



# TENLEY

VIEW

Washington, DC

# Tenleytown Profile

On the Red Line, and with bustling Wisconsin Avenue as its main street, thousands of employees, students, and residents call Tenleytown home. Its dozens of restaurants and shops – anchored by Whole Foods, Best Buy, The Container Store, and Safeway – makes the neighborhood one of the most mature, desirable areas of the District, with American University adding an air of intellect and constant influx of young people.



Over two dozen Zagat-rated restaurants within a 1 mile radius.

Within ¼ mile of CVS, Whole Foods, Safeway, or The Container Store.

Just two blocks from the Metro Red Line and Capital Bikeshare. Plus within ¼ mile of 11 Metrobus lines.

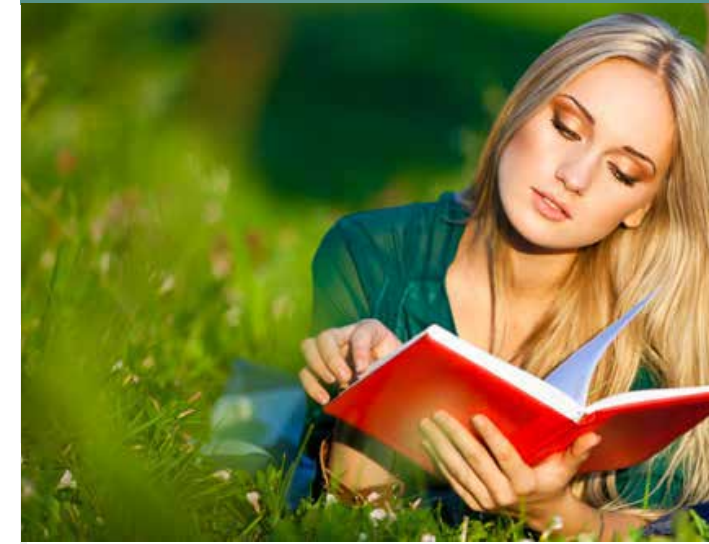
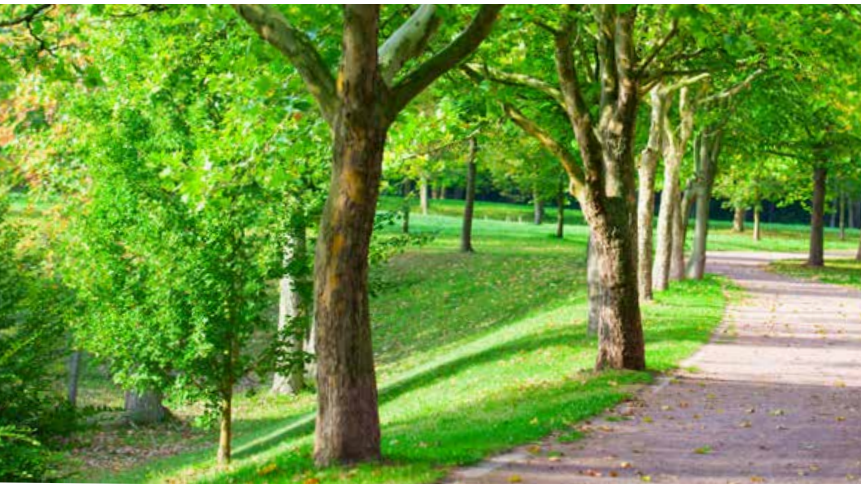
Over 15,000 people live within a ¾ mile radius of Tenley View.

