

RETAIL PROPERTY FOR LEASE

2nd Generation Restaurant W/ Patio

2827 SHERMAN AVE., N.W., WASHINGTON, DC 20001

EXECUTIVE SUMMARY

2nd Generation Restaurant W/ Patio 2827 Sherman Ave., N.W., Washington, DC 20001



OFFERING SUMMARY

Available SF:	
Lease Rate:	Negotiable
Lot Size:	0.03 Acres
Year Built:	1908
Building Size:	3,600
Renovated:	2018
Zoning:	MU-4
Taxes:	\$11,712.00
Submarket:	Howard University

PROPERTY OVERVIEW

K & M Commercial, as the exclusive brokerage firm, is happy to present this three-story stand-alone 2nd generation restaurant for Lease. Terrific corner lot location near Howard University. Main level with bar complete with full kitchen, hood, 3-compartment sink, grill, and multiple cooktops. The upper and lower level bar with outdoor patio seats up to 40 customers and includes three baths.

PROPERTY HIGHLIGHTS

- 2nd Generation Restaurant
- Stand alone building on corner lot
- Bar's on all 3 levels
- Patio to seat up to 40 customers
- Kitchen equipment from 2018

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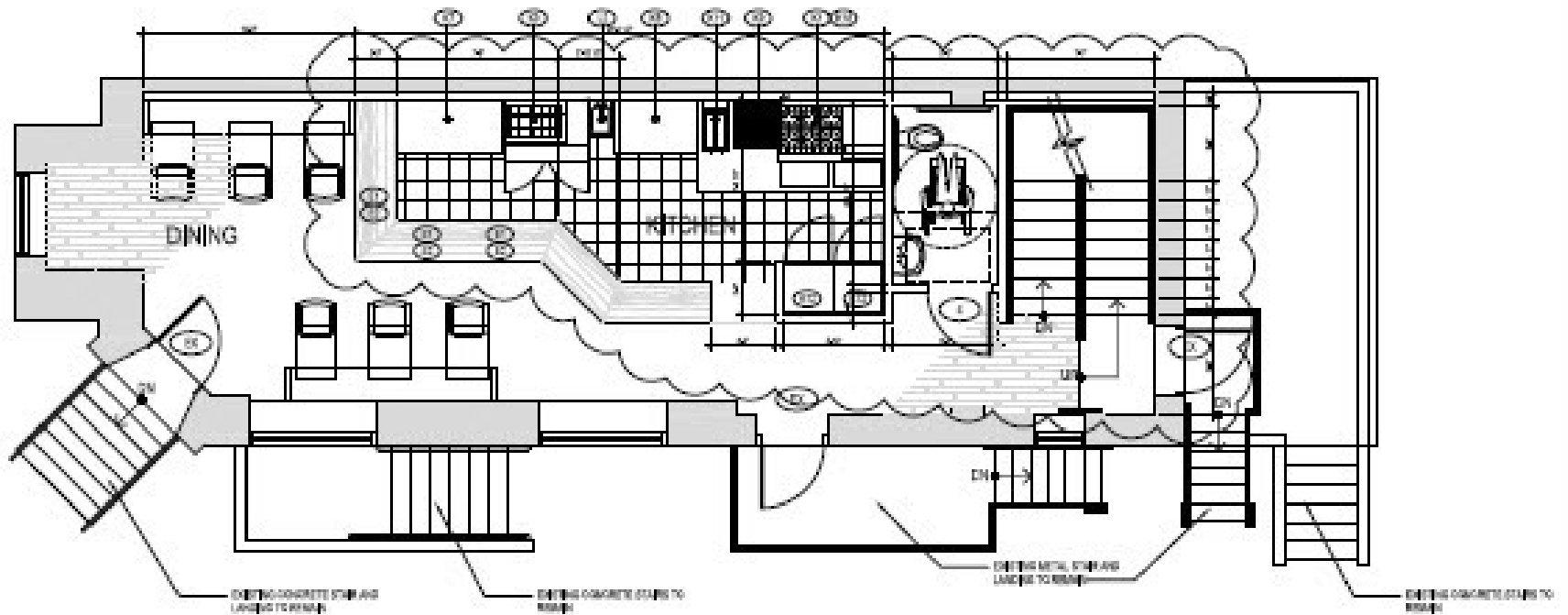
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459 Herndon Pkwy #21 Herndon, VA 20170

