



JOIN THESE RETAILERS



RETAIL FOR LEASE

- Existing gas station (0.23 acres) and adjacent parcels (1.49 acres) for sale/lease. 1.72 acres total.
- Excellent visibility and direct access along New York Ave NE (71,070 ADT).
- PDR-2 zoning.
- In close vicinity to New City development— anticipated to break ground in 12 months with 300 units in first phase.

OWNED & MANAGED BY



VICTOR SALCIDO

vsalcido@klnb.com | 240-755-2704

JOE FLEISCHMANN

joef@klnb.com | 703-268-2708

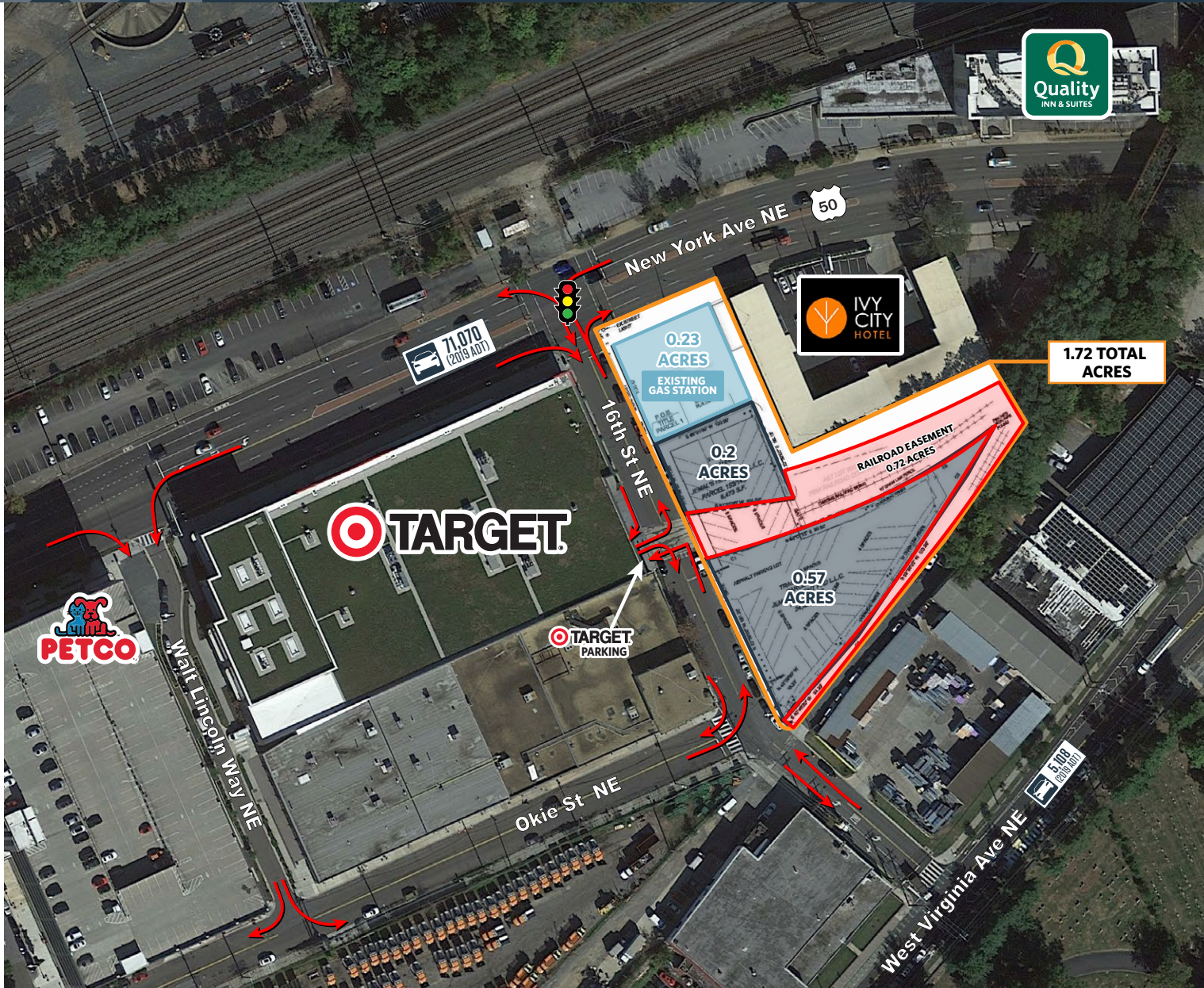
MICHAEL PRATT

mpratt@klnb.com | 202-420-7765

CLOSE-UP

1601 NEW YORK AVE NE

WASHINGTON, DC 20002



VICTOR SALCIDO

vsalcido@klnb.com | 240-755-2704

JOE FLEISCHMANN

joef@klnb.com | 703-268-2708

MICHAEL PRATT

mpratt@klnb.com | 202-420-7765

klnb

AERIAL

1601 NEW YORK AVE NE

