



DOCHTER & ALEXANDER
RETAIL ADVISORS

SCENARIOS

1. PAD SITE | 11,671 SF
2. BUILT-TO-SUIT | 10,000 - 40,000 SF
3. MULTI-TENANT | 1,500 - 20,000 SF



8011 NORFOLK AVENUE
BETHESDA | MD

Square Footage | 1,500 - 40,000 SF

Timing | Arranged

Ceiling Heights | TBD

Frontage | Up to 147'

Rent/Nets | Negotiable

CONTACT

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HIGHLIGHTS

- ▶ **Creative ground lease opportunity** for preexisting building and adjacent land approved for redevelopment at the intersection of **Norfolk** and **Auburn Avenue**
- ▶ Woodmont Triangle is a **vibrant mixed-use market** featuring top restaurants, major employers, high-density residential, a variety of grocers, and boutique fitness. Highlights include **Trader Joe's**, **Medium Rare**, the **NIH**, and **Marriott Global HQ**
- ▶ Substantial multifamily development nearby with **5,241 units** under construction or planned

NEARBY TENANTS



La COLOMBE
COFFEE ROASTERS

kusshi.

MEDIUM
RARE



TRADER JOE'S



Orangetheory
FITNESS

THE MARKET



18,000 On-Campus Employees

15-MINUTE WALK TIME

WOODMONT TRIANGLE DEMOS	1 mile	3 miles	5 miles
Population	29,217	155,656	476,787
Households	14,456	64,622	200,689
Employees	41,428	107,028	260,447
Daytime Population	59,820	200,449	525,576
Average Household Income	\$218,026	\$249,248	\$205,641
Food Away from Home	\$113,320,259	\$553,100,784	\$1,453,985,675
Hotel Keys	1,605	2,436	5,658



\$600M Project Delivered in 2022
3,500 Employees
245 Key On-Site Hotel



Bethesda Chevy Chase HS
2,335 Students



NIH TWO BLOCKS NORTH

THE NEIGHBORHOOD

5 MINUTE WALK DEMOGRAPHICS

	Woodmont Triangle	Bethesda Row
Total Population	7,402	2,844
Total Employees	9,629	8,467
Total Housing Units	4,899	1,784
Average HH Income	\$174,365	\$186,253
Bachelors Degree+	89.75%	89.46%
HH Spending on Food Away from Home	\$28.7M	\$11.1M
HH Spending on Entertainment	\$5.6M	\$2.2M

Woodmont Triangle is a well-situated and affluent neighborhood that offers strong advantages compared to Bethesda Row. It has 2.6 times the population, 1.13 times more employees, and 2.75 times more housing units, providing greater exposure and activity. The area also experiences higher total household spending on dining and entertainment, making it a strong location for businesses and visitors.

WOODMONT TRIANGLE | 5 MINUTE WALK

NOTABLE CO-TENANCY



BETHESDA RED LINE
5,092 AWD EXITS

BETHESDA ROW | 5 MINUTE WALK

NOTABLE CO-TENANCY



DEVELOPMENTS

- 1 4901 BATTERY LANE
399 RESI
- 2 4861 BATTERY LANE
453 RESI
- 3 4900 BATTERY LANE
1,530 RESI | 12,000 SF COMMERCIAL
- 4 4909 AUBURN AVENUE
167 RESI | 6,328 SF RETAIL
- 5 8008 WISCONSIN AVENUE
106 RESI | 5,793 SF RETAIL
- 6 8000 WISCONSIN AVENUE
441 RESI
- 7 8001 WISCONSIN AVENUE
350 RESI | 15,000 SF RETAIL
- 8 7820 WISCONSIN AVENUE
450 RESI
- 9 4725 CHELTENHAM DRIVE
110 RESI
- 10 7749 OLD GEORGETOWN ROAD
240 RESI | 6,000 SF
- 11 4824 EDMOOR LANE
111 RESI
- 12 7340 WISCONSIN AVENUE
310 RESI | 3,296 SF RETAIL
- 13 4719 HAMPDEN LANE
150 RESI | 10,000 RETAIL | 330,000 OFFICE
- 14 7316 WISCONSIN AVENUE
366 RESI | 11,000 SF COMMERCIAL