MAIN LEVEL FP

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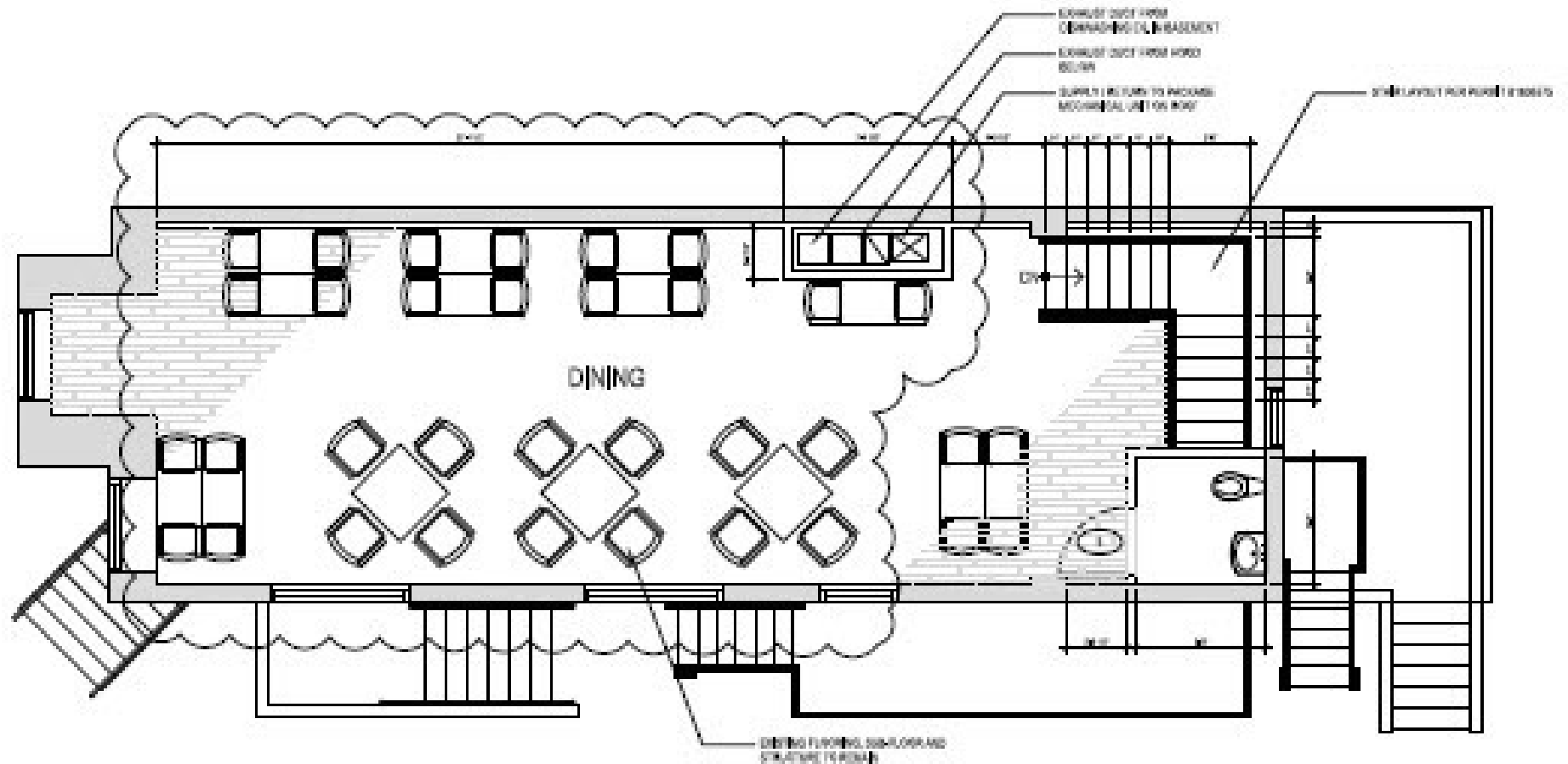
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UPPER LEVEL FP

