

FOR LEASE

LONG & FOSTER®
COMMERCIAL DIVISION

Below Market Rate 14th St Corridor Retail

3608 14TH ST NW, WASHINGTON, DC 20010



PRESENTED BY:

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TCN
WORLDWIDE
REAL ESTATE SERVICES

www.commercialdivision.lnfre.com

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Executive Summary



OFFERING SUMMARY

Available SF: 1,720 SF

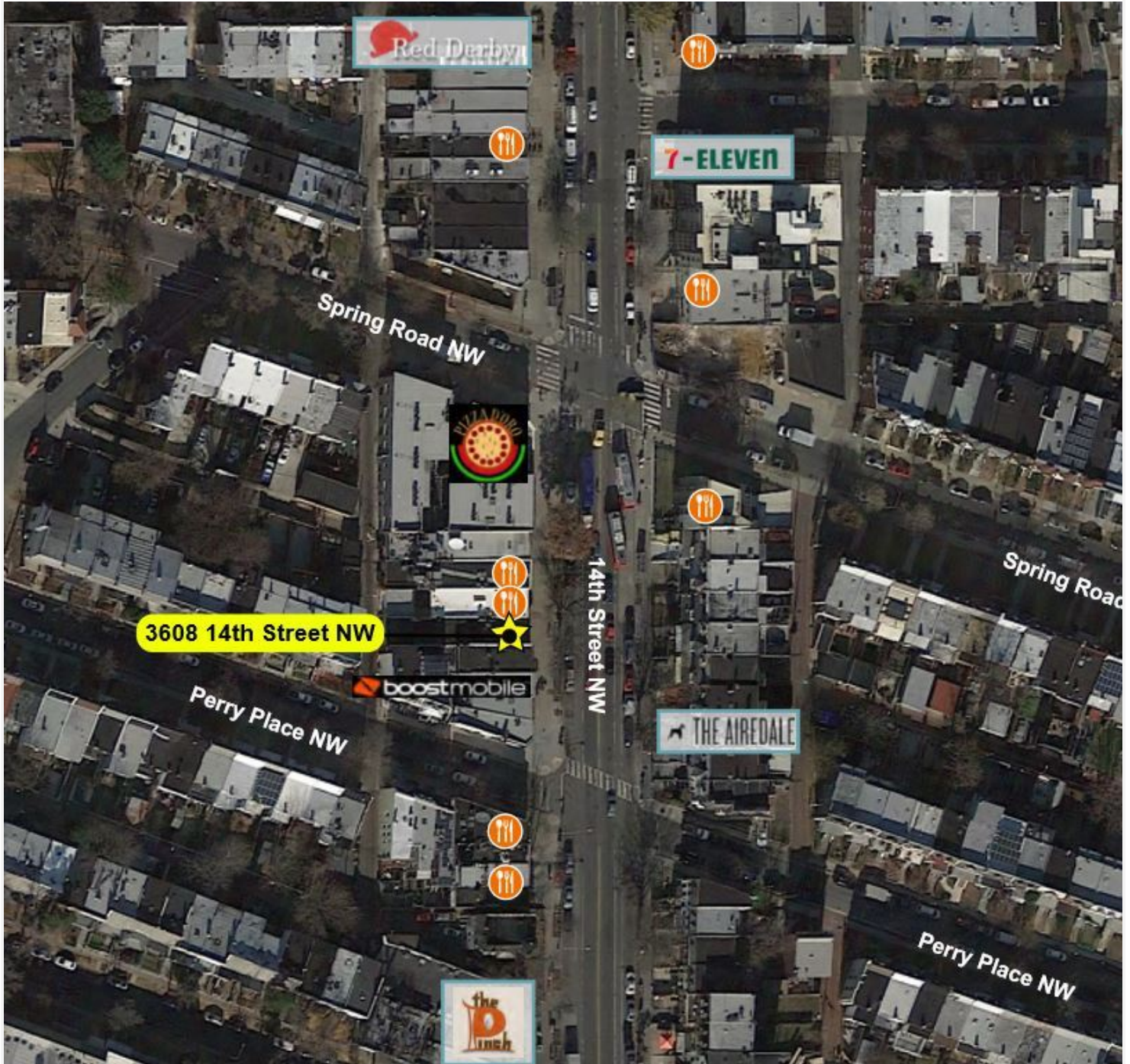
Lease Rate: \$35.00 PSF NNN

User Types: Retail, Office, Medical
or Restaurant

PROPERTY HIGHLIGHTS

- 18.5 ft. of prime retail frontage with display windows
- 14 foot ceiling height in rear
- Full alley access for loading and trash pick up with industrial double doors
- Rooftop Terrace/Patio Potential
- Over 16,000 cars per day traffic count
- Plentiful street parking and steps to bus stop