TOTALS

RESIDENTIAL UNITS	5,241
RETAIL SPACE	61,217 SF
COMMERCIAL SPACE	41,800 SF
OFFICE SPACE	330,000 SF

RECENTLY DELIVERED

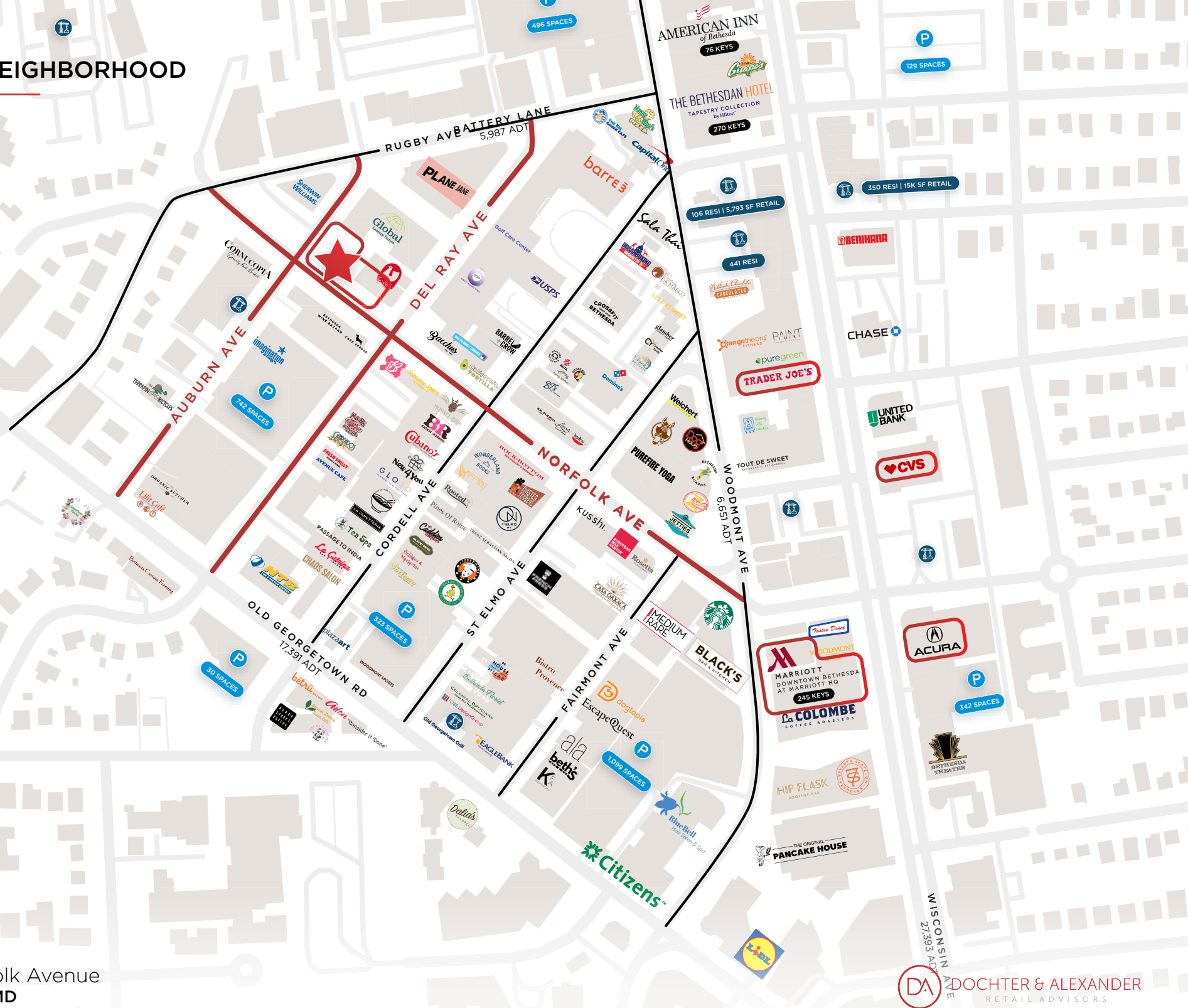
- 1 AVOCET TOWER / AC HOTEL
400,000 SF OFFICE | 220 KEYS
- 2 SOPHIA BETHESDA
276 RESI | 4,910 SF RETAIL
- 3 CECIL
297 RESI
- 4 SOLAIRE 7607
198 RESI | 1,700 SF RETAIL
- 5 MARRIOTT HQ
785,000 OFFICE | 245 KEYS