WASHINGTON, DC 20002



VICTOR SALCIDO

vsalcido@klnb.com | 240-755-2704

JOE FLEISCHMANN

joef@klnb.com | 703-268-2708

MICHAEL PRATT

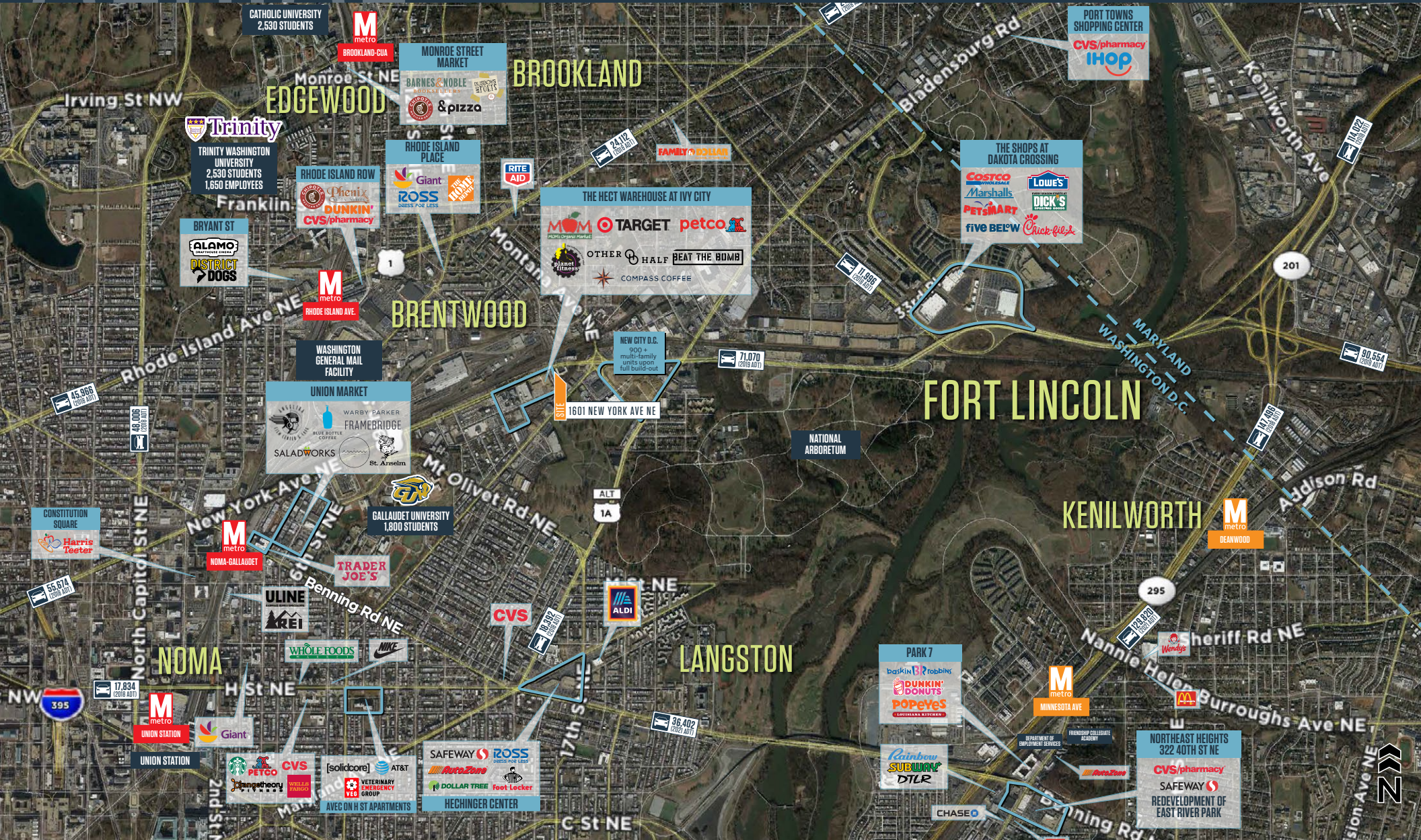
mpratt@klnb.com | 202-420-7765



AERIAL

1601 NEW YORK AVE NE

WASHINGTON, DC 20002



VICTOR SALCIDO
vsalcido@klnb.com | 240-755-2704

JOE FLEISCHMANN
joef@klnb.com | 703-268-2708

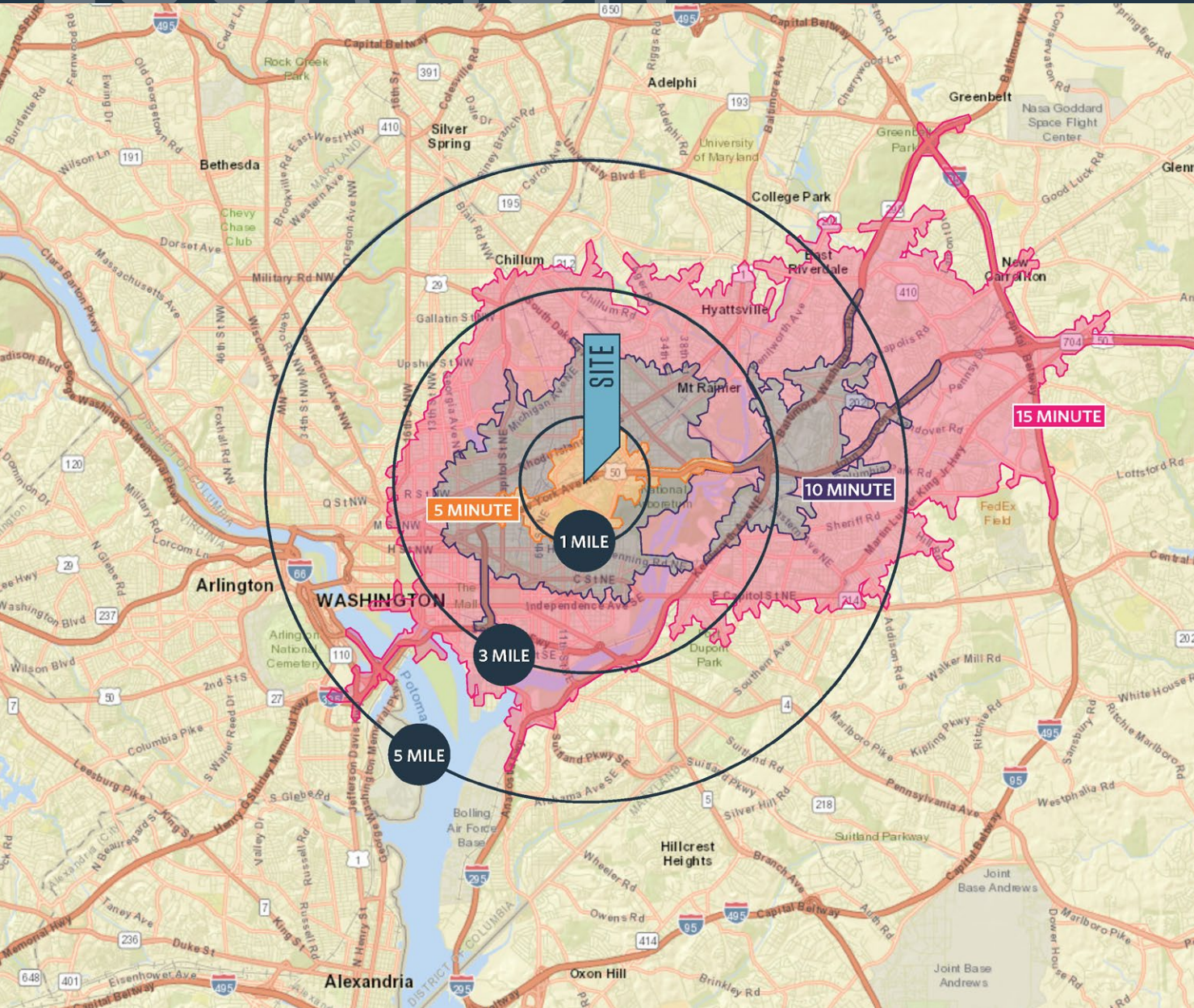
MICHAEL PRATT
mpratt@klnb.com | 202-420-7765



LOCATION

1601 NEW YORK AVE NE

WASHINGTON, DC 20002



DEMOGRAPHICS | 2023

1-MILE	3-MILE	5-MILE
Population		
47,360	395,402	799,534
Daytime Population		
41,651	637,070	911,965
Households		
22,277	190,977	359,679
Average HH Income		
\$122,286	\$156,614	\$145,751

DRIVE TIME DEMOGRAPHICS | 2023:

5-MINUTE	10-MINUTE	15-MINUTE
Population		
51,857	230,413	603,050
Daytime Population		
48,764	296,721	740,059
Households		
24,163	107,857	266,366
Average HH Income		
\$127,592	\$158,802	\$139,671

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

New York Avenue 71,070 ADT

VICTOR SALCIDO
vsalcido@klnb.com | 240-755-2704

JOE FLEISCHMANN
joef@klnb.com | 703-268-2708

MICHAEL PRATT
mpratt@klnb.com | 202-420-7765





1601 NEW YORK AVE NE

WASHINGTON, DC 20002

FOR MORE INFORMATION, PLEASE CONTACT:

VICTOR SALCIDO

vsalcido@klnb.com
240-755-2704

JOE FLEISCHMANN

joef@klnb.com
703-268-2708

MICHAEL PRATT

mpratt@klnb.com
202-420-7765

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

.....

klnb.com

 facebook.com/KLNB

 [@KLNBLLC](https://twitter.com/KLNBLLC)

 linkedin.com/company/klnb

 instagram.com/klnbllc

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.