



## JOIN THESE RETAILERS

**balance**



**SAGE**  
THEATRE

## RETAIL FOR LEASE

- 3,927 SF second gen fully vented restaurant
- 1,301 SF second gen retail space with over 40 feet of frontage on 13th Street
- 4,542 SF 2nd Gen Café space has 2 existing heat vents and can be combined with 1,301 SF
- Huge outdoor patio available
- 14' ceiling heights
- Walking distance to the dense residential pockets of Logan Circle

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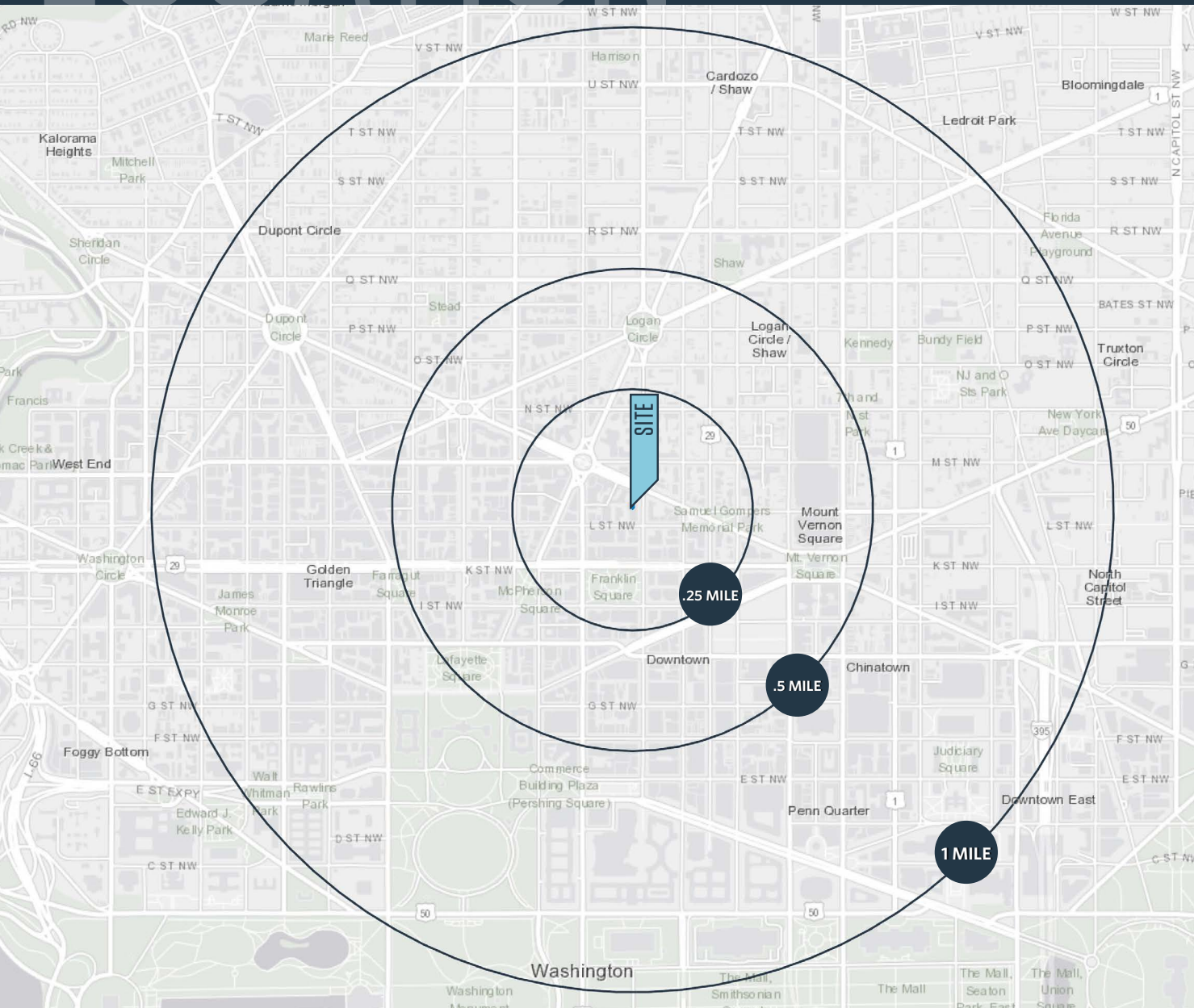
**KELLEY MILLOY**