P 3,100+ PARKING SPACES

8011 Norfolk Avenue
Bethesda, MD

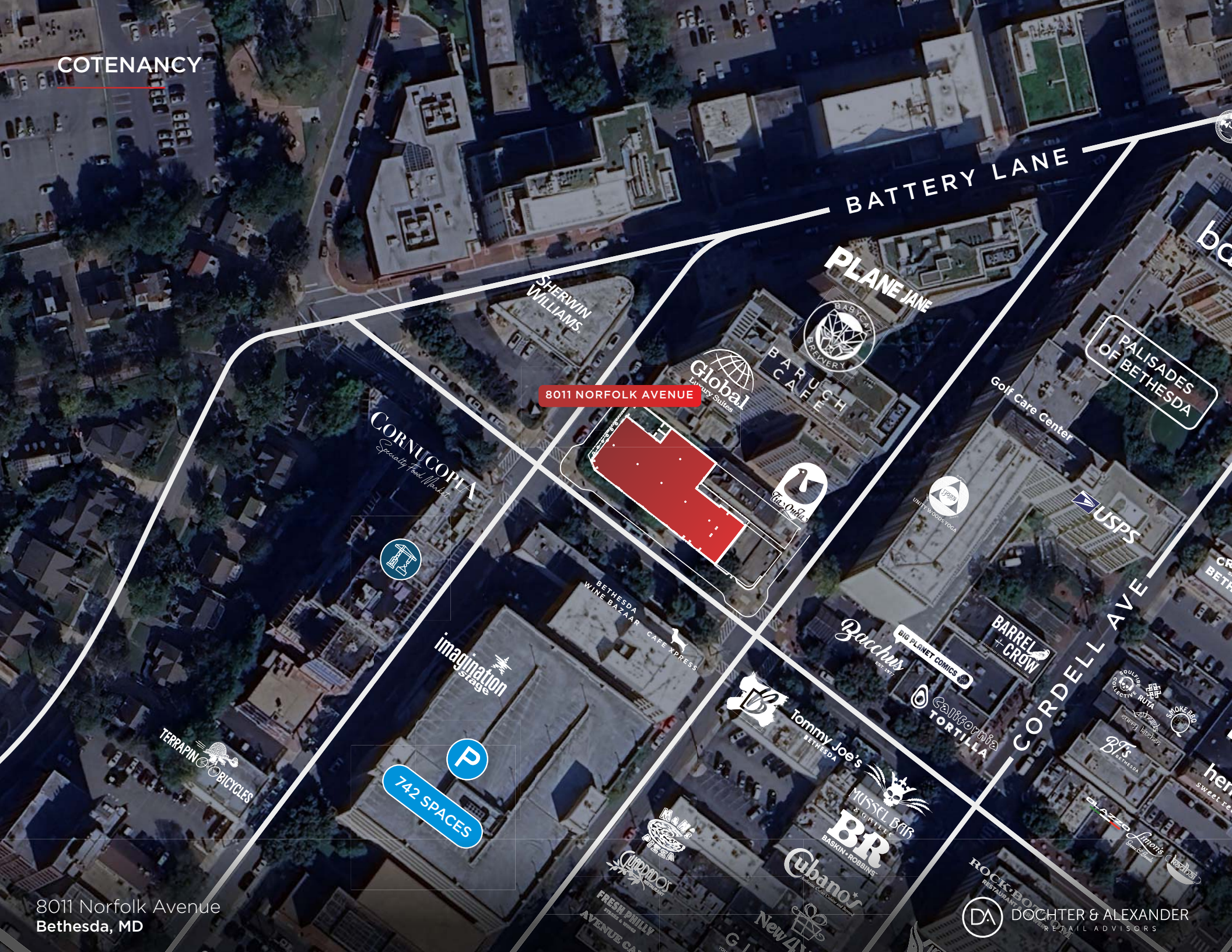
DA DOCHTER & ALEXANDER
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THE NEIGHBORHOOD



