

# AVONDALE SHOPS

WASHINGTON, DC | 1901-1919 MICHIGAN AVENUE NE

JSR Management LLC

202-815-7968

**4,164 SF  
ENDCAP SPACE  
AVAILABLE**



AVONDALE SHOPS

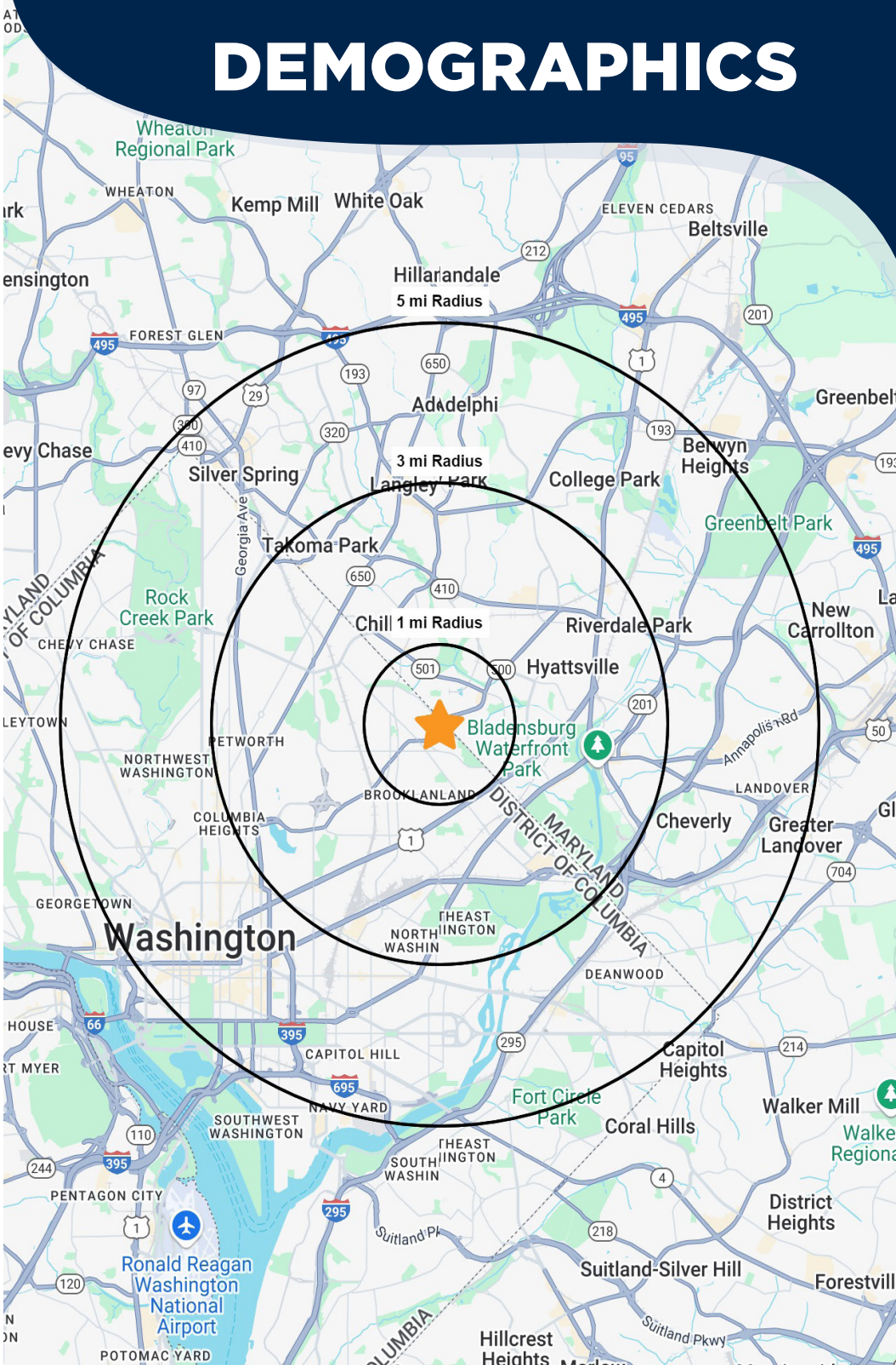
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DEMOGRAPHICS

