

## OFFERING SUMMARY

<b>Base Rent:</b>	<b>REDUCED TO \$6,750 per month/NNN</b>
<b>Available SF:</b>	2,320 SF (on two floors) + Patio (approximately 1,300 SF)
<b>Floors:</b>	2
<b>Year Built:</b>	1900/2020 (Renovated)

## PROPERTY HIGHLIGHTS

- Gorgeous neighborhood restaurant/cafe or retail space
- 2,320 SF on two floors ground and lower-level kitchen/storage space. Landlord will provide the patio space without any additional rental charge.
- Approximately 1,300 SF of beautiful patio space

### Inquiries:

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**Capital Investment LLC**  
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- NOMA NEIGHBORHOOD**
- 1 UNION MARKET
  - 2 ATF HEADQUARTERS
  - 3 TRADER Joes
  - 4 CVS
  - 5 HARRIS TEETER
  - 6 HILTON GARDEN INN
  - 7 GALLAUDET UNIVERSITY
  - 8 REI
  - 9 STARBUCKS
  - 10 NPR HEADQUARTERS

- NOMA RESTAURANTS**
- 1 MASSERIA
  - 2 COTTON & REED
  - 3 BLUEBOTTLE COFFEE
  - 4 O-KU DC
  - 5 PLUMA BY BLUE BIRD
  - 6 SHOUK
  - 7 ST. ANSELM
  - 8 MOES
  - 9 SEoul SPICE
  - 10 DUNKIN DOUGHNUTS
  - 11 ROTI
  - 12 POTBELLY
  - 13 LA COLOMBE
  - 14 CARVING ROOM



**NOMA BY THE NUMBERS**



**421,974**

Total Employees  
2 Mile Radius



**\$142,810**

Average HH Income  
2 Mile Radius



**231,160**

Total Population  
2 Mile Radius



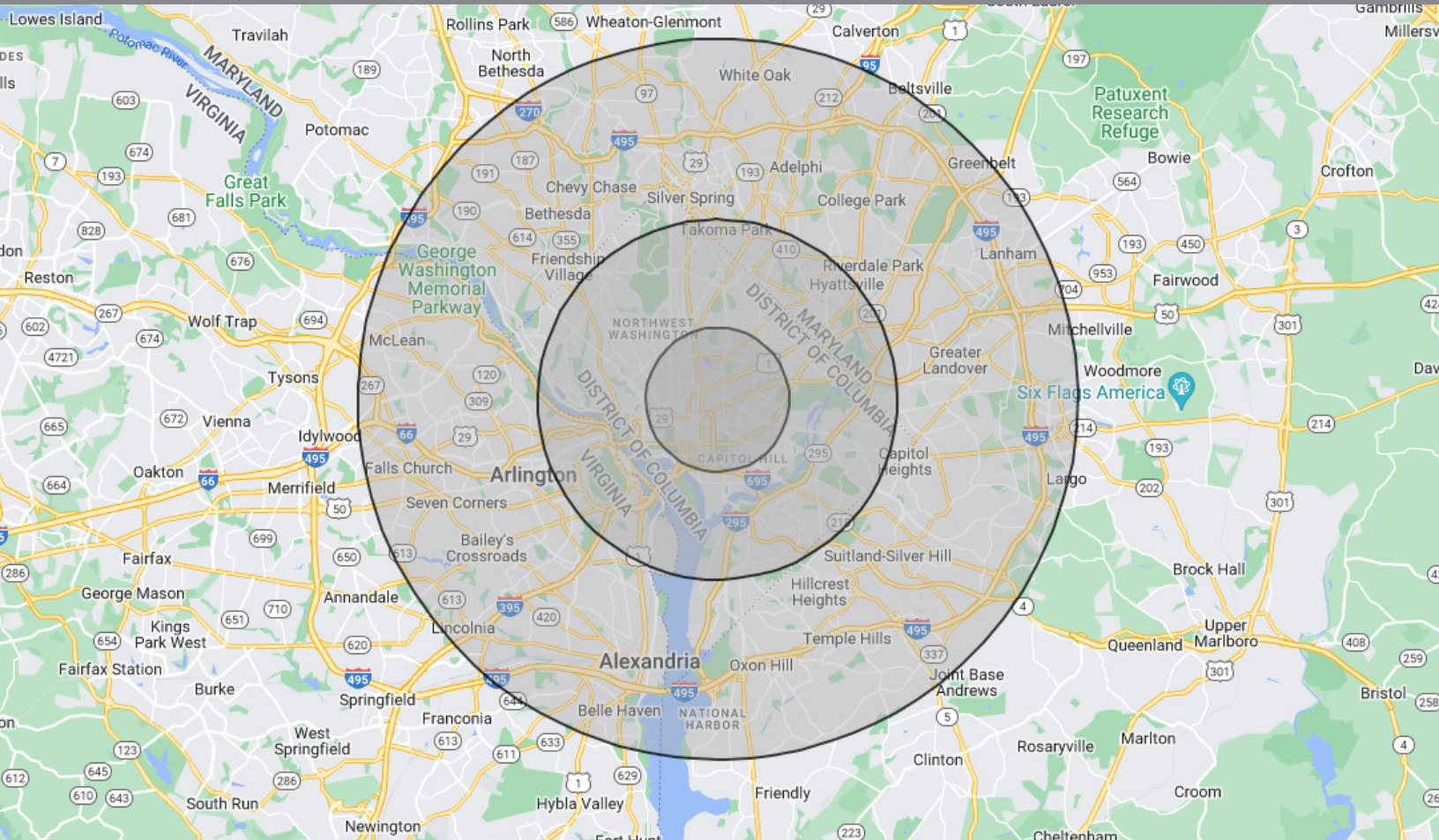
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<b>POPULATION</b>	<b>2 Miles</b>	<b>5 Mile</b>	<b>10 Miles</b>
<b>Total Population</b>	231,160	773,288	2,081,345
<b>Average Age</b>	36.2	36.3	37.5
<b>Bachelor's Degree or Higher</b>	65%	55%	50%
<b>HOUSEHOLDS &amp; INCOME</b>	<b>2 Miles</b>	<b>5 Mile</b>	<b>10 Miles</b>
<b>Total Households</b>	112,691	353,805	868,882
<b># Of Persons Per HH</b>	2.0	2.1	2.3
<b>Average HH Income</b>	\$142,810	\$129,989	\$129,696
<b>Average House Value</b>	\$750,130	\$648,690	\$523,273

*\*Demographic data derived from 2022 US Census*

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# *Capital Investment* LLC

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