

INVESTMENT  
SALES OFFERING



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5500 WISCONSIN AVE  
CHEVY CHASE, MD

.....  
shovel-ready,  
full GMP  
multifamily  
opportunity



# investment highlights



**Shovel-ready, fully entitled trophy multifamily development** in the historically high barrier to entry, Chevy Chase (MD) submarket



**Ability to immediately commence construction** as the Owner holds a full GMP set and approvals to develop **300 apartment units across 18-stories and 11,000 square feet** of street-activating restaurant, cafe, and retail space



The project will represent **just the 3rd multifamily asset, over 50 units, built in over 50 years** in Chevy Chase, further demonstrating the **historically challenging zoning/entitlement process** within the community



**Situated on Wisconsin Avenue**, the primary artery to/from Washington, DC, the property provides **seamless access by car and mass-transit**, including the Metrorail (Red Line) located two blocks south



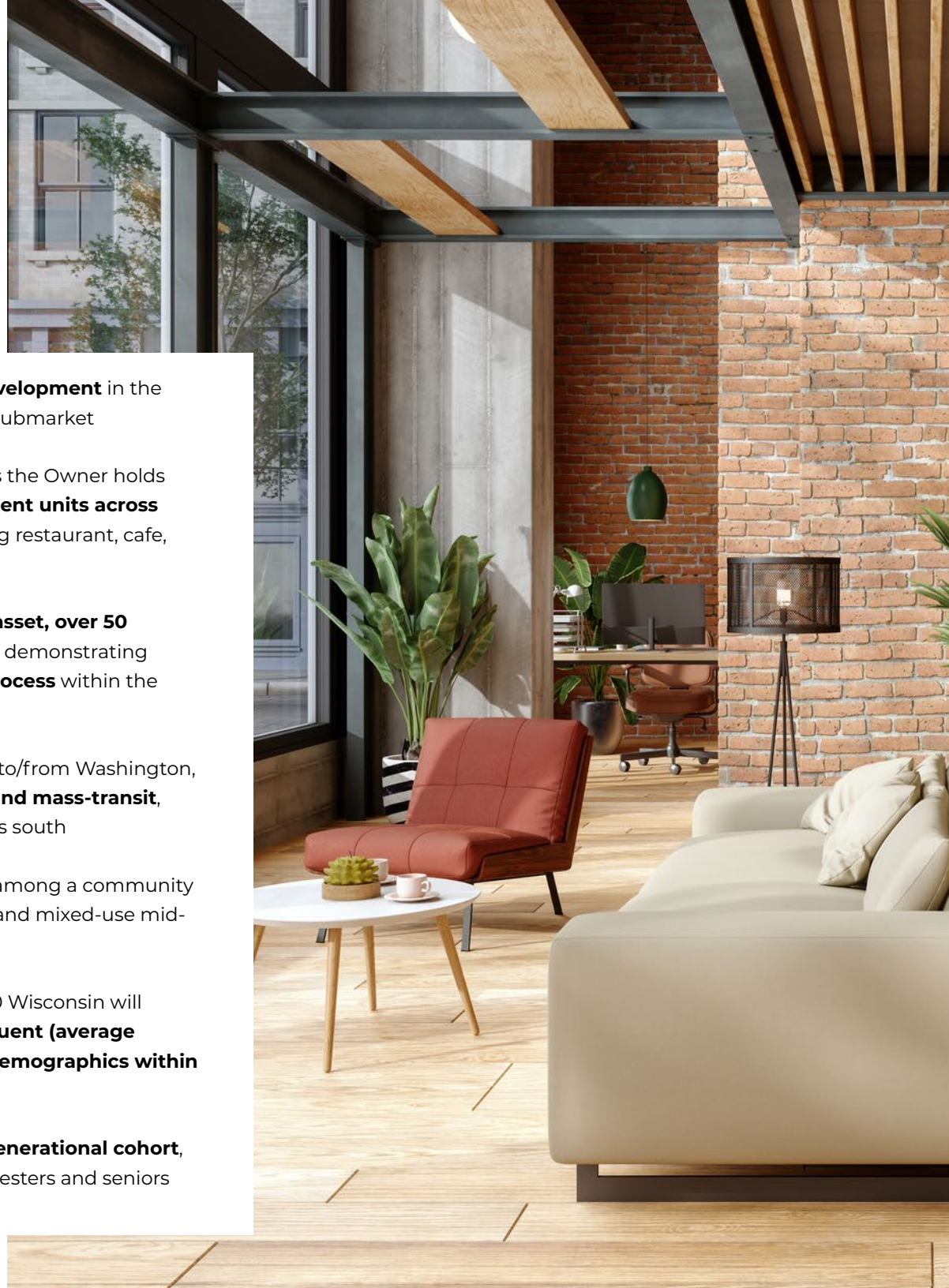
The site affords the **rare high-density designation** among a community filled with multi-million-dollar single family houses and mixed-use mid-rise product