8011 Norfolk Avenue
Bethesda, MD

COTENANCY



8011 NORFOLK AVENUE

BATTERY LANE

PLANE JANE

PALISADES OF BETHESDA

CORDELL AVE

CORNUCOPIA
Specialty Food Market

Global
Luxury Suites

BARUCH
BAKERY

Baruch
CAFE

UNITY WOODS YOGA

USPS

BIG PLANET COMICS

BARREL & CROW

CALIFORNIA
TORTILLA

Tommy Joe's
BETHESDA

MUSSEL BAR
BASHIN • ROBBINS

Cubano

FRESH PHILLY
AVENUE CAFE

ROCK & ROLL
RESTAURANT

DOCHTER & ALEXANDER
REAL ESTATE ADVISORS

P
742 SPACES

8011 Norfolk Avenue
Bethesda, MD

SCENARIO 1 | GROUND LEASE OR FEE SIMPLE SALE

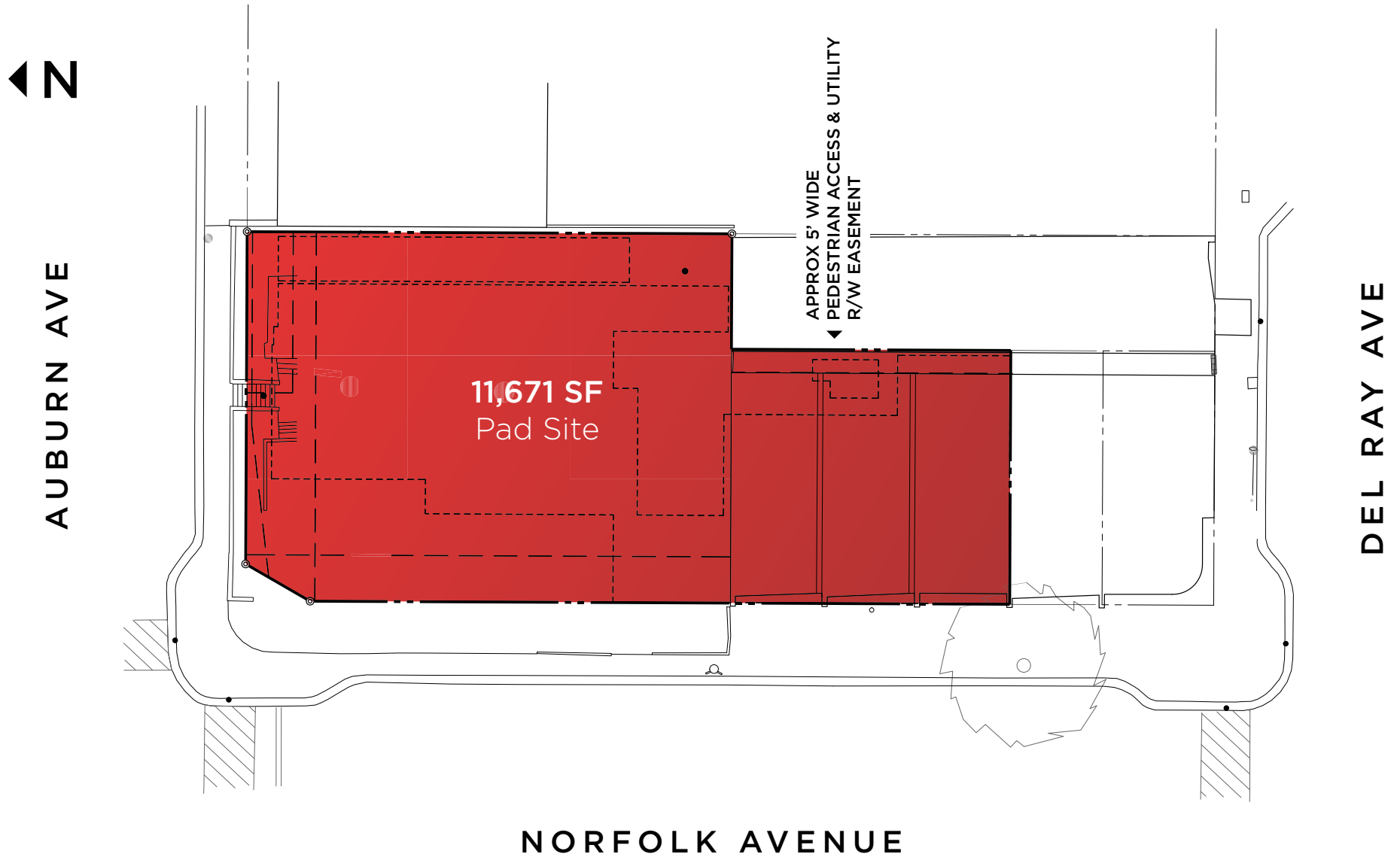
11,671 SF



8011 Norfolk Avenue
Bethesda, MD

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SCENARIO 1 | GROUND LEASE OR FEE SIMPLE SALE



