

GEORGETOWN Square

Old Georgetown Rd & Democracy Blvd |
BETHESDA, MD

streetsense.

4600 east west highway, suite 800, bethesda, md 20814

14,000 SF
AVAILABLE



SITE DETAILS

- 15,000 Employees and 4 Million Square Feet of Office Within 1 Mile
- Neighboring Retailers Include: Elizabeth Arden Red Door Spa, Balducci's, Starbucks, Mixt Greens
- Strong Tenant Sales Volumes
- 14,000sf Available (7,000sf on first floor, 7,000sf on 2nd floor)
- Available 7/1/2012

**GREAT OPPORTUNITY FOR
A FITNESS CENTER!**

TRAFFIC COUNT

- Old Georgetown Road: 45,672vpd

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	14,909	119,941	335,005
MHH INCOME	\$119,654	\$104,655	\$107,330
DAYTIME POPULATION	12,399	102,236	206,499
AVERAGE HH SIZE	2.35	2.37	2.54

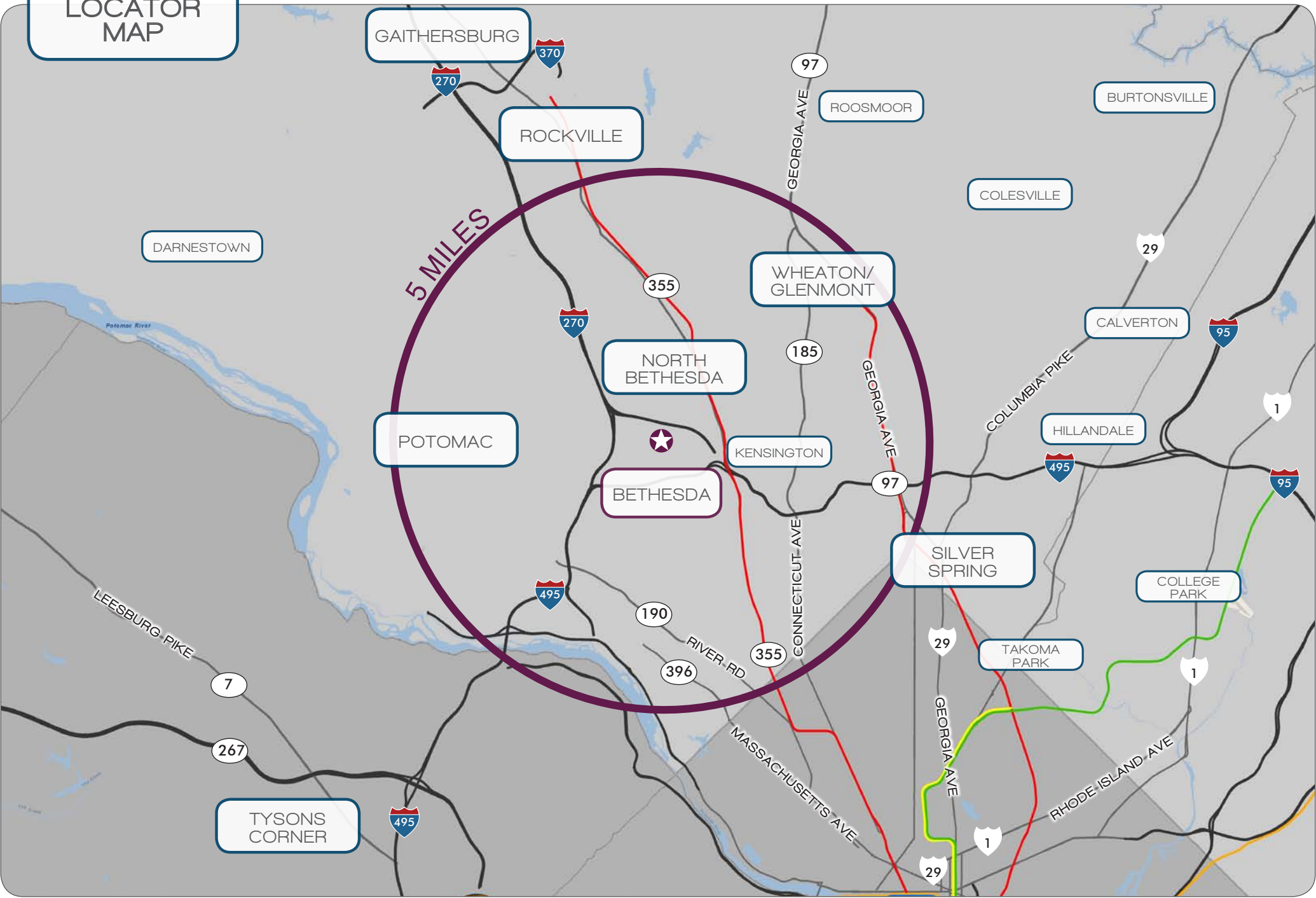
JOIN |



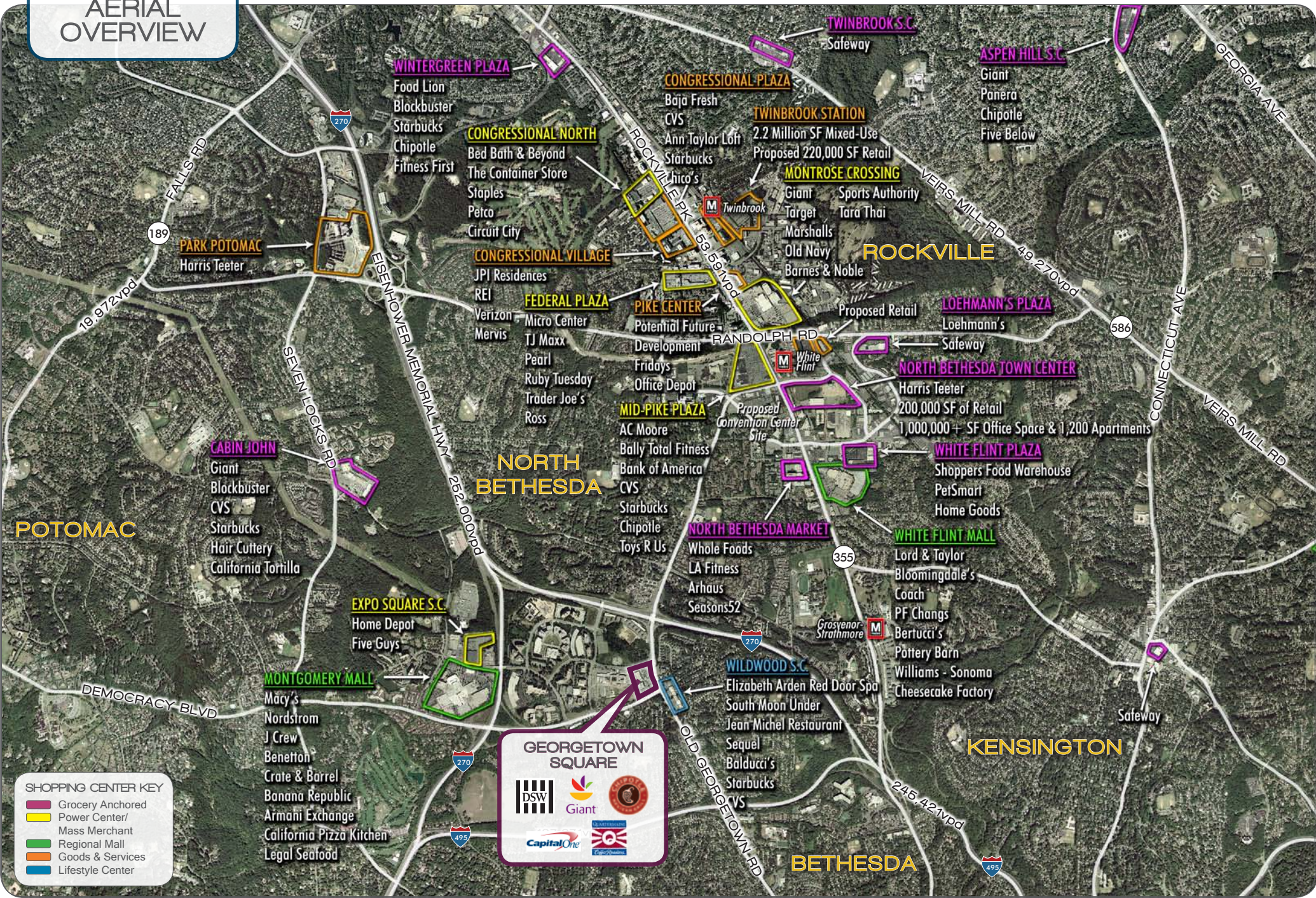
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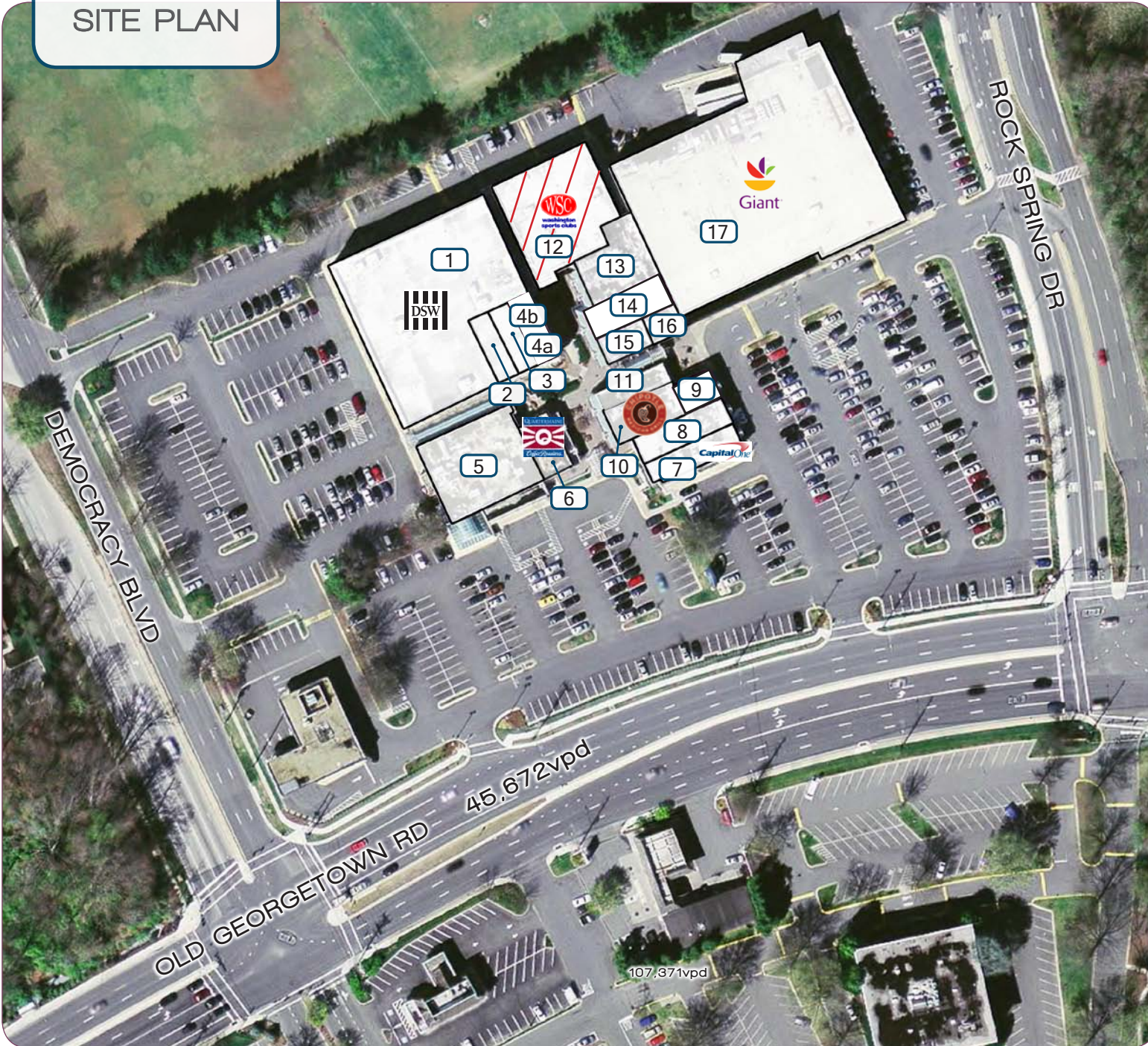
LOCATOR MAP



AERIAL OVERVIEW



SITE PLAN



GEORGETOWN SQUARE

1. DSW
2. Esquire Custom Tailors
3. GNC
- 4a. 2,150 sf Lease Out
- 4b. 684 sf Lease Out
5. Hamburger Hamlet
6. Quartermaine Coffee
7. Capital One Bank
8. Beer/Wine
9. 669 sf Lease Out
10. Chipotle
11. Flippin Pizza
12. Washington Sports Club - 14,000sf Available
13. Kicks Karate
14. Prudential
15. Subway
16. Prestige Cleaners
17. Giant