As a cornerstone development in Chevy Chase, 5500 Wisconsin will benefit from its position within one of the **most affluent (average household income of \$190,000) and established demographics within the DC Metro region**



**Excellent target renter base catering to a multi-generational cohort**, ranging from young professionals through empty-nesters and seniors



## project overview

### ADDRESS

5500 Wisconsin Ave  
Chevy Chase, MD

### LAND SIZE

42,554 SF

### PARKING GARAGE\*

288 Spaces of the 364 Total Spaces with 100% of Non-Hotel Guest Income allocated to the Project

### FUTURE DEVELOPMENT

300 Multifamily Units  
(255 Market | 45 MPDU)  
plus 11,015 SF of Retail

### PROJECT STATUS

Fully Entitled with Sketch Plan Approval, Site Plan Approval and Full GMP set

*\*The income from the Parking Garage covers all of the operating expenses*

.....  
premier  
mixed-use  
site in the  
heart of  
chevy chase



DOWNTOWN WASHINGTON DC →

Single Family Houses:  
\$2 - \$5 Million+

← BETHESDA  
WISCONSIN AVENUE

Condo Units:  
Ranging up to  
\$5.5 Million

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Future Mixed-use  
Development  
Phase 1 - Townhomes  
and Low Rise Condos

Bright Horizons  
sushiko  
POTOMAC PIZZA

HUNTER'S HOUND  
JUNCTION

EMBASSY SUITES  
HOTELS

CHEVY CHASE  
PAVILION

WISCONSIN AVENUE

MAGGIANO'S  
LITTLE ITALY

PORSCHE

Clyde's

TRADER  
JOE'S

WHOLE  
FOODS  
MARKET

Total Wine  
& MORE  
TJ-MAXX

M metro  
FRIENDSHIP  
HEIGHTS  
STATION

SAREH NOURI  
NEW YORK  
Brooks Brothers  
TIFFANY & Co.

bloomingdale's

LIAS

THE CAPITAL  
GALLERY

Starbucks

BANANA REPUBLIC

TRUIST

GAP

COURTYARD  
BY MARRIOTT

CHIPOTLE  
MEXICANO

WILARD AVENUE

POTBELLY  
BREADWINN BAKERY

SHIBUYA  
JAPANESE CUISINE

MEIWAH  
RESTAURANT

# 5500

## investment sales

### Shaun P. Weinberg

Executive Director  
+1 202 463 1354  
shaun.weinberg@cushwake.com

### John A. (Drew) Flood

Vice Chairman  
+1 202 463 1108  
drew.flood@cushwake.com

### William M. (Bill) Collins

Executive Vice Chairman  
+1 202 463 1102  
william.collins@cushwake.com

### Shaun F. Collins

Managing Director  
+1 202 495 7055  
s.collins@cushwake.com

### Paul J. Collins

Executive Vice Chairman  
+1 202 463 1105  
paul.collins@cushwake.com

### Kevin K. Sidney

Director  
+1 202 266 1143  
kevin.sidney@cushwake.com

## financing

### Marshall R. Scallan

Executive Director  
+1 202 463 1118  
marshall.scallan@cushwake.com

### Michael A. Zelin

Executive Director  
+1 202 463 11109  
michael.zelin@cushwake.com

### Bindi Shah

Managing Director  
+1 202 266 1177  
bindi.shah@cushwake.com



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