SCENARIO 2 | SINGLE OR MULTI-TENANT BUILT-TO-SUIT

10,000 - 40,000 SF (Outdoor Terrace Included)

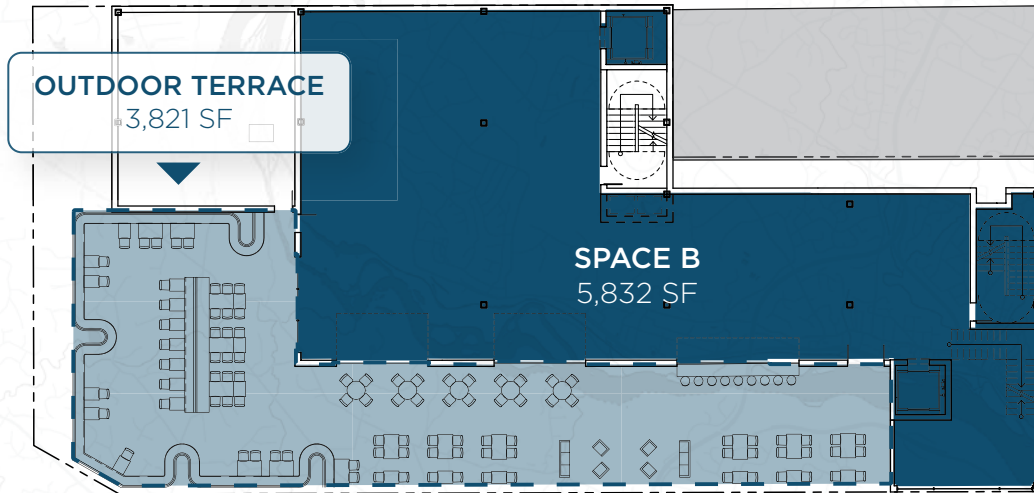


8011 Norfolk Avenue
Bethesda, MD

 **DOCHTER & ALEXANDER**
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FLOORPLAN SCENARIO 2

SECOND FLOOR



SPECS

SPACE B

Square Footage | 5,832 SF

Second Floor | 4,931 SF

Ground Lobby | 901 SF

Frontage | 134' 2" on Norfolk Ave

Ceiling Heights | Built-to-suit

Timing | Arranged

Rent/Nets | Negotiable

SPACE A

Square Footage | 7,937 SF

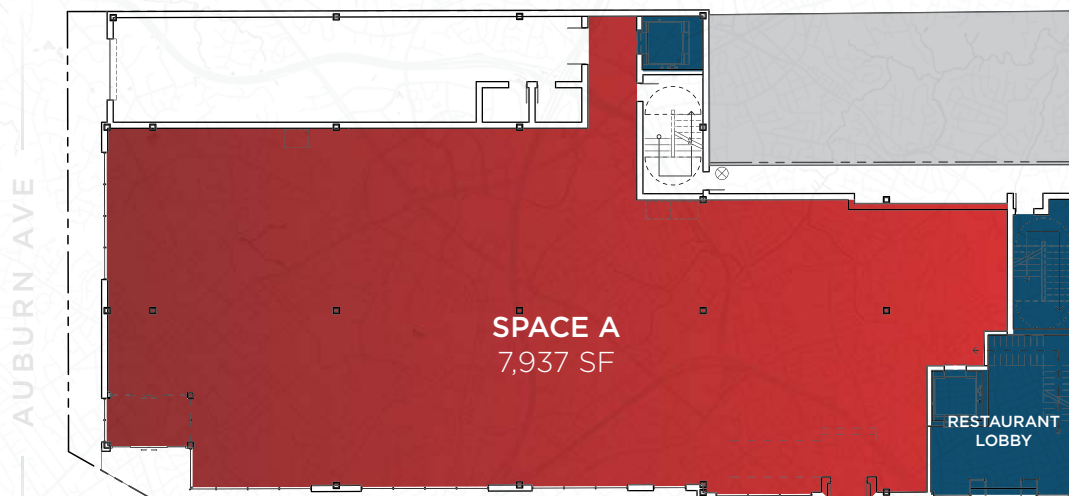
Frontage | 134' 2" on Norfolk Ave

Ceiling Heights | Built-to-suit