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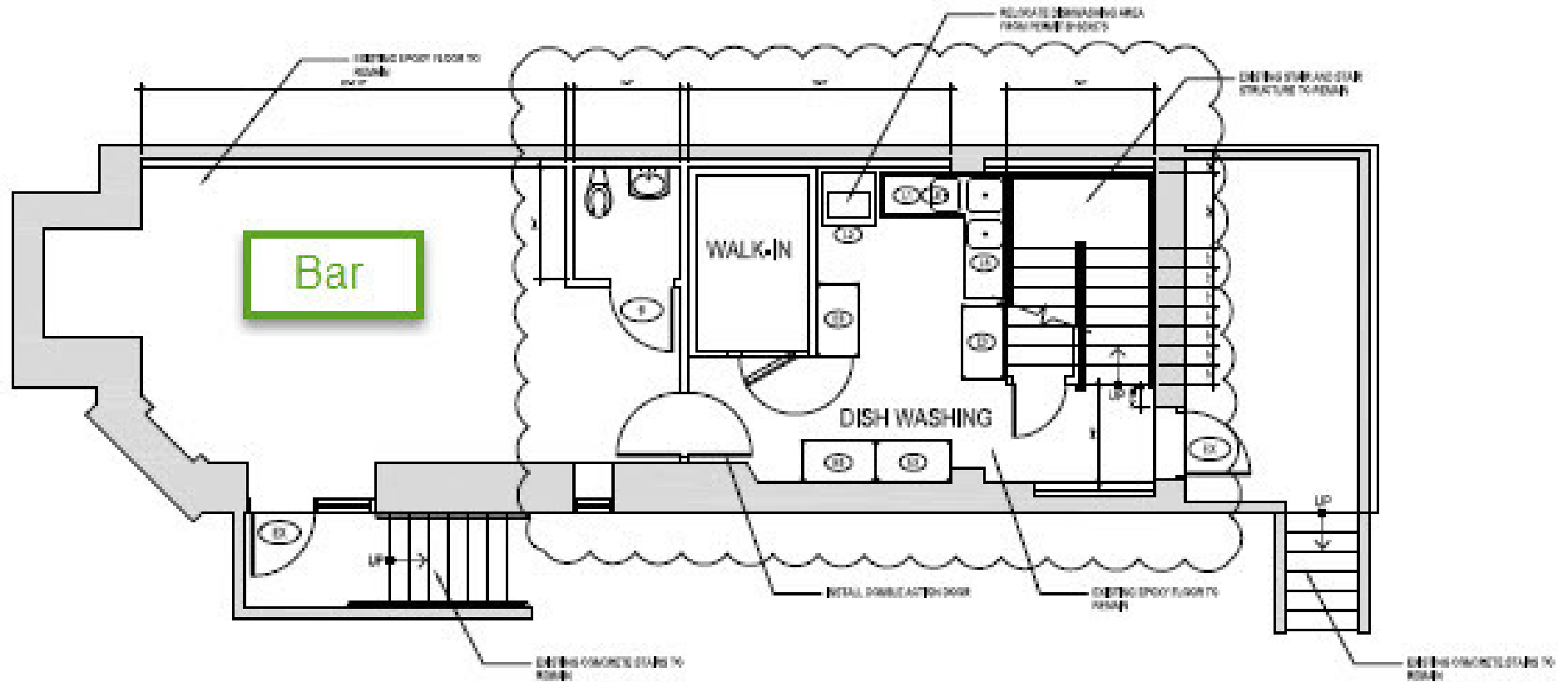
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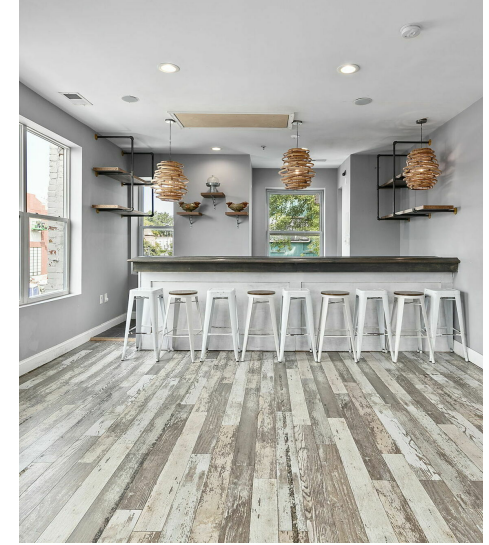
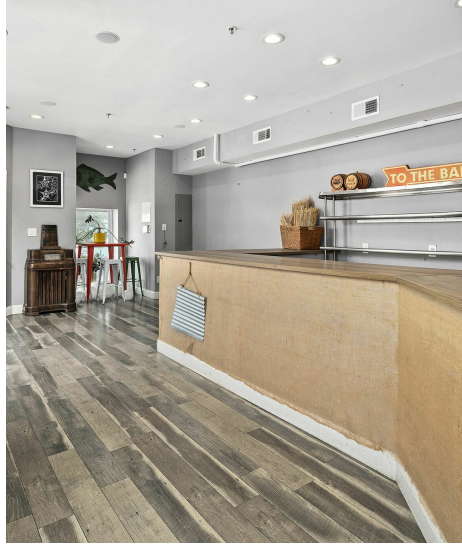
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ADDITIONAL PHOTOS

