

218 CEDAR STREET NW, WASHINGTON, DC 20012



218 CEDAR STREET NW, WASHINGTON, DC 20012

#### PROPERTY SUMMARY





#### **PROPERTY HIGHLIGHTS**

- Gateway location to the rest of Carrol Street Retail (major retail corridor in the area)
- Directly across the street from Takoma Metro Station
- Join Starbucks, Busboys & Poets, CVS, SunTrust, Takoma Bev Co. and Girl & Vine
- Located in the energetic and vibrant community of Takoma Park Washington, DC.
- Busboy and Poets & Starbucks are immediate neighbors
- Delivery estimated Q3 2022

#### **OFFERING SUMMARY**

Lease Rate: Available SF: Building Size:

#### **PROPERTY DESCRIPTION**

DEMOCRAPHICS

Once in a decade opportunity to be the Gateway Anchor to the Takoma Park Retail Corridor. Approximately 8,400 SF of Class A Retail/Office space located directly across the street from Takoma Park Metro Station (Red Line). This prime retail/office located directly at the entrance to the Carrol Street Retail corridor, next door to Busboy and Poets as well as Starbucks and other unique dining and entertainment establishments. The Takoma Park community is one of those rare communities where retail and office space are exceptionally hard to come by. Additionally, the development will bring highly sought after home ownership opportunities with 36 condominium units above.

	DEMOGRAPHICS		JIVITLLJ	JIVITLLS
Negotiable	Total Households	10,488	100,864	281,007
1,409 - 8,365 SF	Total Population	25,147	262,030	690,012
48,571 SF	Average HH Income	\$90,537	\$83,614	\$96,852

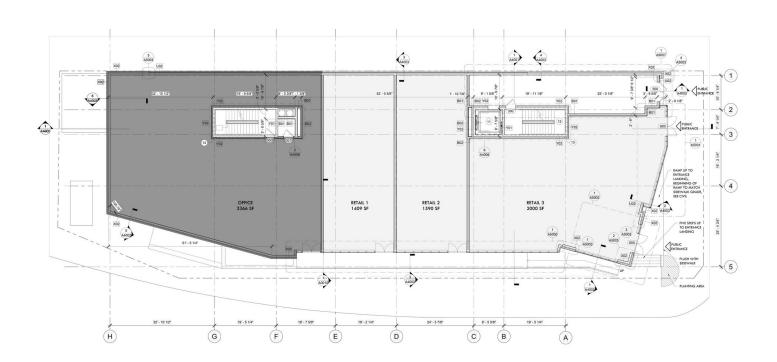
DIVARIS REAL ESTATE INC // 8150 LEESBURG PIKE, SUITE 501, TYSONS, VA 22182 // DIVARIS.COM

5 MILES

218 CEDAR STREET NW, WASHINGTON, DC 20012

### FLOOR PLAN





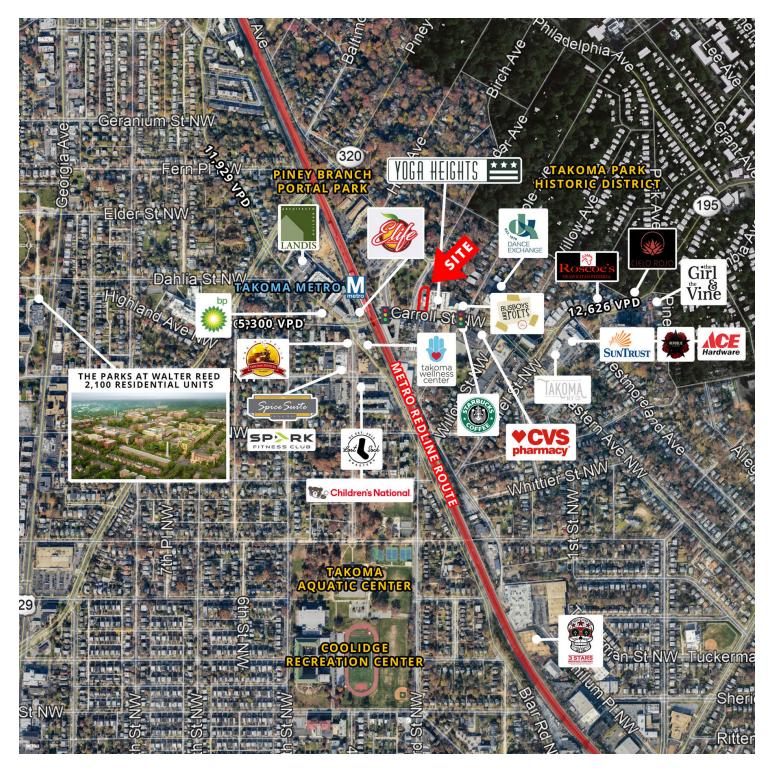
DIVARIS REAL ESTATE INC // 8150 LEESBURG PIKE, SUITE 501, TYSONS, VA 22182 // DIVARIS.COM

**ROB GRAY** 571.550.9042 ROBERT.GRAY@DIVARIS.COM FLOOR PLAN // 3

218 CEDAR STREET NW, WASHINGTON, DC 20012

#### RETAILER MAP

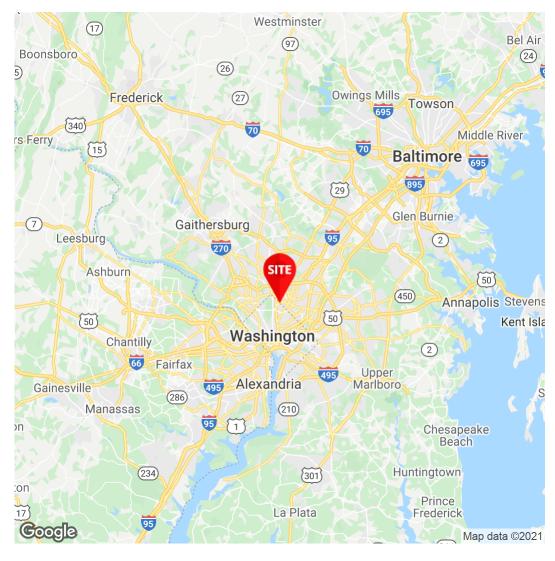




DIVARIS REAL ESTATE INC // 8150 LEESBURG PIKE, SUITE 501, TYSONS, VA 22182 // DIVARIS.COM

RETAILER MAP // 4

JOSEPH FARINA 571.620.5142 JFARINA@DIVARIS.COM ROB GRAY 571.550.9042 ROBERT.GRAY@DIVARIS.COM







Joseph Farina Principal 571.620.5142 Jfarina@Divaris.Com

Rob Gray Vice President, Investment Sales & Leasing 571.550.9042 Robert.Gray@Divaris.Com

The information contained herein should be considered confidential and remains the sole property of Divaris Real Estate, Inc. at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Divaris Real Estate, Inc.