



1601 NEW YORK AVE NE

WASHINGTON, DC 20002



JOIN THESE RETAILERS



petco



OTHER HALF



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.

OWNED & MANAGED BY



VICTOR SALCIDO

victor@klnb.com | 240-755-2704

JOE FLEISCHMANN

joef@klnb.com | 703-268-2708

MICHAEL PRATT

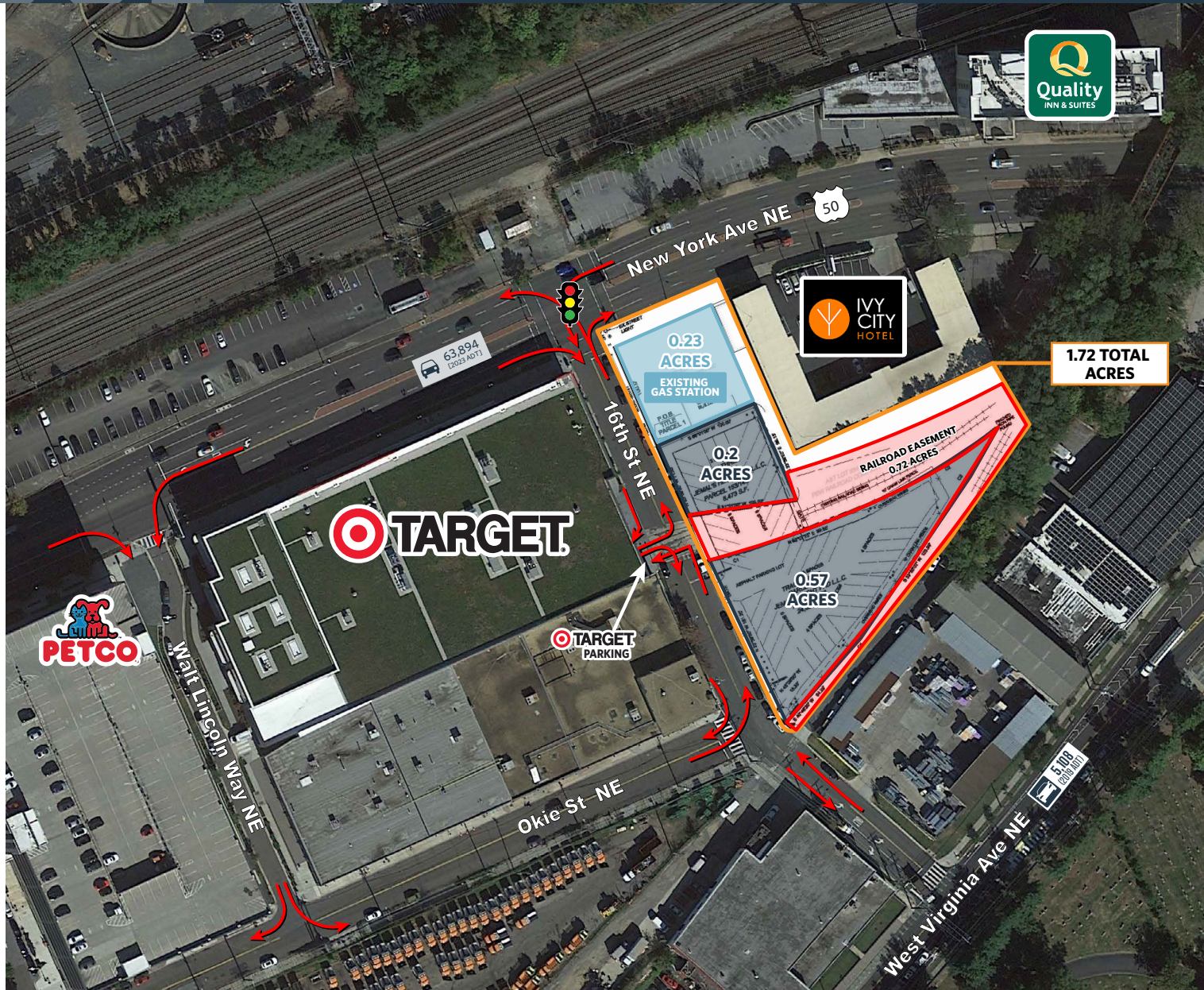
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CLOSE-UP