2nd Generation Restaurant W/ Patio 2827 Sherman Ave., N.W., Washington, DC 20001



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RETAILER MAP

2nd Generation Restaurant W/ Patio 2827 Sherman Ave., N.W., Washington, DC 20001



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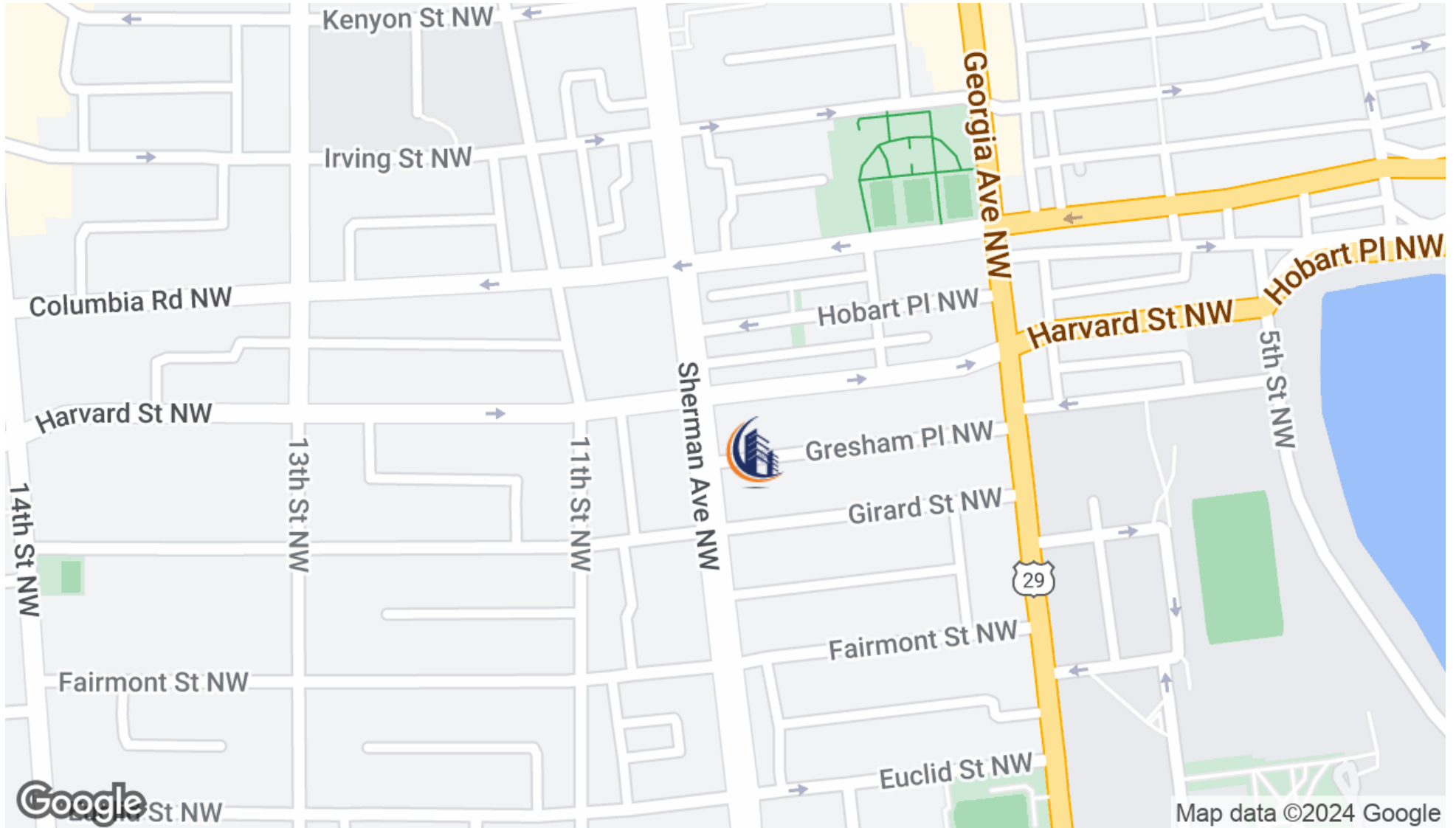
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LOCATION MAP

