

LEASE

MOVE IN READY LIQUOR STORE FOR LEASE ON A BUSY GEORGIA AVE

5413 Georgia Ave NW Washington, DC 20011



LEASE RATE

\$20.00 SF/yr

Deniz Senyurt, CCIM

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PROPERTY DESCRIPTION

Two level retail space for lease on Georgia Ave NW. 1500 SF is on the street level: perfect space for ethnic grocery stores, coffee shop, bakery, liquor store. Additional 1500 SF space is on the ground floor suitable for storage.

LOCATION DESCRIPTION

Located at busy 5413 Georgia Ave NW Washington DC 20011, this retail property offers high visibility by 26000 vehicles per day. Just minutes from the Georgia Ave-Petworth Metro Station, it's easily accessible for both pedestrians and commuters. The area has a population of 163,048 with a median household income of \$108,211 in 10 min drive time, making it an ideal location for retail businesses seeking strong community engagement and exposure.

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Number of Units:	1
Available SF:	3000

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PROPERTY HIGHLIGHTS

- Signage visibility by 26,000 vehicles per day
- Population of 163,048 in 10 min drive time
- Median income of \$108,211 in 10 min drive time
- 9 Minutes bus ride (70) from Georgia Ave – Petworth Metro Station
- Build as Liquor Store
- Potential to purchase Liquor Business

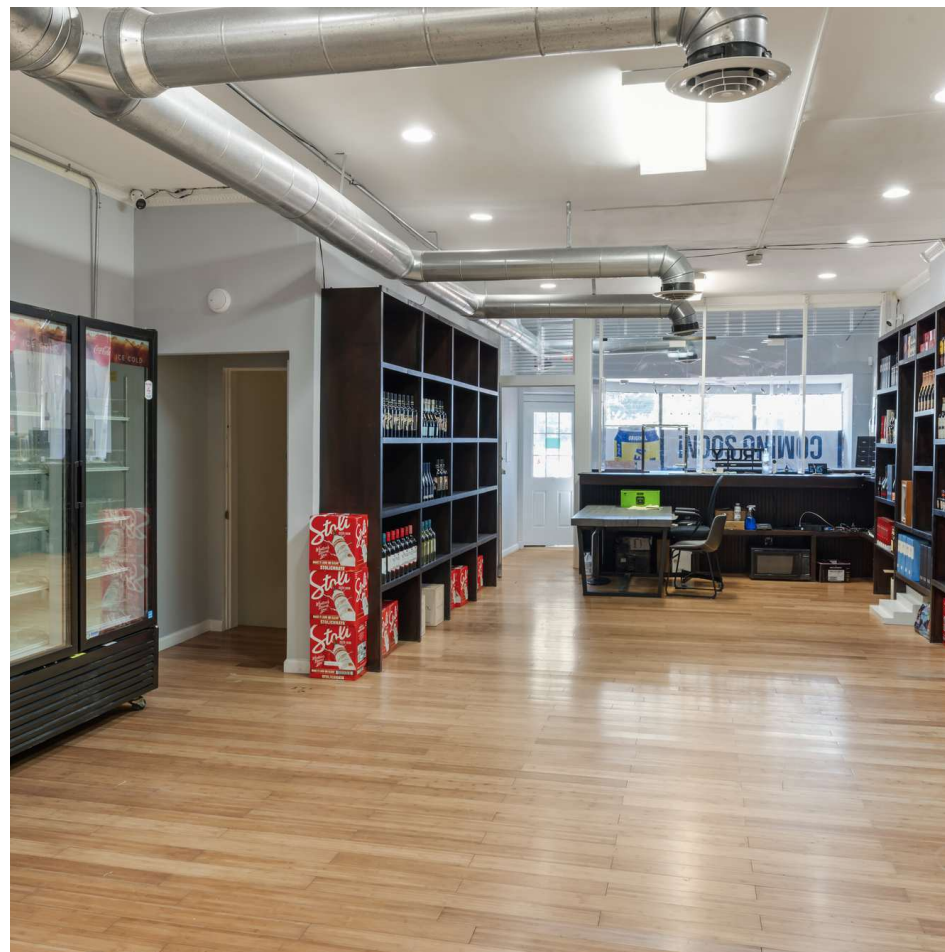
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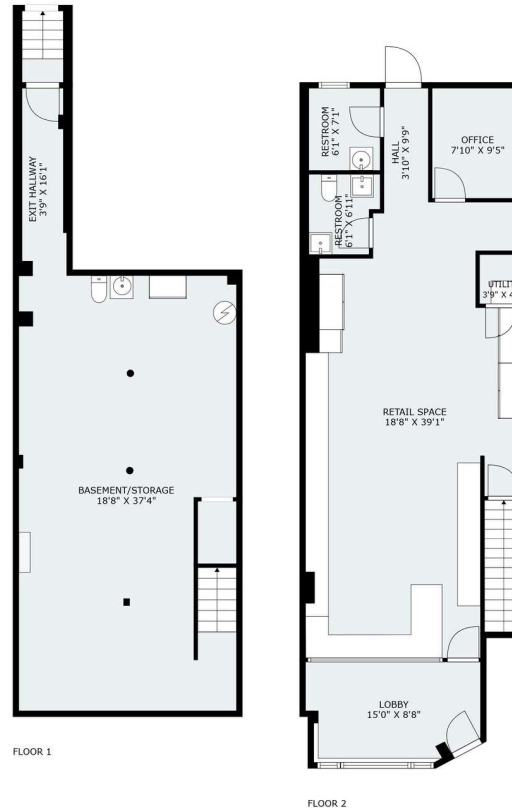
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Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

