

20 M ST  
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Retail For Lease



Leasing Information:  
202.513.6700

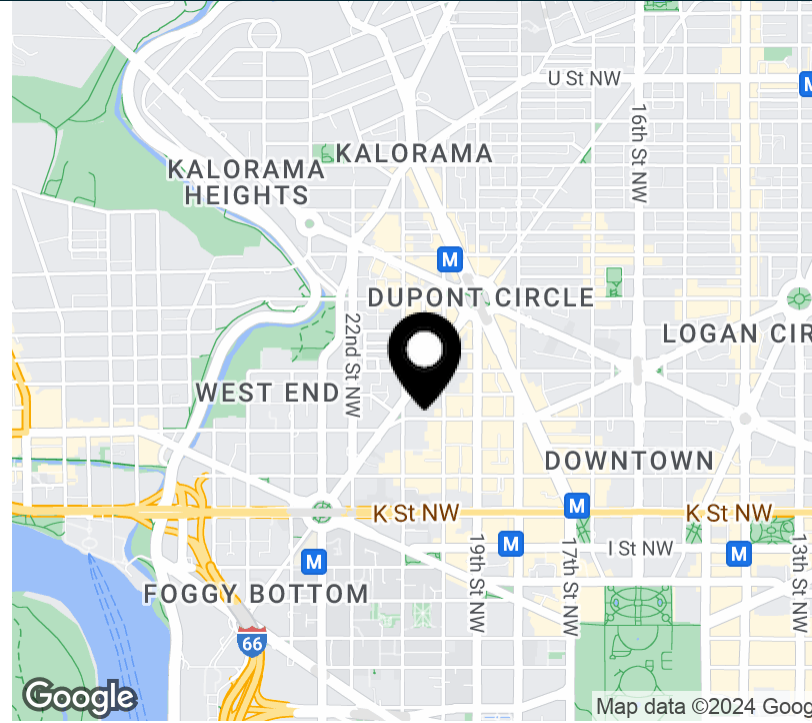
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**Lincoln**

Lincoln Property Company  
101 Constitution Avenue, NW Suite 325 East  
Washington, DC 20001

[www.lpc.com](http://www.lpc.com)



**Property Highlights**

- Located in Washington, DC's CBD
- Large block retail space currently built out as a school
- Ideal for learning center, health club, drug store, grocery
- Benefit from the CBD's daytime population and Dupont Circle and West End's evening crowd
- Easy walk to Metro
- Great signage opportunity
- Trophy Law Firm neighbors

