



RESIDENTIAL DEVELOPMENT SITE

4829 WEST LANE | BETHESDA, MARYLAND 20814

FOR
SALE

**PRICE
REDUCED!**

RARE DEVELOPMENT
SITE AVAILABLE
FOR SALE IN THE
HEART OF BETHESDA



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Rare development site (.115 acres \pm) available for the first time for sale in the heart of Bethesda
- Improved by an existing two-level office building (2,000 SF) with up to 4 parking spaces
- Zoned CR-2.5
 - » Permitted uses include single and two unit structures, townhouse structures, multi family units, residential care facility, day care facility, family day care facility, educational institutions, private clubs, medical office, office
- Within walking distance to the Bethesda Metro Station - Red Line and Purple Line now under construction
- Also convenient to busy Woodmont Avenue retail shops and restaurants
- Private and secluded site surrounded by residential multifamily

LOT SIZE:

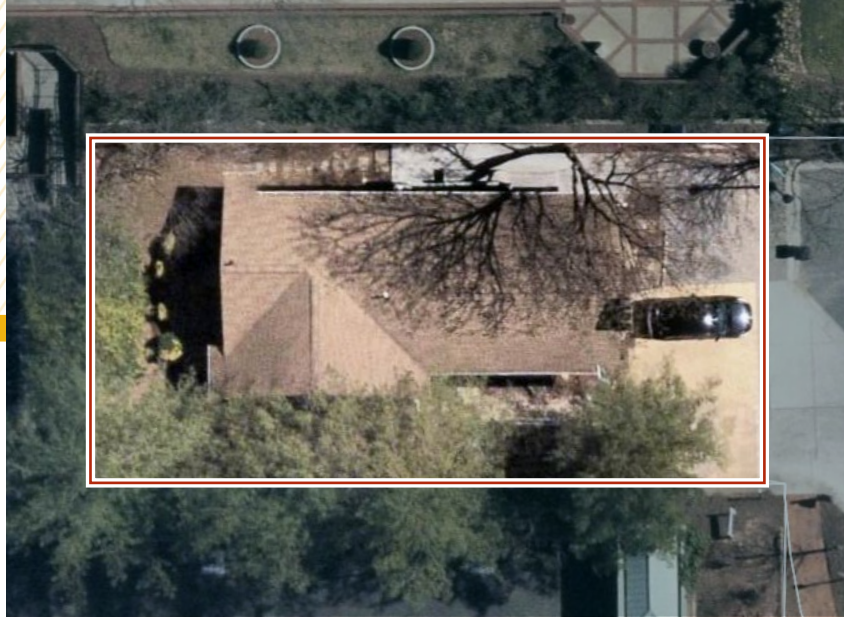
.115 ACRES \pm

ZONING:

CR-2.5 (COMMERCIAL/RESIDENTIAL)

SALE PRICE:

\$2,475,000 (REDUCED!)



IMMEDIATE PROXIMITY

Upscale neighborhood with **high income base demographics...**
Corporate and medical office users include Marriott, Chevy Chase Bank, Clark Construction, Eagle Bank, Booz Allen Hamilton, JBG Smith and National Institutes of Health. Hotel brands include Marriott, Hilton and Hyatt Regency. High-end retailers include Anthropologie, Bonobos, J.McLaughlin, Madewell and Vuori.



SITE

MOORLAND LN

Griffis Edgemoor
APARTMENT HOMES
6 STORIES 229 UNITS

EDGEMONT
AT BETHESDA
8 STORIES 122 UNITS

THE EDGE
APARTMENTS
15 STORIES 154 UNITS

EDGEMOOR LN

SITE

thechase
AT BETHESDA
12 STORIES 377 UNITS

BRODY
7 STORIES 112 UNITS

THE EDGEMOOR
10 STORIES 55 UNITS

MONTGOMERY LN

HAMPDEN LN

THE SALT LINE
OYSTER + ALE

&pizza

CHIPOTE
MEXICAN GRILL

Sandy Spring
Bank

Bethesda
RD
Washington, DC

KID
MUSEUM

TRICO Y NAIAC
TRUCCO GASTRONOMIA

CEREMONY
COFFEE ROASTERS

355

HYATT
REGENCY

MORTON'S
THE STEAKHOUSE

SIDWELL FRIENDS SCHOOL
FOUNDED IN 1878
WASHINGTON, DC

BEVERLY RD

MC Montgomery County
PL PUBLIC LIBRARIES

CAROLINE FREELAND
URBAN PARK

tropicalCAFE
SUNSHINE

The Backyard Dog



DOWNTOWN BETHESDA



SITE

1/2 MILE



TRADER JOE'S

CVS

7 ELEVEN

STARBUCKS

ACURA

HARLING LN

CHELtenham DR

SLEAFORD RD

355

BETHESDA FIELD HOUSE

MIDDLETON LN

WILSON LN

HSBC

BETHESDA ELEM. SCHOOL

MOORLAND RD

CLARENDON RD

ARLINGTON RD

WISCONSIN AVE

BETHESDA CHEVY CHASE HIGH SCHOOL

PEARL ST

ROUND HOUSE

410

EAST-WEST HWY

EDGEMOOR LN

SHOPE

KID MUSEUM

STARBUCKS

HYATT REGENCY

MOTTON'S

MONTGOMERY AVE

sport&health

EXETER RD

HAMPDEN LN

MC Montgomery County
PL PUBLIC LIBRARIES

MONTGOMERY LN

Hilton Garden Inn

Residence Inn

ELM ST

The UPS Store

WELLS FARGO

POIBELLY

RUTH'S STEAK HOUSE

MODEL'S SPORTING GOODS

ELM ST

MAMMA Lucia

LANDMARK THEATRES

Panera BREAD

WILLOW LN

Giant

Nando's sweetgreen

TANDOOR NIGHTS

PNC

WOB

STARBUCKS

355

46TH ST

45TH ST

DENTON RD

Apple Store

POTTERY BARN

SMOOTHIE KING

TRUE FOOD KIT

[solidcore]