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# LOCATION

# 1100 13TH STREET NW

WASHINGTON, DC 20005



## AVAILABLE SPACE

| SIZE     | RATE       | CONDITION          | DELIVERY  |
|----------|------------|--------------------|-----------|
| 1,301 SF | Negotiable | 2nd Gen Retail     | Immediate |
| 3,927 SF | Negotiable | 2nd Gen Restaurant | Immediate |
| 4,542 SF | Negotiable | 2nd Gen Cafe       | Immediate |
| .....    |            |                    |           |

## DEMOGRAPHICS | 2022:

### WALK

| 10 MIN             | .25-MILE  | .5-MILE   | 1-MILE    |
|--------------------|-----------|-----------|-----------|
| Population         |           |           |           |
| 19,156             | 8,559     | 20,549    | 73,287    |
| Daytime Population |           |           |           |
| 99,309             | 35,933    | 105,267   | 303,430   |
| Households         |           |           |           |
| 11,674             | 5,290     | 12,483    | 41,643    |
| Average HH Income  |           |           |           |
| \$151,954          | \$135,800 | \$152,505 | \$157,121 |
| .....              |           |           |           |

## TRAFFIC COUNTS | 2022:

|                      |                        |
|----------------------|------------------------|
| Massachusetts Ave NW | 36,988 ADT             |
| 13th Street NW       | 19,182 ADT             |
| Walkscore            | 98 (Walker's Paradise) |