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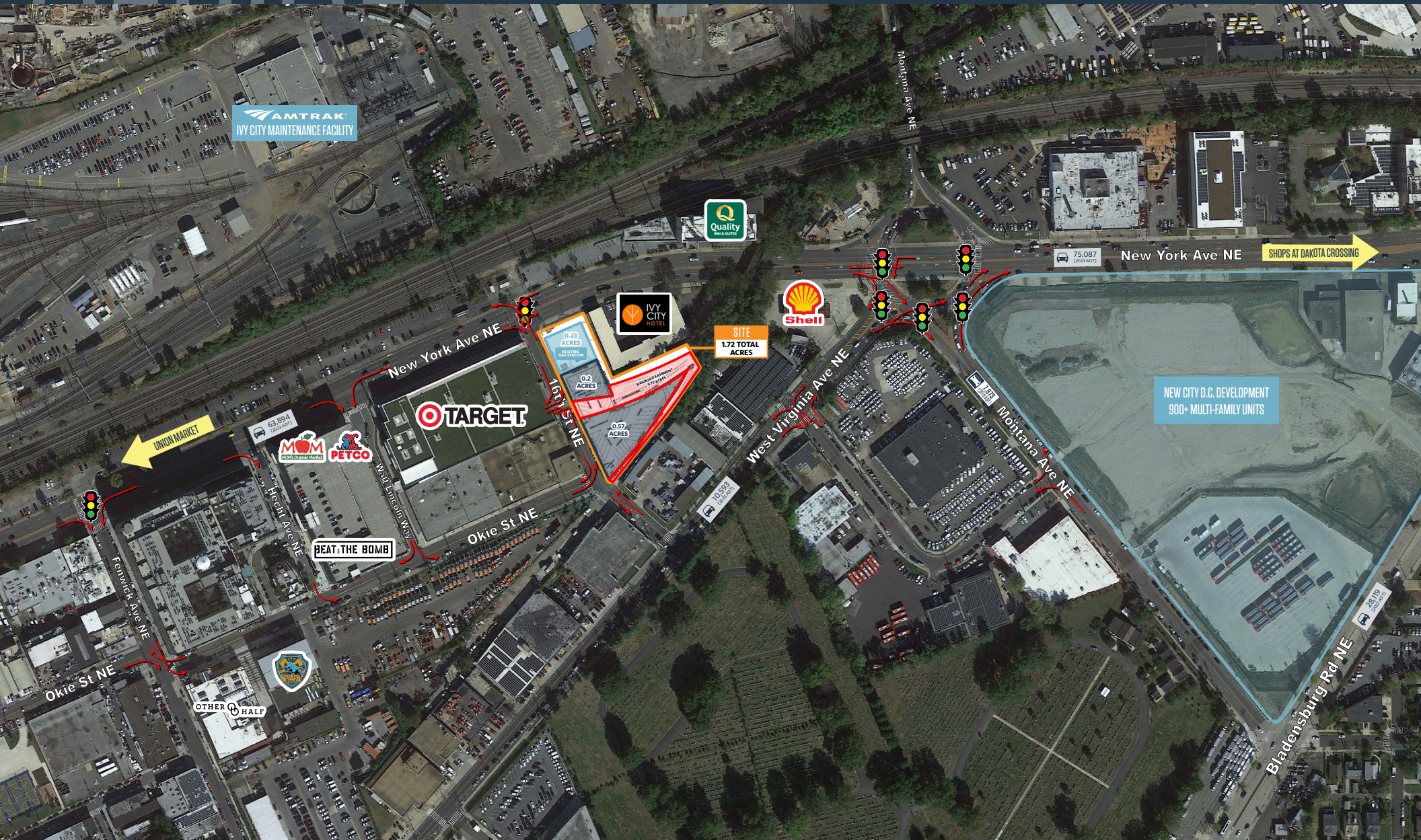
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AERIAL

