

INVESTMENT
SALES OFFERING

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5500 WISCONSIN AVE
CHEVY CHASE, MD

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

CUSHMAN &
WAKEFIELD





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



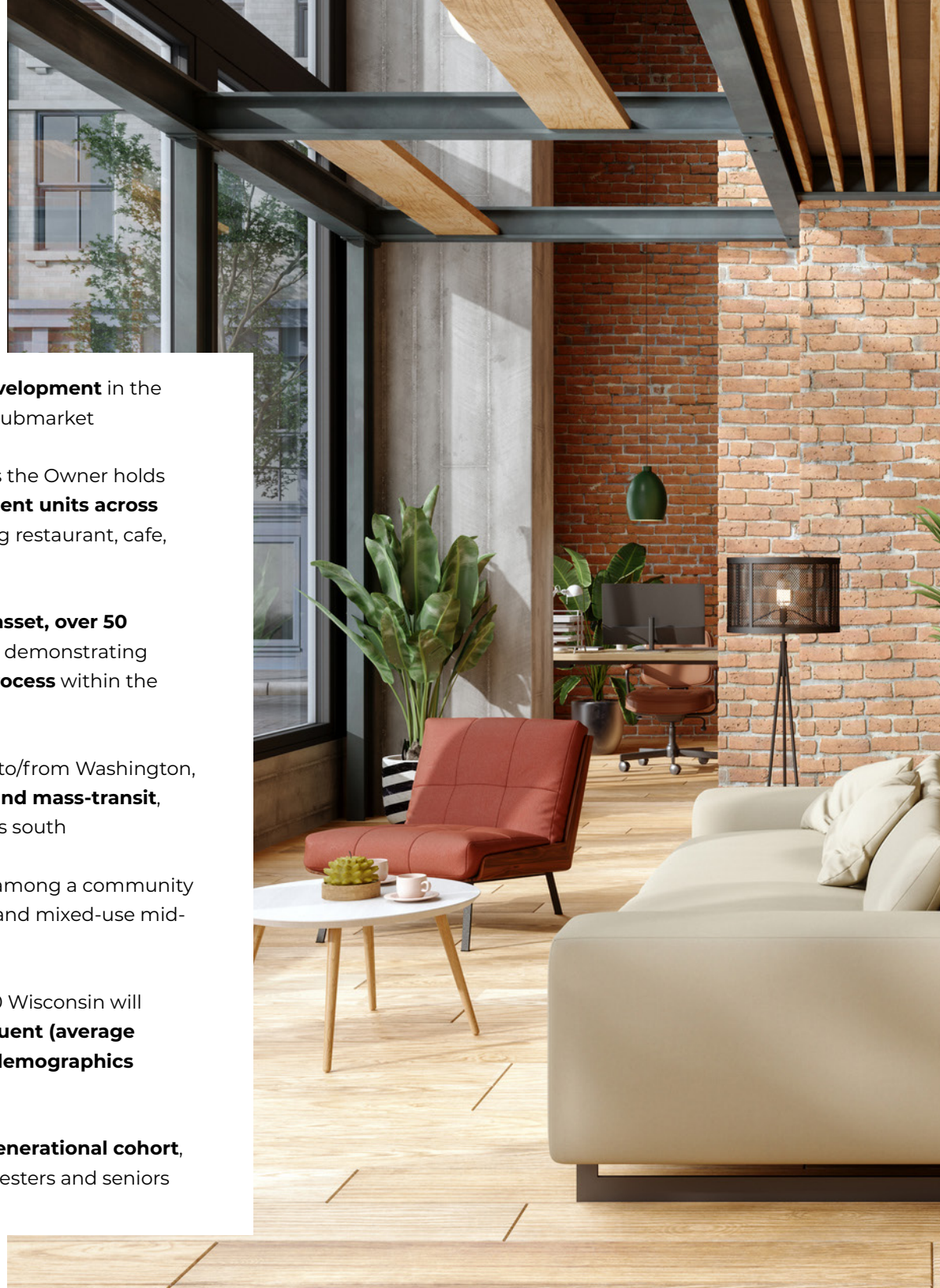
The site affords the **rare high-density designation** among a community filled with multi-million-dollar single family houses and mixed-use mid-rise product



As a cornerstone development in Chevy Chase, 5500 Wisconsin will benefit from its position within one of the **most affluent (average household income of \$280,000) 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

CURRENT 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 11,095 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*

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

Condo Units:
Ranging up to
\$5.5 Million

5500

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



5500

investment sales

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