|                          | 1 MILE                                       | 3 MILES   | 5 MILES   |
|--------------------------|----------------------------------------------|-----------|-----------|
| 2024 POPULATION          | 25,209                                       | 247,227   | 755,650   |
| AVERAGE HOUSEHOLD INCOME | \$98,801                                     | \$113,001 | \$123,001 |
| MEDIAN AGE               | 39.3                                         | 36.8      | 35.7      |
| DAYTIME EMPLOYEES        | 5,875                                        | 111,682   | 654,091   |
| TOTAL CONSUMER SPENDING  | \$288M                                       | \$3B      | \$10B     |
| TRAFFIC COUNT            | Michigan Ave/Webster St NE SW<br>VPD: 21,621 |           |           |



DEMOGRAPHICS



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# THE CENTER



Endcap at signalized intersection, pylon at light, A+ visibility.

Immediate parking field with easy access.

Large pylon sign and excellent visibility on high-traffic Michigan Avenue.

Necessity based retail, community center situated right at the border of DC and MD serving local patron's daily.



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# MARKET AERIAL

### AVONDALE SHOPS



### 3104 QUEENS CHAPEL RD



MICHIGAN AVE NE

EASTERN AVE NE

QUEENS CHAPEL RD

### HSC PEDIATRIC CENTER



THE HSC HEALTH CARE SYSTEM



DOLLAR GENERAL

## AVONDALE SHOPS

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# SITE PLAN



REAR LOWER ELEVATION

1906A

1918A

SUBWAY



1915/1919

1913

1911

1909

1907

1905

1903A

1901

MICHIGAN AVE. NE 21621 VPD

EASTERN AVE. NE 5372 VPD



| UNIT      | SF    | TENANT                   |
|-----------|-------|--------------------------|
| 1901      | 4,164 | AVAILABLE                |
| 1903A     | 1,137 | Tobacco and Convenience  |
| 1905      | 1,470 | DC Nails                 |
| 1906A     | 1,344 | YMCA Calomaris Center    |
| 1918A     | 3,450 | YMCA Day care            |
| 1907      | 1,344 | Subway                   |
| 1909      | 1,460 | Avondale Coffee          |
| 1911      | 1,560 | Goody Dry Cleaners       |
| 1913      | 1,560 | Shark's Fish and Chicken |
| 1915/1919 | 9,060 | Dollar Tree              |