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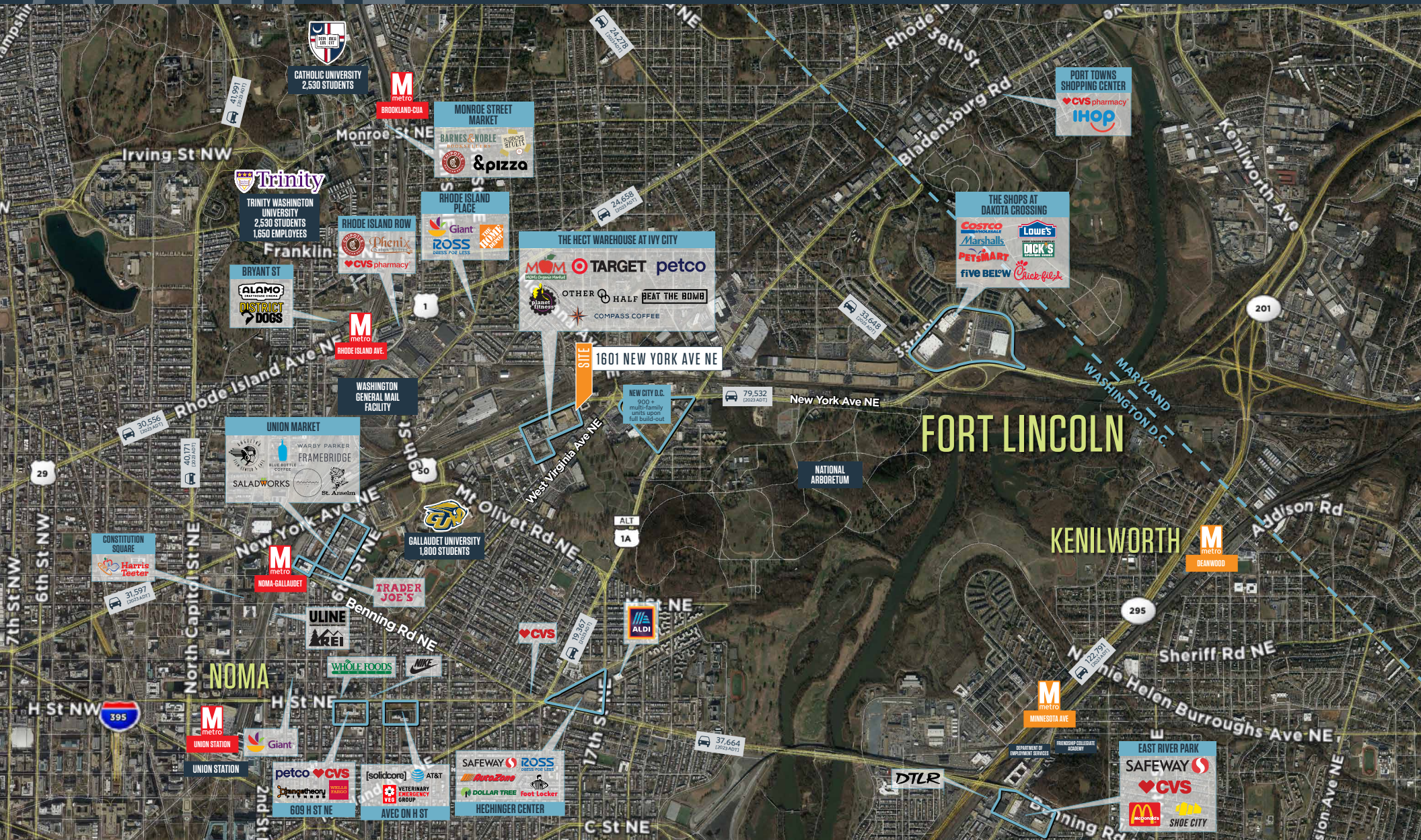
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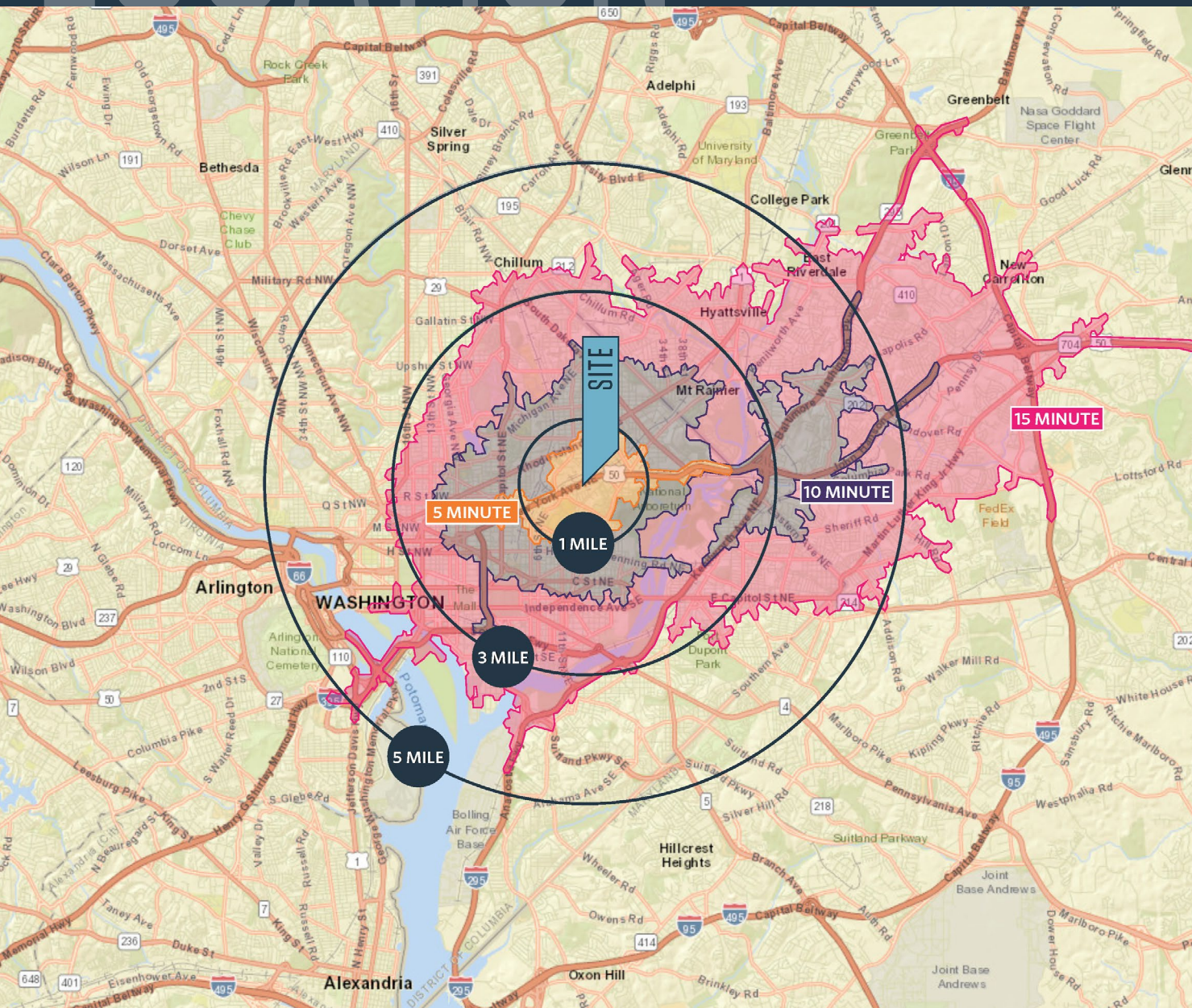
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LOCATION

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DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
28,510	338,929	777,569
Daytime Population		
31,251	496,074	1,125,007
Households		
11,635	156,244	341,598
Average HH Income		
\$104,696	\$158,013	\$146,712

DRIVE TIME DEMOGRAPHICS | 2024:

5-MINUTE	10-MINUTE	15-MINUTE
Population		
28,556	189,133	525,200
Daytime Population		
37,102	205,892	754,405
Households		
12,124	84,158	226,814
Average HH Income		
\$120,689	\$149,922	\$143,173

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

New York Avenue 63,894 ADT

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