**Availabilities**

Retail

**SF**

12,956 SF

**Lease Rate**

Negotiable

**Date Available**

Available Immediately

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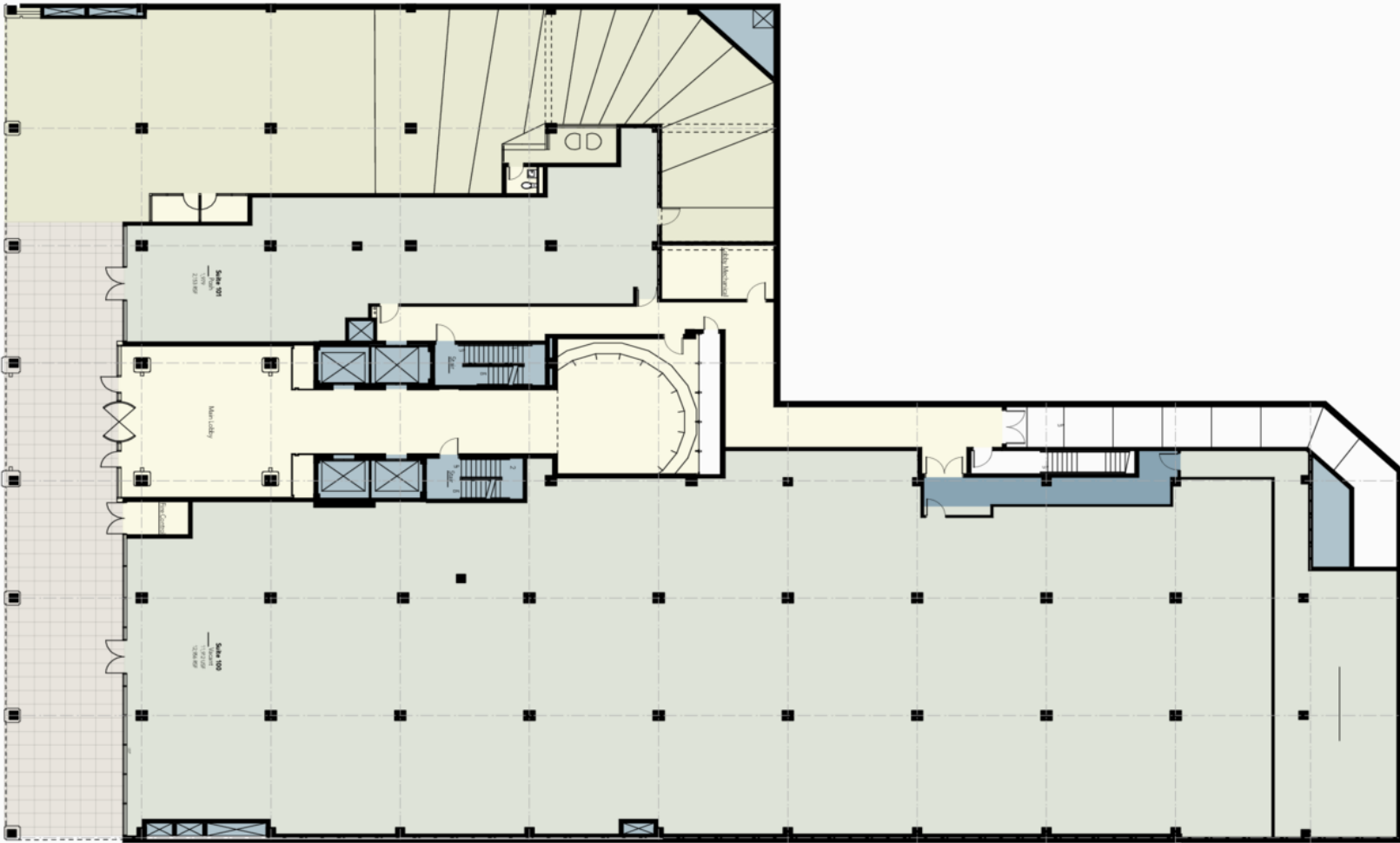
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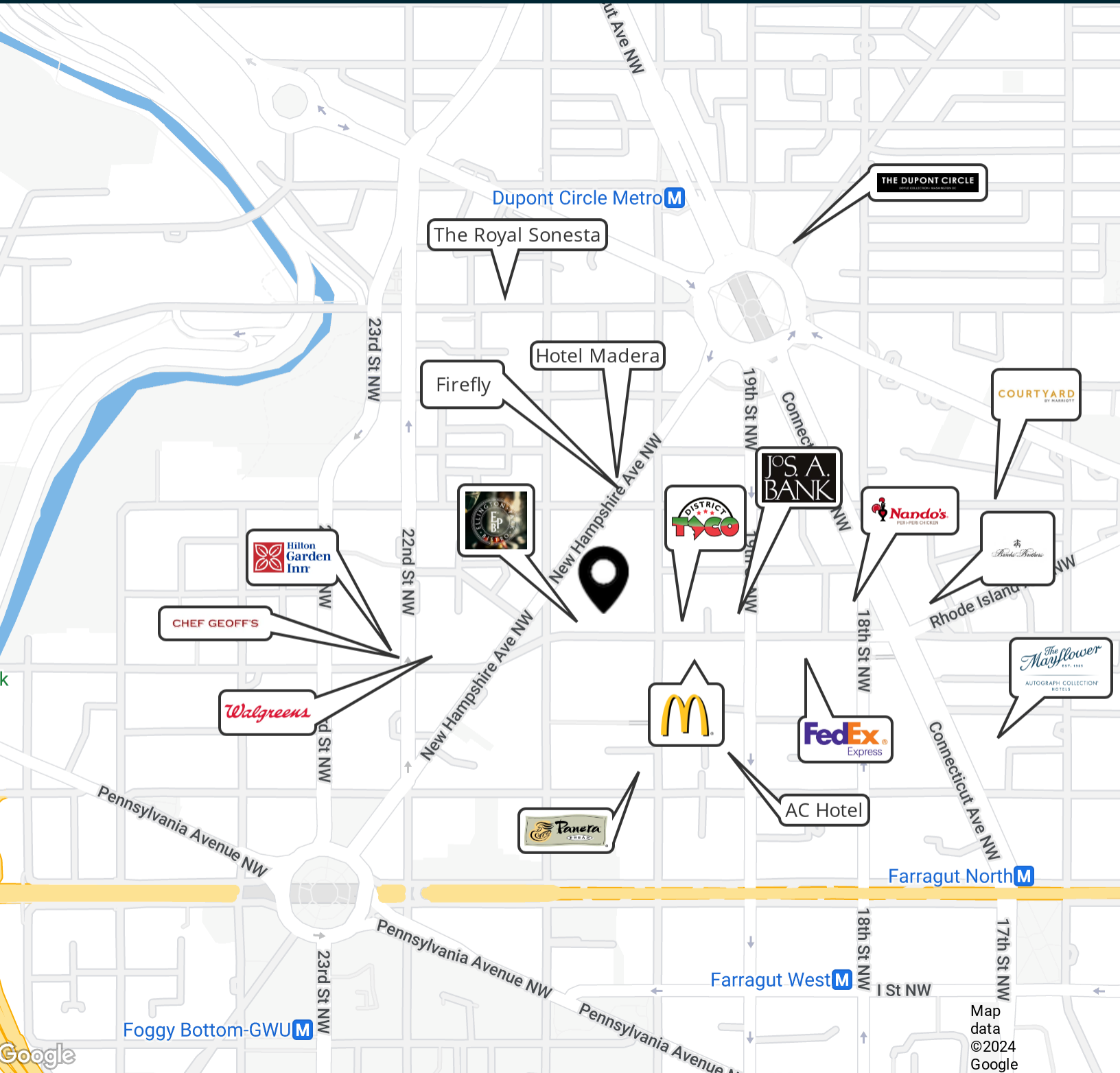
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Suite	Size	Lease Rate	Description
■ Retail	12,956 SF	Negotiable	Can be Subdivided