Timing | Arranged

Rent/Nets | Negotiable

GROUND LEVEL



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SCENARIO 3 | MULTI-TENANT RETAIL

1,500 - 20,000 SF (Outdoor Seating Potential Included)



8011 Norfolk Avenue
Bethesda, MD

SCENARIO 3 | MULTI-TENANT RETAIL



STOREFRONT FACADE

Strong branding opportunity with the ability to curate and activate the space as an extension of your concept and customer experience

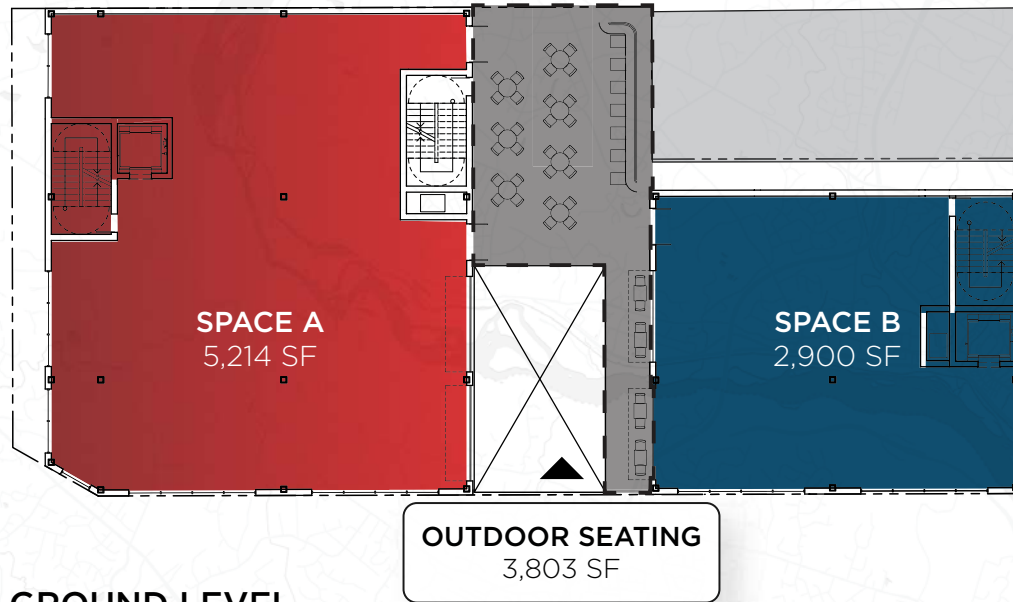
OUTDOOR SEATING

Activated alleyway concept with ~3,800 SF of outdoor seating, curated as a placemaking amenity that supports outdoor dining