LELAND ST

EXFAIR RD

FAIRFAX RD

CLARENDON RD

UNCLE JULIO'S MEXICAN

HONDA

CHOPT

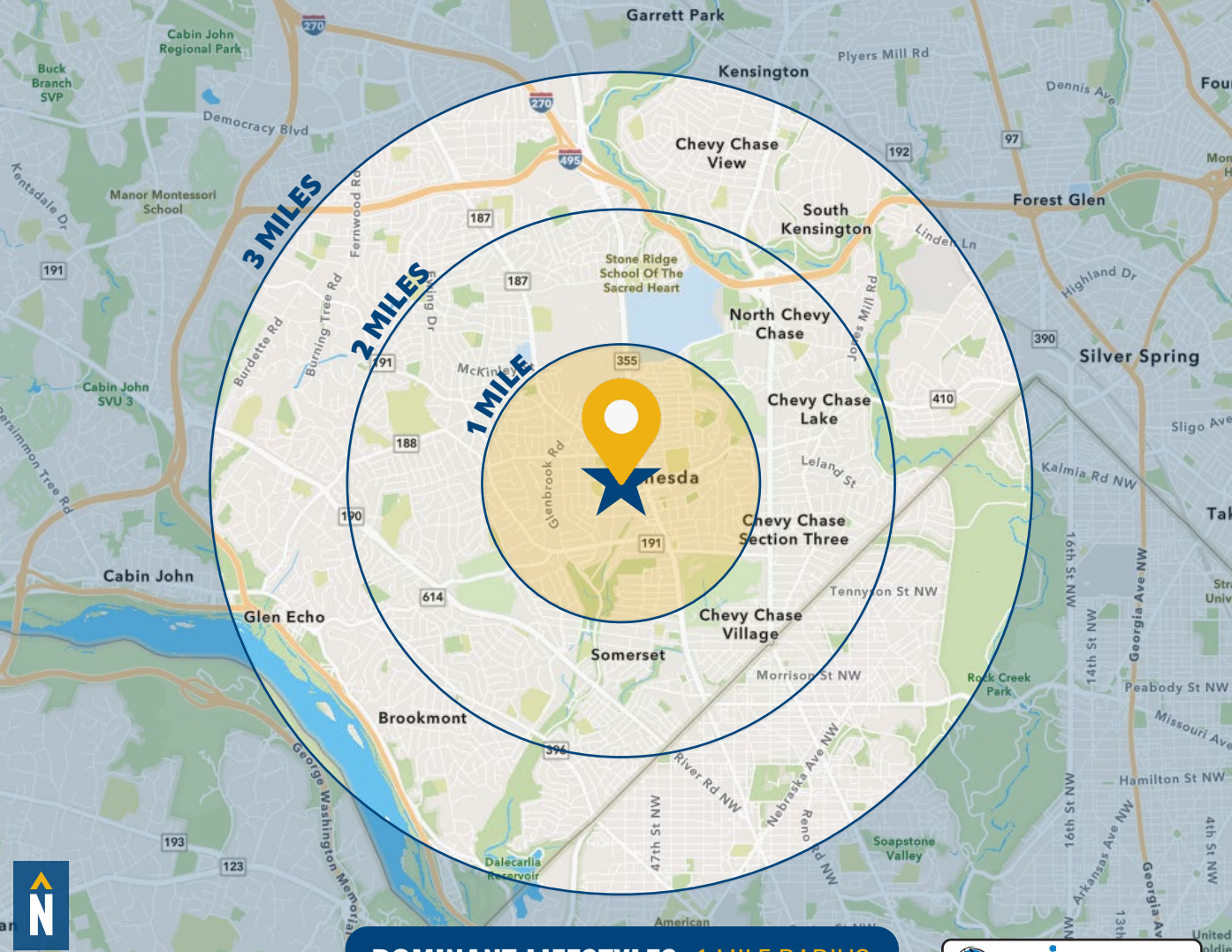
SILVER

DON POLLO

STROSNIDERS HARDWARE ACE

DEMOGRAPHICS

2025



DOMINANT LIFESTYLES: 1 MILE RADIUS

[esri MORE INFO](#)

32% METRO RENTERS

MEDIAN
AGE: 32.9
HH INCOME: \$94,766

These communities are composed of highly educated young professionals in their 20s and 30s earning upper-tier incomes. They like to shop at specialty grocery stores and go to movies, bars, clubs and museums.

25% TOP TIER

MEDIAN
AGE: 45.4
HH INCOME: \$209,720

These residents have the highest net worth among all segments, primarily consisting of married couples with or without children living at home. They shop at upscale retailers and frequent fine dining restaurants.

22% LAPTOPS AND LATTES

MEDIAN
AGE: 36.2
HH INCOME: \$145,759

These residents are young, earn upper-tier incomes, and many live alone, with roommates, or as unmarried couples. They typically spend money on travel, entertainment, fine dining and fashion.

RADIUS: **1 MILE** **2 MILES** **3 MILES**

RESIDENTIAL POPULATION



DAYTIME POPULATION



AVERAGE HOUSEHOLD INCOME



NUMBER OF HOUSEHOLDS



MEDIAN AGE



[FULL DEMOS REPORT](#)

FOR MORE INFO **CONTACT:**



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MACKENZIE

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