



# FRIENDSHIP HEIGHTS / CHEVY CHASE

Friendship Heights and Chevy Chase DC are two of DC's oldest neighborhoods and provide multimodal transportation options, access to excellent schools, high-quality amenities, and offer enormous potential to expand housing capacity. Friendship Heights includes the commercial areas surrounding Wisconsin Avenue, with new developments bringing more than 1,350 new residential units in the next few years. Chevy Chase encompasses the commercial corridor along Connecticut Avenue, providing a more "small town" shopping experience.

## RESIDENTIAL POPULATION

**>28,000**  
within one mile

### SELECT RETAIL + RESTAURANT OPENINGS (2023+)

- Art Sound Language Record & Book Store
- Aura Bar & Lounge (restaurant)
- The Avenue (restaurant)
- Bee Goods (ice cream)
- Due South (restaurant)
- The Heights (restaurant)
- IBTYS Salon
- Junction Bistro, Bar & Bakery
- Mamma's Bagels
- Total Wine
- Trader Joe's (2025)
- Urbano (Mexican restaurant)

### NEIGHBORHOOD DESTINATIONS

- Avalon Theatre
- Bloomingdale's
- The Capital Grille
- Clyde's of Chevy Chase
- Child's Play Toys & Books
- Little Beast Café & Bistro
- Michaels
- Opal (Michelin-featured restaurant)
- Sephora
- Whole Foods

### DEVELOPMENT PIPELINE

- Tishman Speyer is redeveloping Mazza Gallerie (5300 Wisconsin Avenue) into 325 multifamily units and 90,000 SF of retail space (2025 delivery).
- Federal Realty is proposing to redevelop Friendship Center (5333 Wisconsin Avenue) into a mixed-use building with 320 residential units (46 affordable) above 14,000 SF of retail.
- Donohoe Development & Carr Properties plan to redevelop 5500 Wisconsin Avenue into 300 residential units (45 affordable) + 11,000 SF of retail.
- 5151 Wisconsin Avenue will be redeveloped into 210 residential units (23 affordable) + 1,700 SF of retail
- Urban Atlantic is under construction on a new four-story building with 93 new affordable housing units for seniors at the Lisner-Louise-Dickson Hurt Home (5425 Western Avenue).
- 4201 Garrison Street will be redeveloped into 100+ new residential apartments.
- In total, there are more than 1,000 new residential units in various stages of entitlements and permitting.



# FRIENDSHIP HEIGHTS / CHEVY CHASE

- Retail/Restaurant
- Arts/Tourism
- Education
- Government
- Great Street
- Main Street
- BID Area



	0-1/2 mi	0-1 mi	0-3 mi
<b>POPULATION</b>			
Population	9,357	28,293	180,084
Daytime Population	20,939	39,792	224,988
Male	44%	46%	47%
Female	56%	54%	53%
High School Graduate +	98%	99%	98%
Bachelor's Degree +	86%	88%	87%
Graduate / Professional Degree	62%	63%	58%

	0-1/2 mi	0-1 mi	0-3 mi
<b>HOUSEHOLDS</b>			
Households (HH)	4,844	12,939	80,173
Average HH Size	1.9	2.2	2.2
Owner-occupied	53%	61%	55%
Renter-occupied	47%	39%	45%
Median Home Value	\$1,121,669	\$1,221,481	\$1,186,516

	0-1/2 mi	0-1 mi	0-3 mi
<b>INCOME</b>			
Average HH	\$205,360	\$235,587	\$227,251
Median HH	\$146,018	\$176,149	\$163,865
HH Income <\$50k	19%	16%	15%
HH Income \$50-\$75k	6%	7%	9%
HH Income \$75k+	75%	78%	76%
Average HH Disposable	\$124,122	\$136,874	\$132,858

	0-1/2 mi	0-1 mi	0-3 mi
<b>AGE</b>			
Age < 20	16%	21%	21%
Age 20-34	18%	17%	22%
Age 35-64	36%	37%	37%
Age 65+	31%	25%	20%
Median Age (years)	48.0	45.1	40.4

	0-1/2 mi	0-1 mi	0-3 mi
<b>CONSUMER EXPENDITURES (\$ thousands)</b>			
Apparel	\$20,868	\$62,609	\$386,700
Child Care	\$4,986	\$16,159	\$96,977
Computers & Accessories	\$2,832	\$8,421	\$51,839
Entertainment & Recreation	\$35,030	\$106,579	\$634,242
- Pets	\$8,644	\$26,350	\$155,630
Food at Home	\$63,148	\$188,038	\$1,142,669
Food away from Home	\$34,858	\$105,221	\$641,367
Health Care	\$62,482	\$184,198	\$1,082,549
- Medical Care	\$21,974	\$64,686	\$379,806
Home Improvement	\$44,827	\$143,288	\$800,818
Household Furnishings	\$26,665	\$80,512	\$481,574
Personal Care	\$9,061	\$27,102	\$164,133
Vehicle Maint. & Repair	\$12,249	\$35,966	\$216,239

	0-1/2 mi	0-1 mi	0-3 mi
<b>COMMUTING PREFERENCE</b>			
Drove alone	29%	32%	38%
Public transportation (excluding taxicab)	30%	24%	19%
Bicycle		2%	2%
Walked	8%	6%	6%
Worked at home	27%	32%	30%
Other means	4%	5%	6%

	0-1/2 mi	0-1 mi	0-3 mi
<b>MOBILITY</b>			
Traffic Counts <sup>1</sup>	18,800	Wisconsin Ave	29,400
		Connecticut Ave	

ESRI, 2024.1. Open Data DC - 2023 Traffic Volumes (rounded to nearest hundred)

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- Metrorail Stations**  
Friendship Heights
- Capital Bikeshare Stations**  
4 within 1/2 mile
- Traffic Counts<sup>1</sup>**  
18,800 Wisconsin Ave
- Walkscore**  
90 Walker's Paradise
- Residents w/in 10 min. car ride**  
172,200

**MOBILITY**