FLOORPLAN SCENARIO 3

SECOND FLOOR



GROUND LEVEL



SPECS

SPACE A

Square Footage | 9,522 SF

Second Floor | 5,214 SF

Ground Level | 4,308 SF

Frontage | 68' 2" on Norfolk Ave

Ceiling Heights | Built-to-suit

Timing | Arranged

Rent/Nets | Negotiable

SPACE B

Square Footage | 5,854 SF

Second Floor | 2,900 SF

Ground Level | 2,954 SF

Frontage | 60' on Norfolk Ave

Ceiling Heights | Built-to-suit

Timing | Arranged

Rent/Nets | Negotiable

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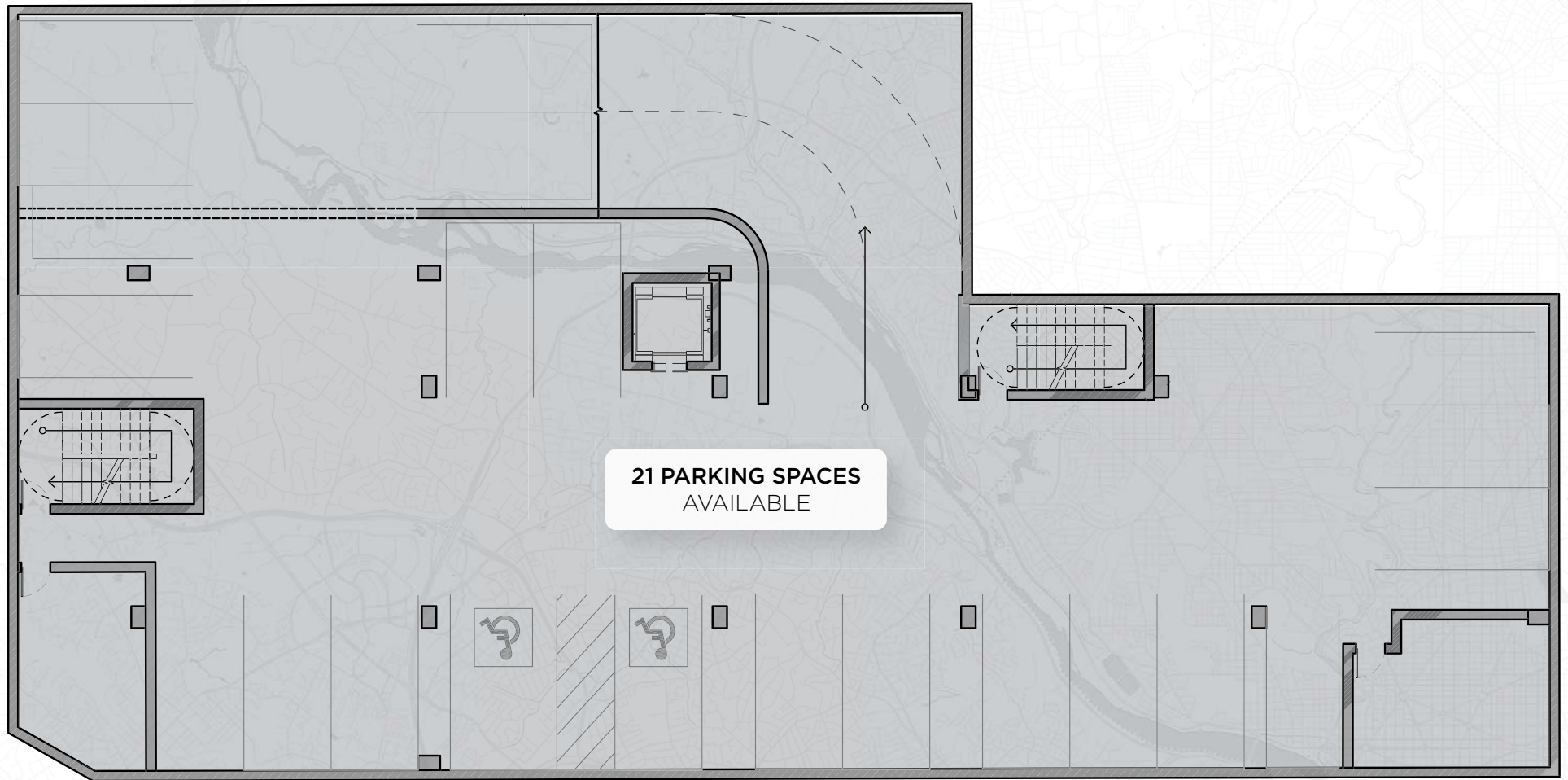
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OPTIONAL BELOW-GRADE PARKING GARAGE

Parking can be adapted to all options





OFFICE TENANTS

NEARBY PROPERTY



JBG SMITH

Booz | Allen | Hamilton

TOTAL EMPLOYEES

WITHIN 1 MILE

41,428

PARKING SPACES

NEARBY

3,100+

PIPELINE MULTIFAMILY UNITS

NEARBY DEVELOPMENTS

5,241

DEMOGRAPHICS*

1 Miles

3 Miles

5 Mile

Population	29,217	155,656	476,787
Daytime Population	59,820	200,449	525,576
Average Household Income	\$218,026	\$249,248	\$205,641
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Hotel Keys	1,605	2,436	5,658

*2024 Data