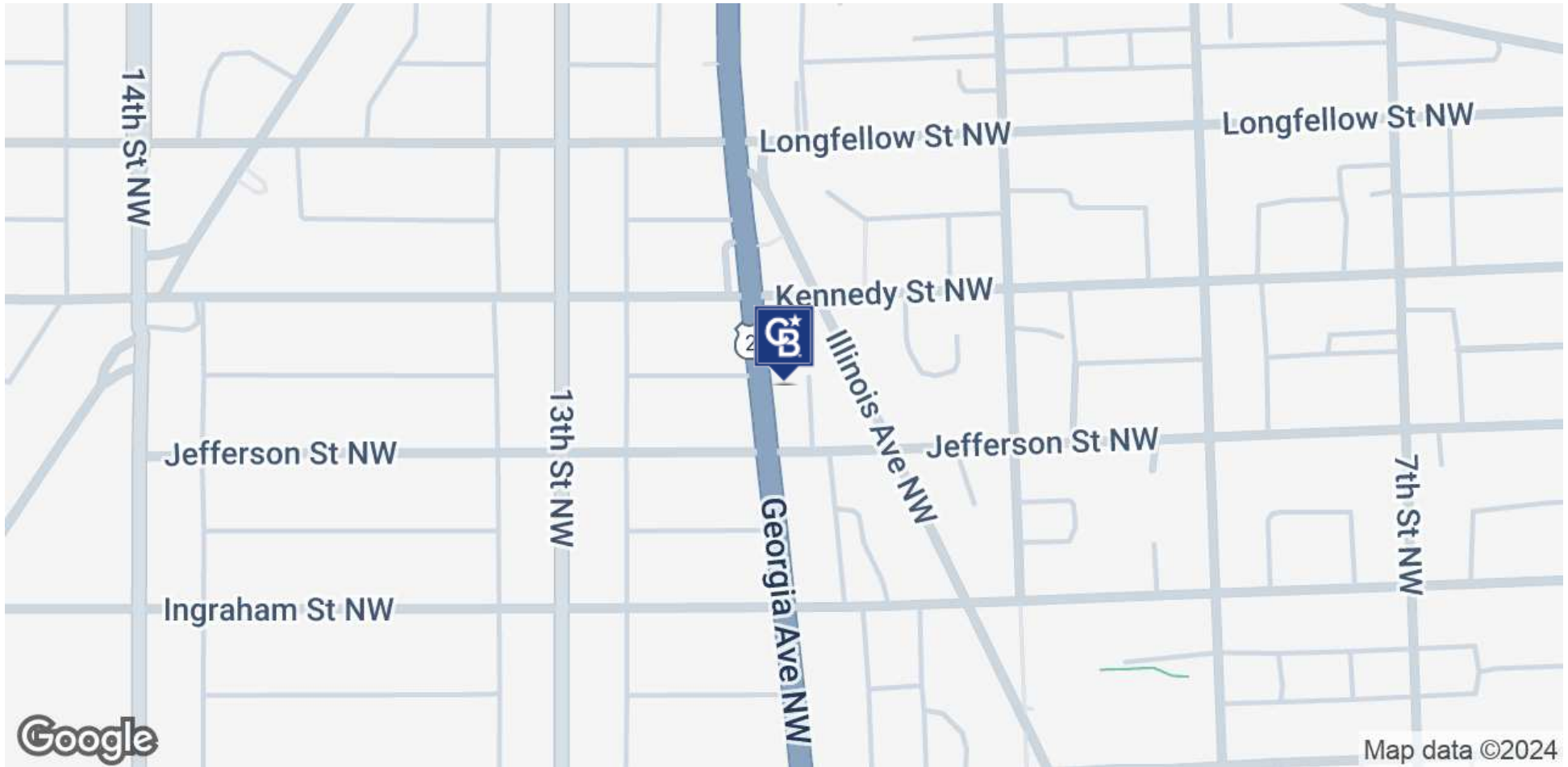
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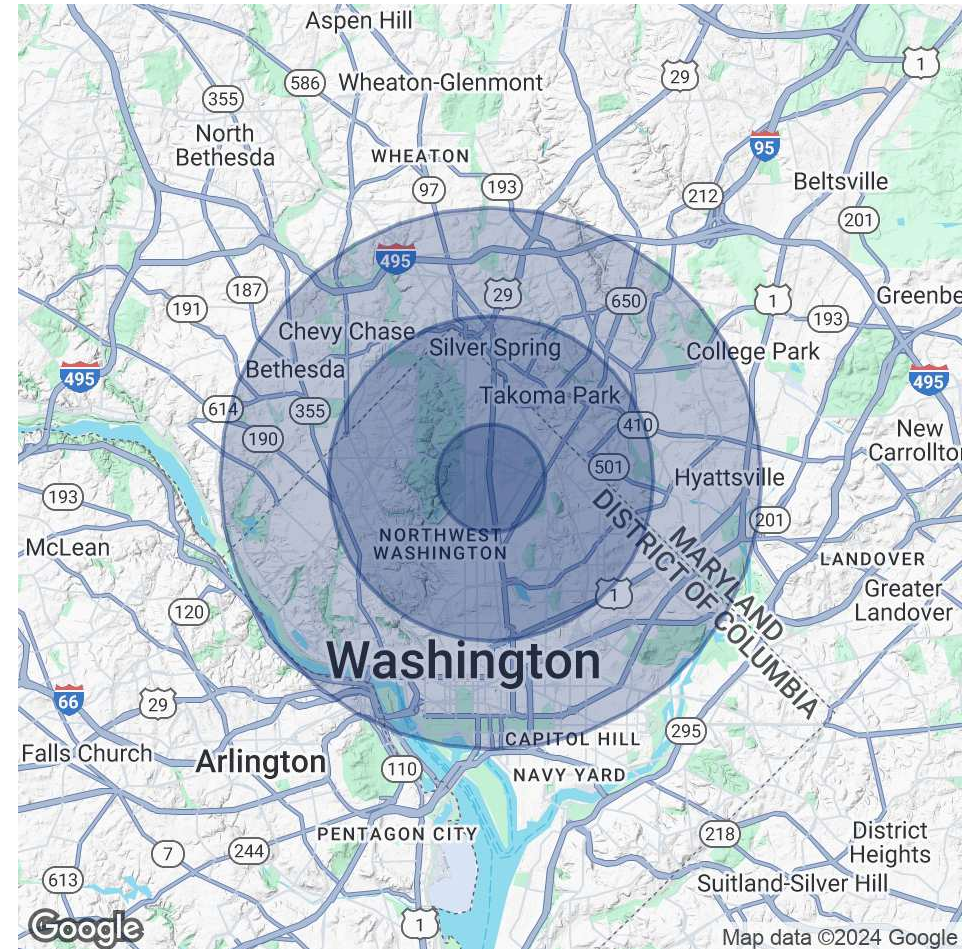
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	41,233	327,940	776,635
Average Age	39	39	38
Average Age (Male)	38	38	38
Average Age (Female)	40	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	15,120	145,052	336,061
# of Persons per HH	2.7	2.3	2.3
Average HH Income	\$153,101	\$164,541	\$164,758
Average House Value	\$792,963	\$864,837	\$838,777

