



Chevy Chase/Friendship Heights

Why Chevy Chase/Friendship Hts.

- Because the median household income is more than \$100,000
- More than 80% of residents 25+ have a bachelor's degree or higher
- More than 540,000 people live within five miles
- Over 30 national and regional retail stores are within a five block radius
- Chevy Chase Pavilion and Mazza Gallerie are the retail anchors of the neighborhood and offer over 440,000 sq. ft. of retail space, restaurants and entertainment
- The planned Friendship Heights Plaza will add 40,000 sq. ft. of new boutique retail
- The median home value in the area is more than \$700,000
- The Cityline at Tenley development delivered 208 condominiums and 88,000 sq. ft. of retail space, which included a Best Buy and Container Store in 2003
- The Chase Point Condominiums at 5401 Western Avenue delivered 107 condos in 2007



Connecticut and Wisconsin Avenues are home to Washington's luxury retail stores

Both high-end consumers and bargain hunters alike delight in the Chevy Chase/Friendship Heights shopping experience. With a median household income in the \$100,000 range, the neighborhood offers national, regional and local retailers a wealth of opportunity. Annual retail and restaurant sales exceed \$500 million in this well established shopping district. National retailer brands range from Neiman Marcus, Saks Fifth Avenue and Williams-Sonoma, to Pottery Barn and Borders Bookstore and many others that draw regional residents and visitors alike.

Nationally known and local restaurants, movie theaters and hotels complement the retail scene.

Situated on the DC/Montgomery County, Maryland line, Chevy Chase/Friendship Heights is easily accessible from Northern Virginia, Maryland and other areas of the District via Metrorail's Red Line. Connecticut and Wisconsin Avenues are the main commercial corridors that link the area to Georgetown, Downtown and other neighborhoods of DC.

Population	0-0.5 mi	0-1 mi	0-3 mi
Population	9,209	25,203	161,506
Male	43.1%	45.2%	45.9%
Female	56.9%	54.8%	54.1%

Households	0-0.5 mi	0-1 mi	0-3 mi
Households	4,938	12,045	76,138
Average Hhousehold Size	1.8	2.1	2.0
Owner-occupied	52.8%	64.7%	56.9%
Median Home Value	\$710,817	\$856,535	\$819,841
Average Home Value	\$723,211	\$836,419	\$812,886

Income	0-0.5 mi	0-1 mi	0-3 mi
Average Household	\$148,709	\$159,136	\$141,747
Median Household	\$104,948	\$118,362	\$98,108
Median HH Disposable	\$79,267	\$86,376	\$72,952

Consumer Expenditures (\$000)	0-0.5 mi	0-1 mi	0-3 mi
Apparel	\$19,261	\$49,132	\$281,298
Computers & Accessories	\$2,507	\$6,407	\$35,987
Entertainment & Rec.	\$33,617	\$88,635	\$494,281
TV, Radio & Sound	\$12,385	\$31,412	\$181,459
Pets	\$4,961	\$13,117	\$73,111
Food at Home	\$45,798	\$116,249	\$672,680
Food away from Home	\$34,758	\$88,043	\$507,393
Home Improvement	\$26,618	\$77,342	\$404,573
Household Furnishings	\$20,389	\$54,155	\$297,461
Personal Care Products	\$3,981	\$10,126	\$57,888
Vehicle Maint. & Repair	\$9,488	\$24,618	\$138,747
Avg. Spent per HH	\$50.1	\$53.8	\$47.8

Age	0-0.5 mi	0-1 mi	0-3 mi
Age 0-4	3.9%	4.9%	4.6%
Age 5-9	3.4%	4.8%	4.6%
Age 10-14	3.6%	5.5%	5.2%
Age 15-24	7.1%	8.4%	12.3%
Age 25-34	11.7%	9.9%	13.8%
Age 35-44	13.1%	13.9%	13.9%
Age 45-54	14.5%	16.1%	15.5%
Age 55-64	15.8%	15.3%	13.7%
Age 65+	26.8%	21.2%	16.4%
Median Age (years)	50.0	46.6	41.9

Source: ESRI, 2009 Estimates & Projections



Metrorail Counts (weekday | weekend):
 Friendship Heights; Tenleytown/AU

Traffic Counts (weekday):
 Wisconsin Avenue; Nebraska Avenue

19,117 | 17,489; 15,621 | 15,301 **28,500-34,000; 16,700**



Contact

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