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AERIAL MAP

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DEMOGRAPHICS MAP & REPORT

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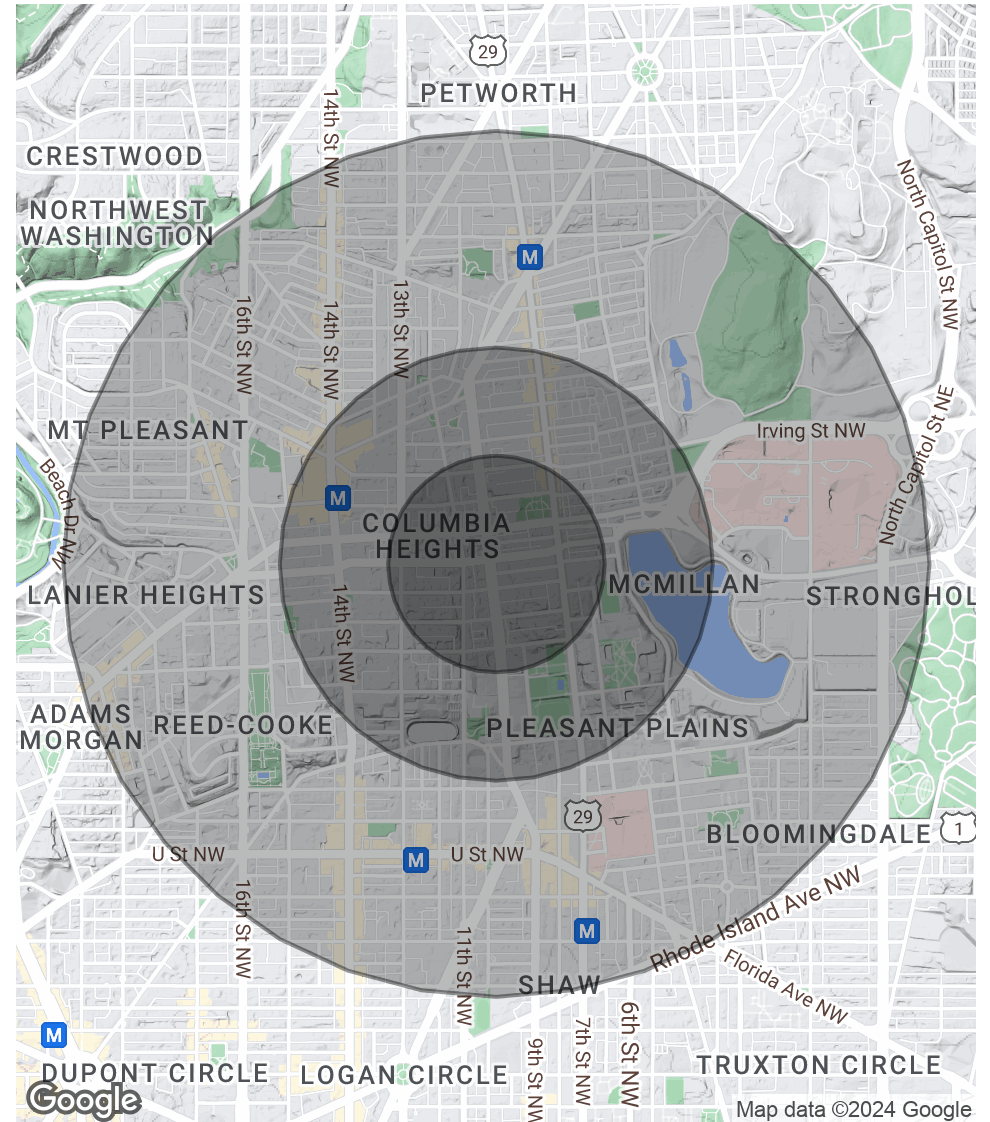
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	6,450	26,334	91,077
Average Age	30.4	30.4	32.9
Average Age (Male)	28.7	29.9	33.4
Average Age (Female)	31.1	30.8	32.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,487	10,573	41,458
# of Persons per HH	2.6	2.5	2.2
Average HH Income	\$106,790	\$115,143	\$130,422
Average House Value	\$677,021	\$636,429	\$656,455