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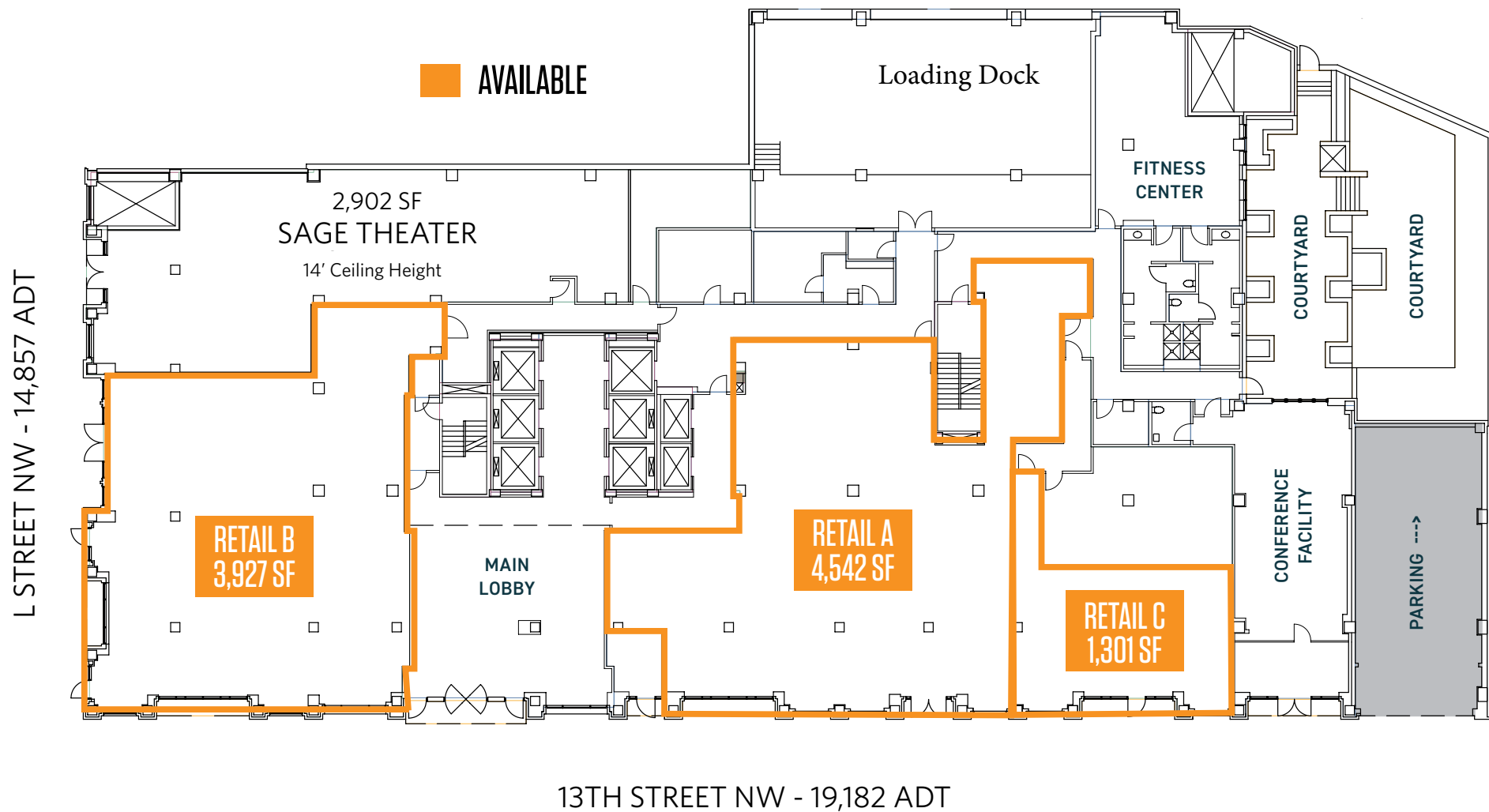
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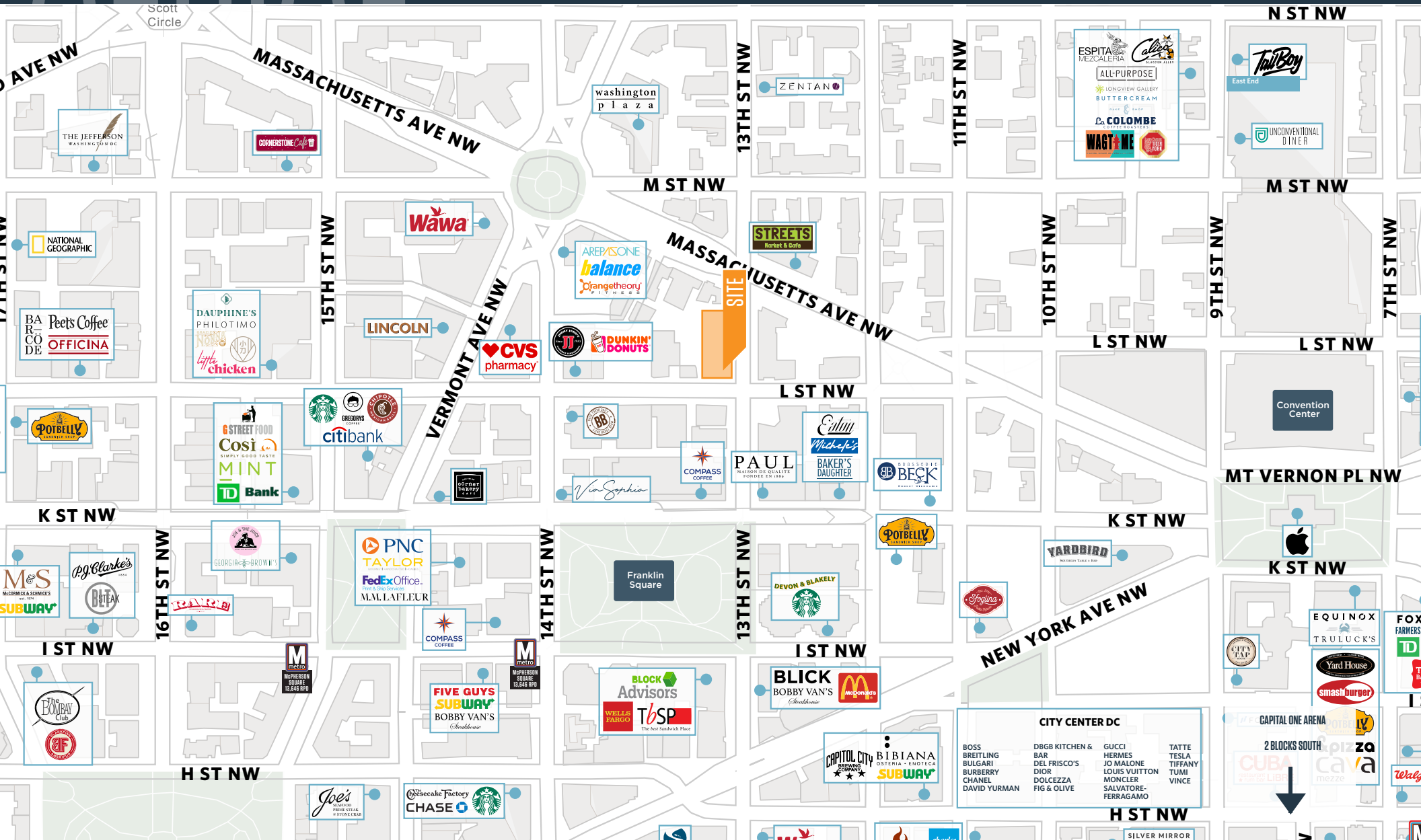
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