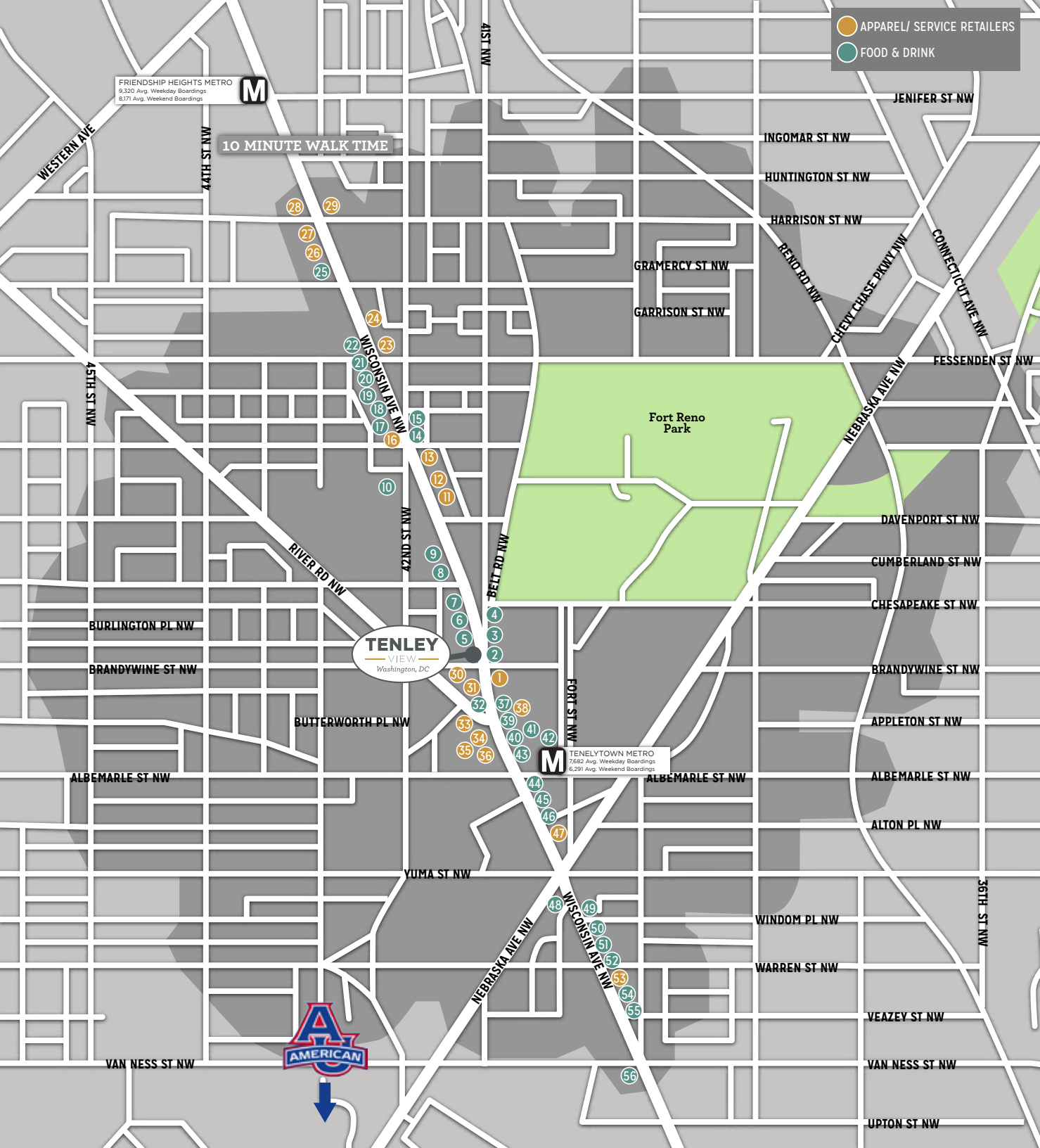
Less than a block away from fields and tennis courts at Fort Reno Park.

6,766 undergrads and 3,464 graduate students attend American University.



|                      | Residential Population | Total Households | Average Household Income | Daytime Population |
|----------------------|------------------------|------------------|--------------------------|--------------------|
| 10 Minute Walk Time  | 5,269                  | 2,195            | \$174,969                | 11,560             |
| 10 Minute Drive Time | 164,772                | 78,581           | \$166,276                | 193,194            |