- Easy access to Georgia Ave (Route 29)
- Approximately a half mile to Columbia Heights or Petworth Metro Stations
- Located in Columbia Heights, bordered by affluent neighborhoods with many retail and restaurant amenities nearby; such as Red Derby, The Airedale, 7-Eleven, DC USA Mall with IHOP, Marshalls, Staples & Target.

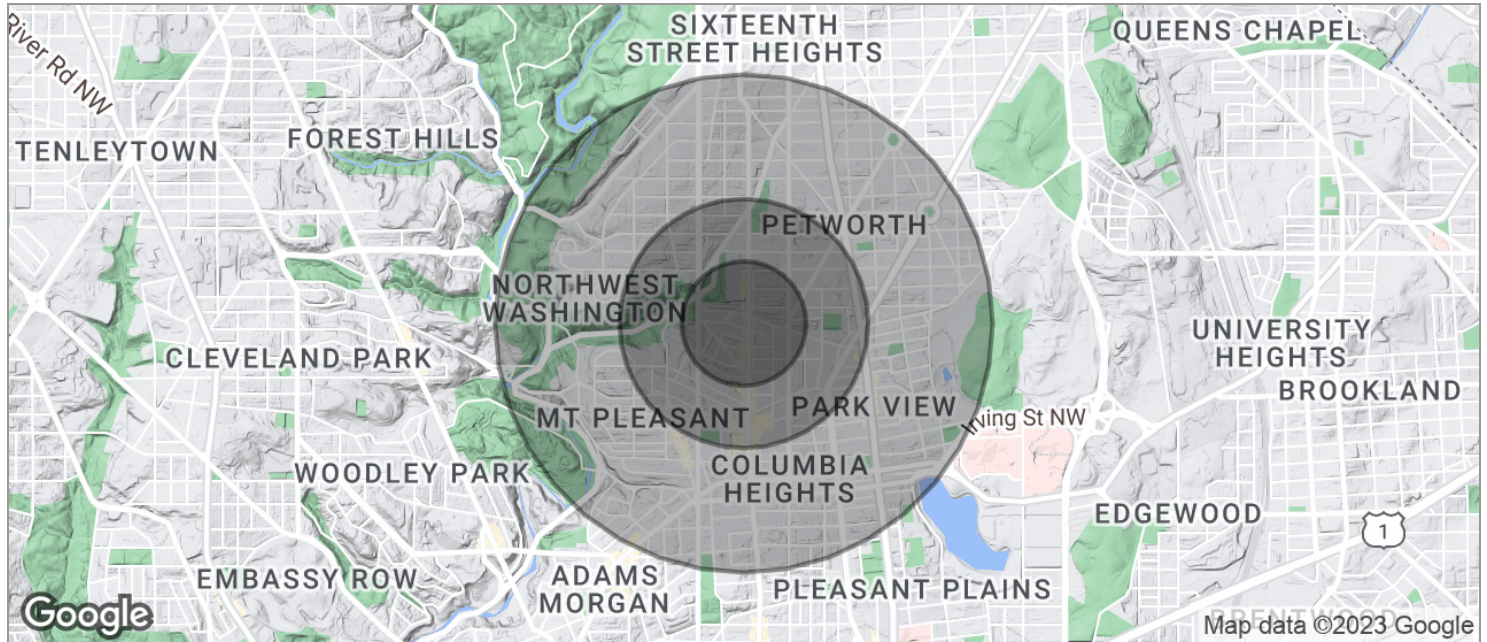
Additional Photos



Location Maps



Demographics Map



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	7,075	21,895	68,462
MEDIAN AGE	31.5	32.3	33.8
MEDIAN AGE (MALE)	31.4	32.1	33.6
MEDIAN AGE (FEMALE)	31.1	31.9	33.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	2,816	9,064	28,491
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$62,796	\$67,941	\$77,853
AVERAGE HOUSE VALUE	\$509,056	\$534,730	\$536,197

* Demographic data derived from 2020 ACS - US Census