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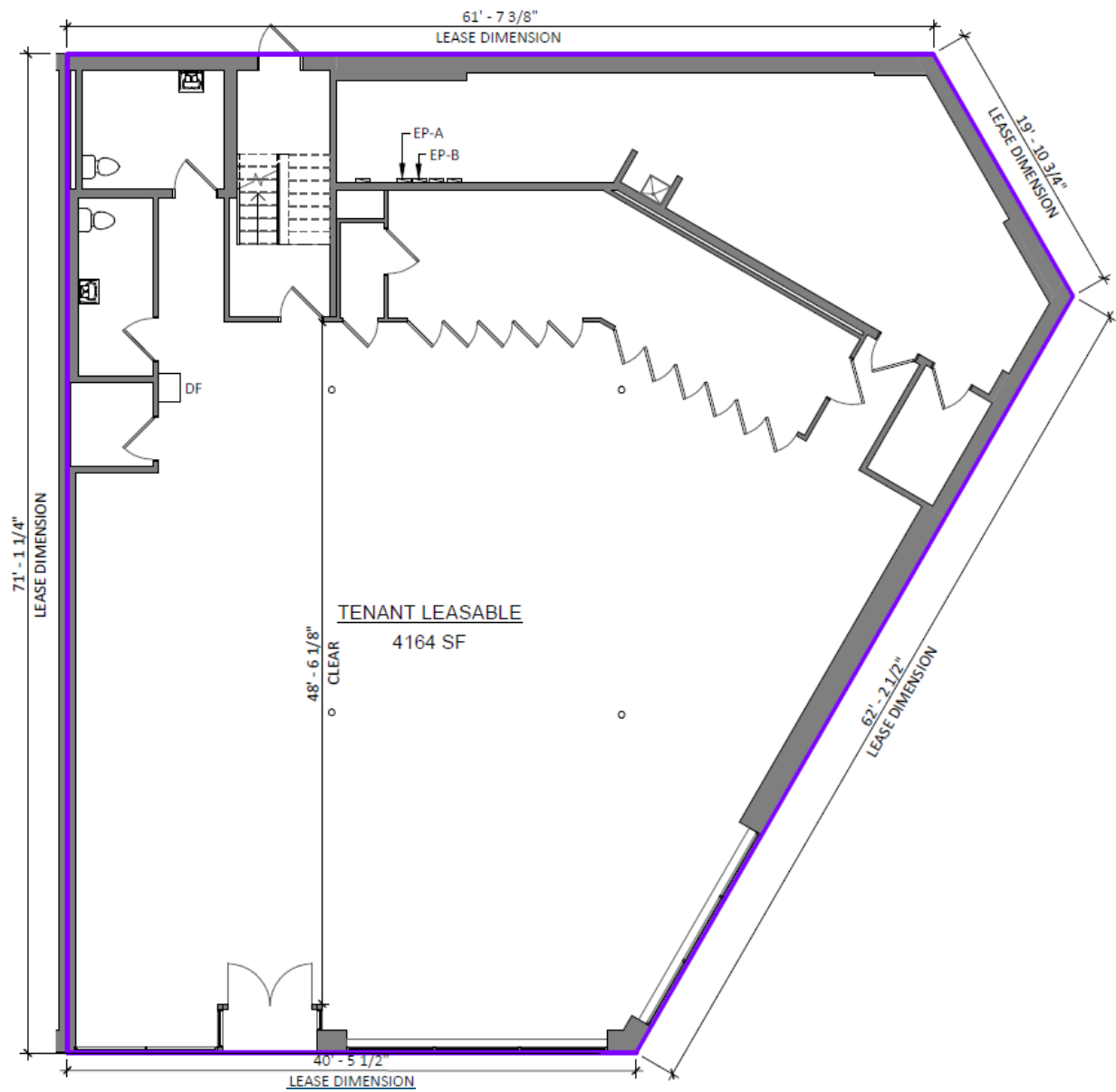
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# SPACE AVAILABLE



### UNIT 1901

2nd Gen Grocer with Coolers  
Seeking Restaurant or Small Format Grocer  
4,164 SF Available



|                     |                 |
|---------------------|-----------------|
| LEASABLE AREA       | 4,164 SF        |
| SPRINKLERED         | NO              |
| FIRE ALARM          | NO              |
| NO. OF EXITS        | 2               |
| EXISTING USE        | B               |
| FL TO U/S STRUCT HT |                 |
| RESTROOMS           | 2               |
| CEILINGS            |                 |
| FRONT               | 10'-0" AFF, ACT |
| RESTROOMS           | 8'-0" AFF, ACT  |
| BACK                | 10'-0" AFF, ACT |
| COOLER              | 7'-6" +2"FF     |
| STOREFRONT          |                 |
| ALUMINUM            | 9'-10" H        |

LEGEND

|                    |                      |
|--------------------|----------------------|
| (W) WATER METER    | DF DRINKING FOUNTAIN |
| EP ELECTRIC PANEL  | MS MOP SINK          |
| [F] FIRE ALARM     | WH WATER HEATER      |
| (T) THERMOSTAT     | FD FLOOR DRAIN       |
| (M) ELECTRIC METER | CO CLEAN OUT         |