Demographics data derived from AlphaMap



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PROFESSIONAL BACKGROUND

Deniz Senyurt holds a Real Estate Broker license in Virginia and a Sales Associate license in Maryland and Washington DC. Deniz specialized in commercial real estate with vast experience in medical office, retail, and industrial property leasing and sales. Aside from being Chair of the Commercial Council of NVAR, Deniz serves as Northern Virginia Area Director of CCIM Mid Atlantic Chapter. She is also the 2022 Coldwell Banker International Diamond Society Presidents Elect, 2022 Coldwell Banker Commercial Gold Circle of Distinction, 2023 Coldwell Banker Commercial Silver Circle of Distinction, 2024 CREXI Platinum Broker and NVAR Platinum Top Producer Award Winner.

EDUCATION

Deniz holds 3 Masters degrees (MBA in Small and Medium Sized Enterprises, MBA in International Business Finance, MA in International Trade and Investment Policy Program), from George Washington University. She has graduated from NVAR Leadership Institute in 2021. Her designations are Certified International Property Specialist (CIPS), Certified Merger and Acquisition Advisor (CM&AA) and Certified Commercial Investment Member (CCIM).

MEMBERSHIPS

MAREMA, CCIM, NVAR, NAR

Past President of Mid Atlantic Real Estate Marketing Association

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