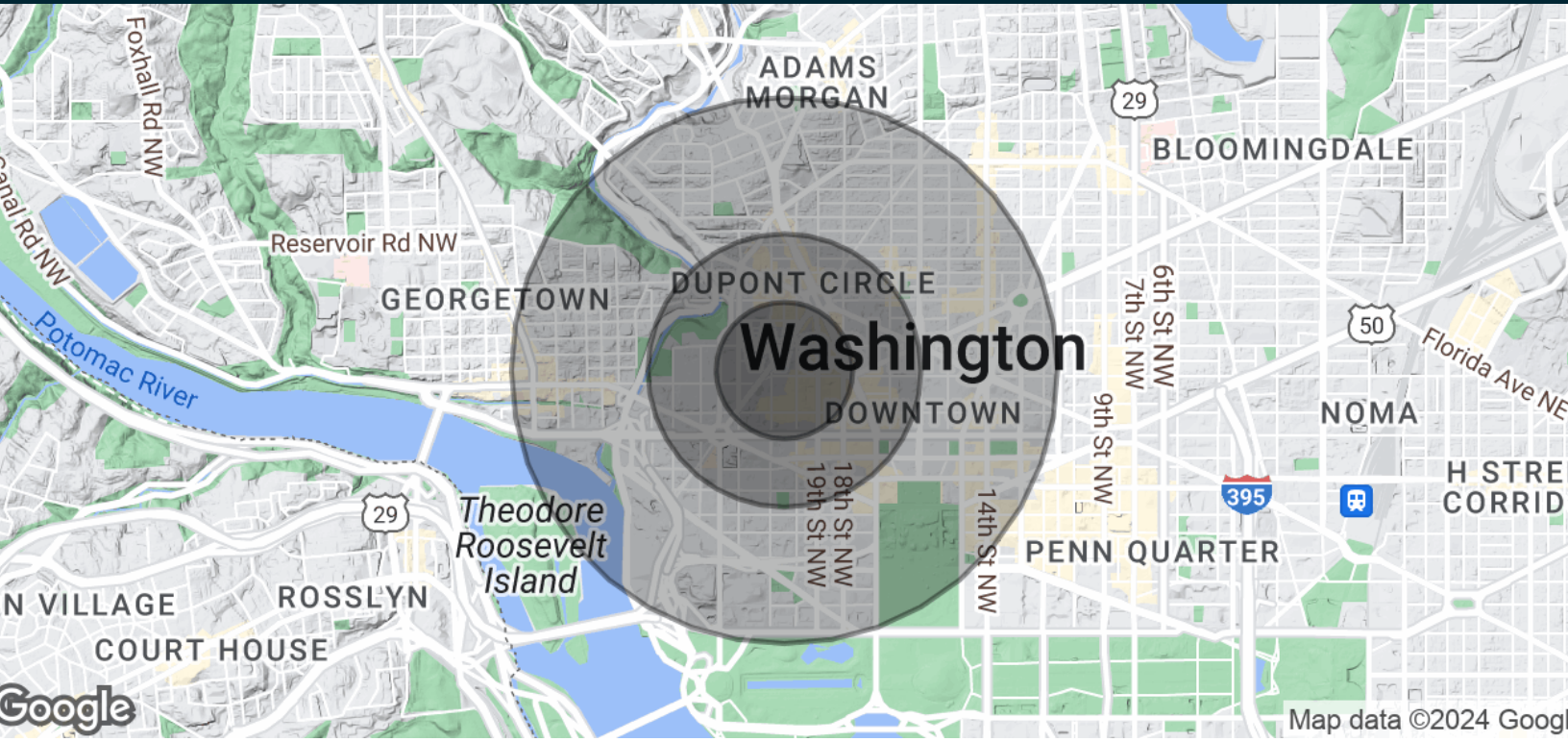
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	5,295	18,369	66,786
Median Age	32.8	32.4	34.1
Daytime Population	35,162	121,221	253,925
White Collar Workers	93.4%	94.8%	94.3%
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	3,436	10,853	37,678
# of Persons per HH	1.4	1.5	1.6
Average HH Income	\$153,965	\$163,718	\$179,859
Average House Value	\$983,974	\$880,849	\$948,570
Educational Attainment	0.25 Miles	0.5 Miles	1 Mile
Some College, No Degree	4.2%	3.4%	4.0%
Associate Degree	1.2%	1.4%	1.0%
Bachelor's Degree	30.9%	33.3%	33.2%
Graduate/Professional Degree	57.3%	58.3%	57.0%

\* Demographic Source: ESRI/BIS.com; Based on 2020 Census and 2023 Estimates

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