

LEASE 14th St Retail - 1,800 SF



Columbia Heights
Retail With Bonus Space
FOR LEASE

1,800 SF Available
Negotiable Lease Rate
MU-4 Zoning



Property Highlights:

- Prime Retail frontage with display windows
- 6 months FREE RENT
- Over 16,000 cars per day traffic count
- Easy access to Georgia Ave (Route 29)
- Approximately a half mile to Columbia Heights or Petworth Metro Stations
- Steps from bus stop

2 Mile Radius Demographics

KEY FACTS



213,204
Total Population



\$657,066
Median Home Value



6,898
Businesses



197,372
Daytime Population



35.1
Median Age



1.5%
2010-17 Pop
Growth Rate



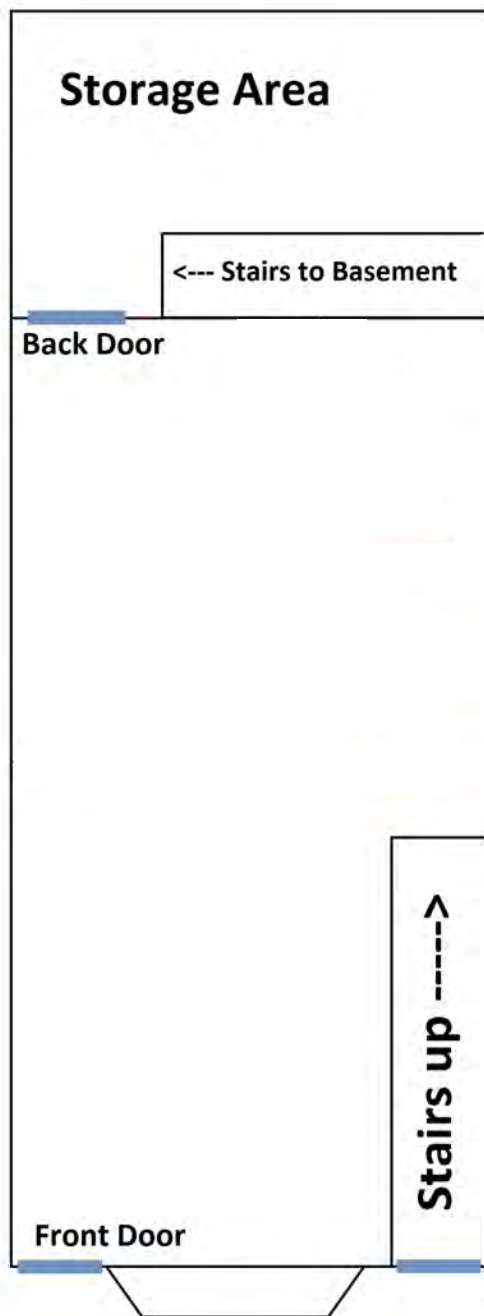
16,400
Vehicles Per Day



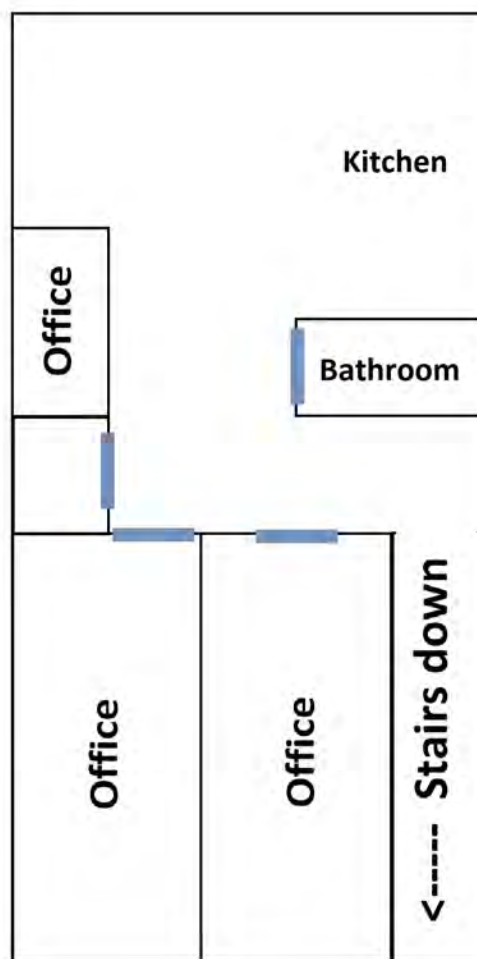
2.0
Avg Household
Size



\$90,225
Median Household
Income



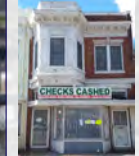
FIRST FLOOR



SECOND FLOOR



3606 14th St.



14th St NW (16,400 VPD)

7-ELEVEN



Raymond

ExxonMobil



PNC

