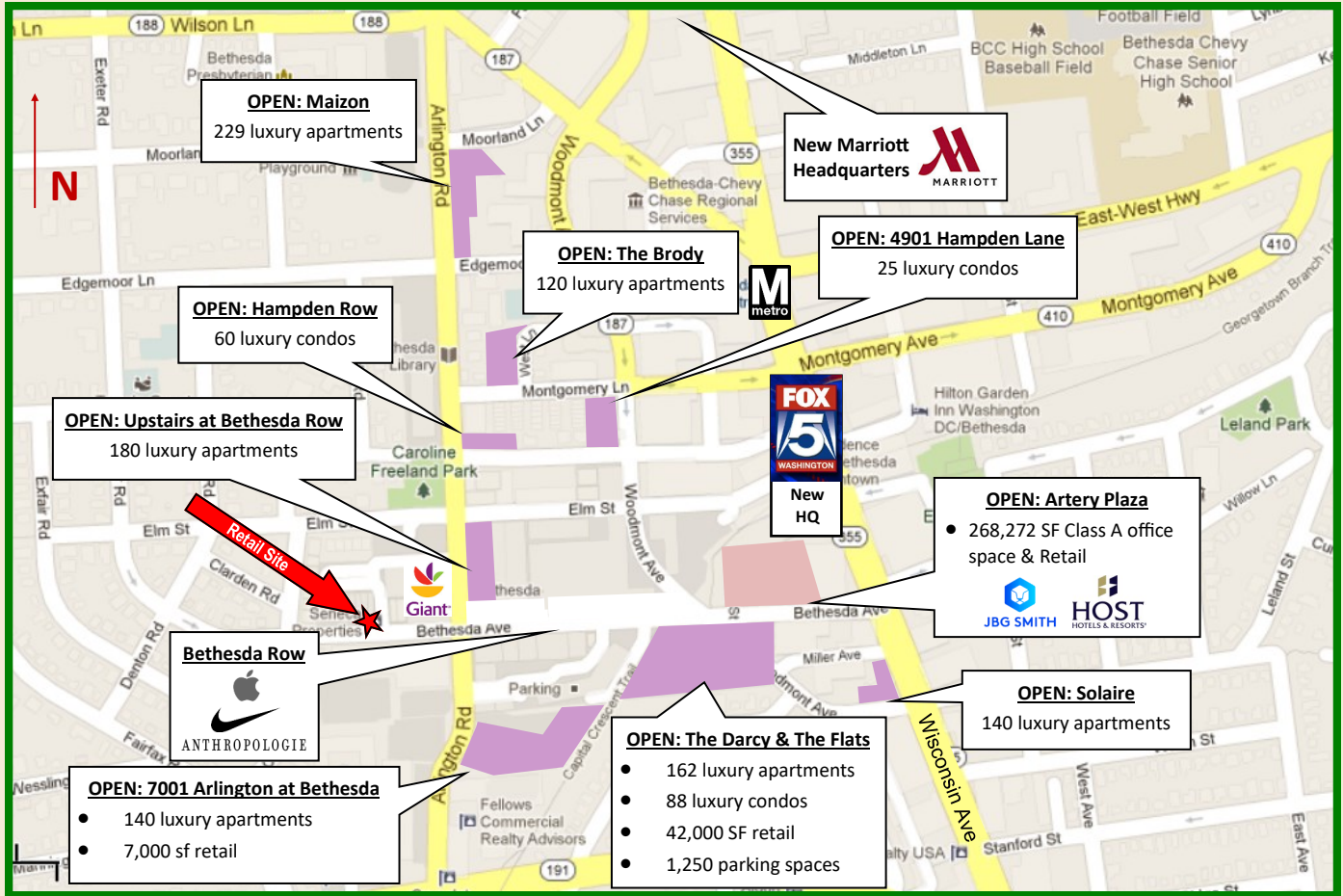


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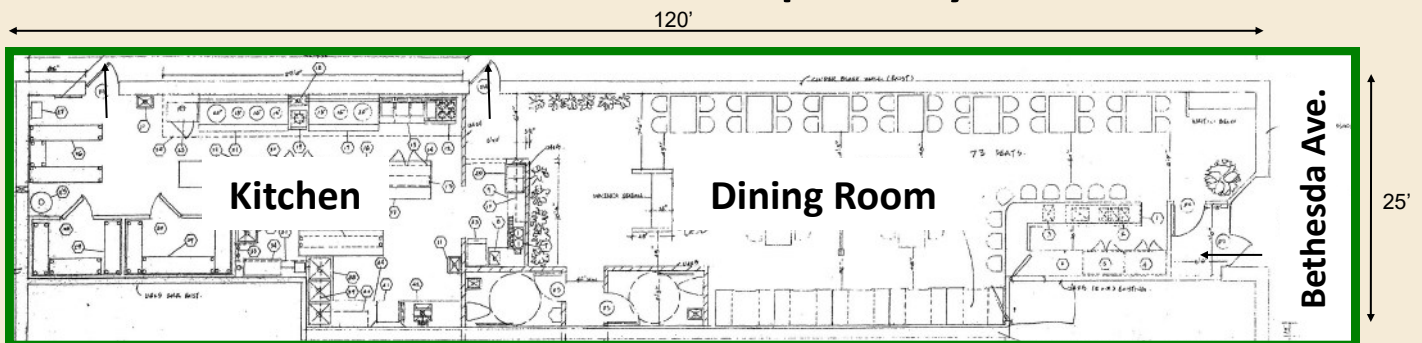
PRIME BETHESDA RETAIL SPACE

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Bethesda CBD Map



Current Restaurant Space Layout



<u>2023 DEMOGRAPHICS</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Residential Population:	27,884	150,189	475,009
Households:	13,742	62,124	202,106
Average HH Income:	\$218,440	\$260,023	\$205,405
Daytime Population:	56,610	203,538	527,300

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