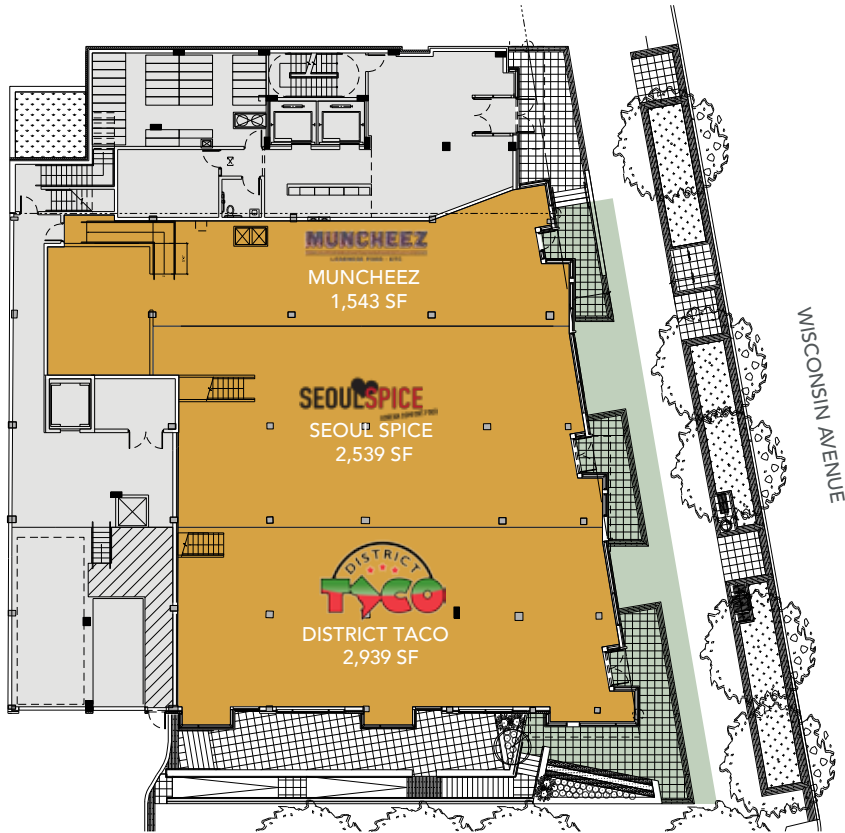




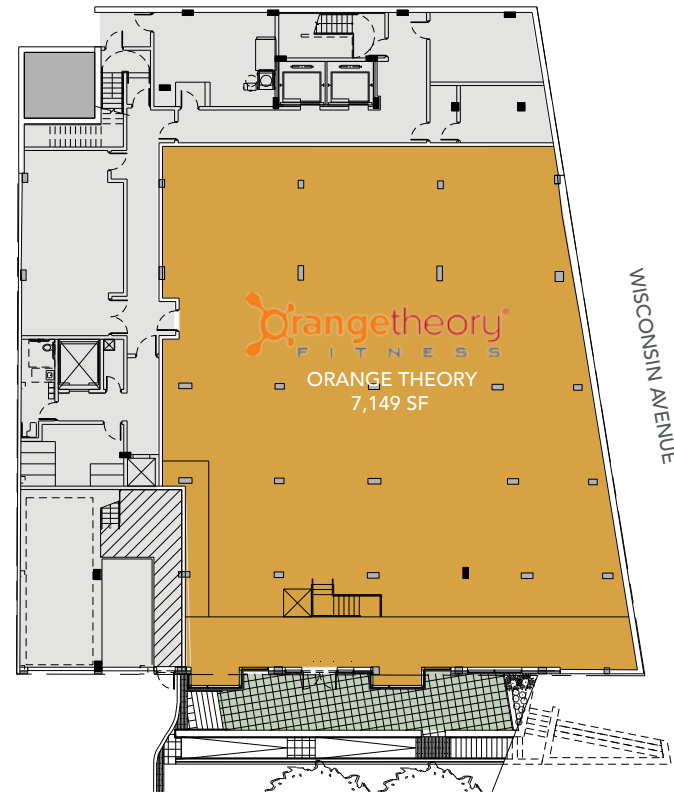
- APPAREL/ SERVICE RETAILERS
- FOOD & DRINK

- 1 CVS PHARMACY
- 2 PUBLIC TENLEY
- 3 DANCING CRAB RESTAURANT
- 4 BREAD & SALT
- 5 MURASAKI RESTAURANT
- 6 KITTY OSHEAS
- 7 SATAY CLUB
- 8 STEAK 'N EGG RESTAURANT
- 9 YOSAKU JAPANESE RESTAURANT
- 10 SAFEWAY
- 11 SIGNATURE CIGARS
- 12 DC SOCCER SUPPLIES
- 13 TD BANK
- 14 LE CHAT NOIR
- 15 CAFE OF INDIA
- 16 HAPPY PAWS
- 17 CASA FIESTA RESTAURANT
- 18 TANAD THAI CUISINE
- 19 SPRING GARDEN RESTAURANT
- 20 MATISSE
- 21 PETE'S NEW HAVEN STYLE PIZZA
- 22 ROME PIZZA & SUB
- 23 CITIBANK
- 24 YORK FLOWERS
- 25 RODMAN'S
- 26 WELLS FARGO
- 27 CRUNCH FITNESS
- 28 BB&T BANK
- 29 BANK OF AMERICA
- 30 HUDSON TRAIL OUTFITTERS
- 31 MIDDLE C MUSIC
- 32 BLOO MOO YOGURT
- 33 THE FRAMING STUDIO
- 34 THE CONTAINER STORE
- 35 ACE HARDWARE
- 36 BEST BUY
- 37 DOMINO'S PIZZA
- 38 CRISP & JUICY
- 39 ROBEKS
- 40 GUAPO'S RESTAURANT
- 41 STARBUCKS
- 42 WHOLE FOODS MARKET
- 43 PANERA BREAD
- 44 BURGER TAP & SHAKE
- 45 MASALA ART
- 46 SUBWAY
- 47 MATTRESS WAREHOUSE
- 48 TENELY MINI MART
- 49 Z BURGER
- 50 7-ELEVEN
- 51 POPEYES
- 52 CHIPOTLE MEXICAN GRILL
- 53 PNC BANK
- 54 CAVA GRILL
- 55 NANDO'S PERI-PERI
- 56 McDONALD's

## GROUND FLOOR RETAIL PLAN



## LOWER LEVEL RETAIL PLAN



### RETAIL PLAN KEY

-  Retail Space
-  Outdoor Patio

## The Plan & The Specs

Tenley View is positioned in the heart of Tenleytown, with retail opportunities facing both Wisconsin Avenue and Brandywine Street.

- Excellent visibility
- Outdoor patio space
- 60 residential units above



## For Leasing Information, Contact:

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