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO 1

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KAYVAN MEHRBAKHSH, CCIM, MBA

Managing Director

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PROFESSIONAL BACKGROUND

Kayvan Mehrbakhsh, CCIM, serves as Managing Director for the K&M Commercial Real Estate Office in Herndon, Virginia. Mr. Mehrbakhsh specializes in the sale and leasing of Medical and Government properties and similar transactions for office facilities outfitted with high-tech networking systems in the Northern Virginia region.

Throughout his 23-plus-year career, Mr. Mehrbakhsh has closed more than \$940 million in transactions. He diligently monitors market conditions to adequately advise clients and ensure they receive fair market rates for leases, property investments, and sales.

Before his service at K&M Commercial Real Estate, Mr. Mehrbakhsh was an associate commercial broker at Fairfax Realty, Inc., where he provided expert advice and served as a Broker for financial institutions, corporate landowners, and other investors.

Mr. Mehrbakhsh also has previous experience as a Senior Project Manager at MCI Telecommunications, where he oversaw land acquisition transactions, building design and construction, and the migration of data centers throughout both the United States and Europe.

A Northern Virginia Association of Realtors member, Mr. Mehrbakhsh, sits as Chairman of the Association Commercial Alliance. He has also served as president of the Mid Atlantic Real Estate Marketing Association (MAREMA) in 2007 and continues serving as a board member. He also maintains membership in the following organizations: the International Council of Shopping Centers (ICSC), the Realtors Land Institute, the Greater Washington Commercial Association of Realtors, and the North Carolina Association of Realtors.

Mr. Mehrbakhsh has earned the prestigious designation of Certified Commercial Investment Member (CCIM) and currently holds a seat on their Washington DC-Maryland chapter board.

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KAYVAN MEHRBAKHSH, CCIM, MBA **MATTHEW JENKINS**

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ADVISOR BIO 2

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MATTHEW JENKINS

Vice President

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PROFESSIONAL BACKGROUND

Matt has 9+ years of experience in commercial real estate, specifically in commercial brokerage and management. As a listing and tenant/buyer representative for K & M Commercial in the Northern VA and Washington D.C. market, Matt has worked with a multitude of clients including but not limited to project developers, investment companies, national service firms, and medical-related owners/companies. Matt assists clients with achieving desired real estate objectives, financial analysis, future market strategies, and priorities, and his experience encompasses sales and leasing expertise in office, industrial, retail and international business projects.

In addition to his expertise in the Washington D.C. Metro area Matt has produced \$350MM+ of real estate transactions, currently manages 270,000 sq/ft of property, and has worked with the following Owners and/or Tenants: CIII Asset Management, McDonald's, Titlemax, Orr Partners, John Deere, International Association of Fire Chiefs, Metro Star Systems, Stewart Title, Cricket Wireless, Burke and Herbert Bank, Nationwide IT Services, Northpoint, Saadeh Partners, Edward Jones Financial, Ameriprise, Cornu Bakery, Somerset Trust Co. and several medical and dental clients.

Prior to partnering with K & M Commercial Matt honed his skills by working in banking and lending, investment advising, and financial and operational management. Matt earned his MBA degree from Seton Hill University and holds a Business Administration/Marketing degree from California University of PA.

Matt is currently licensed in Virginia and Washington DC.

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