

# RETAIL SPACES FOR LEASE IN MIXED USE DC NEIGHBORHOOD CENTER

*Palisades Plaza*

5185 MACARTHUR  
BOULEVARD NW



2nd Generation  
Fitness Space

Colliers

ROB GRAY

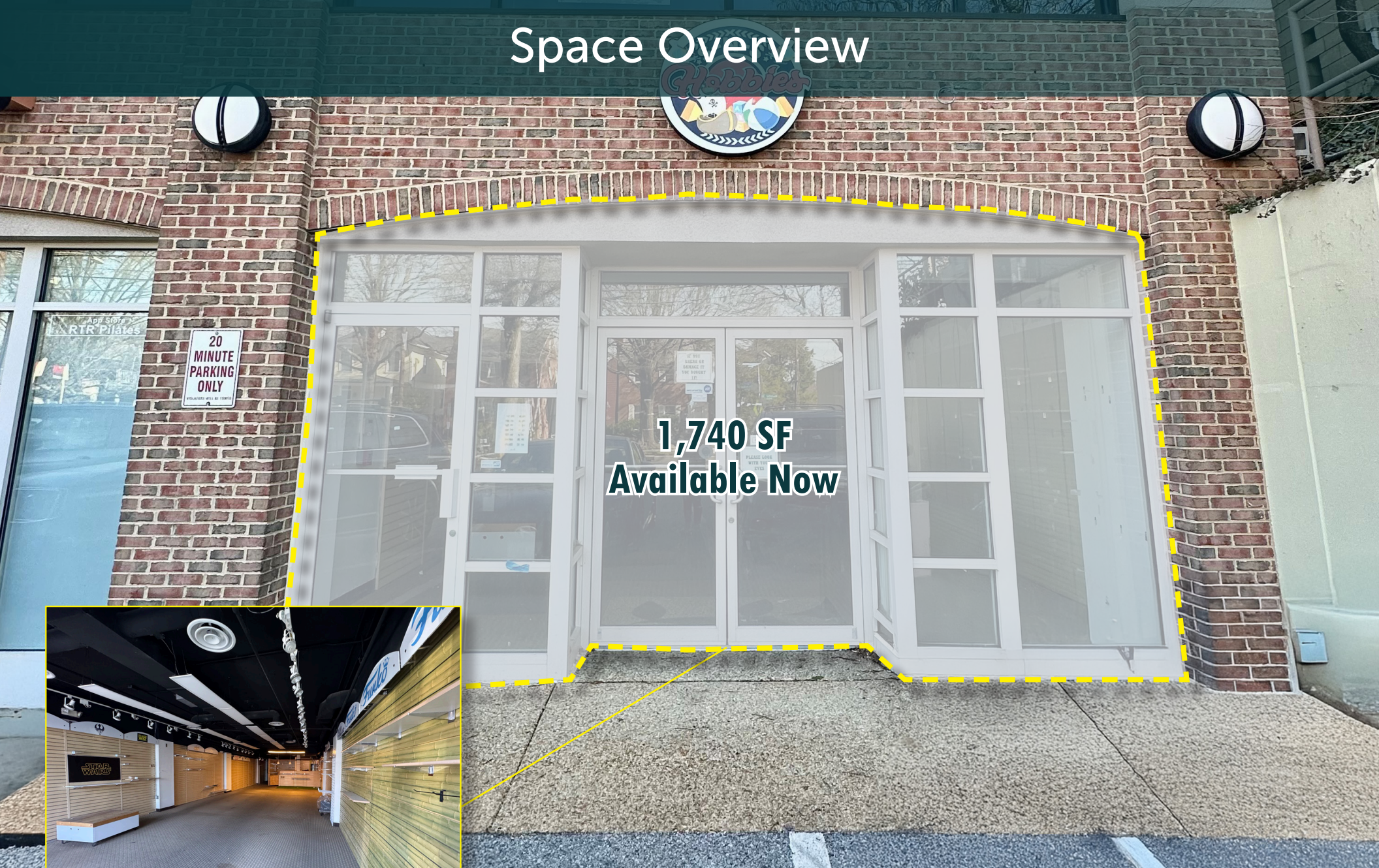
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# Space Overview



5185 MacArthur Boulevard NW offers a unique retail opportunity in a well established DC neighborhood center. Nearby focal points include American University and Sibley Memorial Hospital. Join national retailers Starbucks and UPS Store. Direct access from Canal Road NW provides ample daytime traffic flow to the property.

Colliers



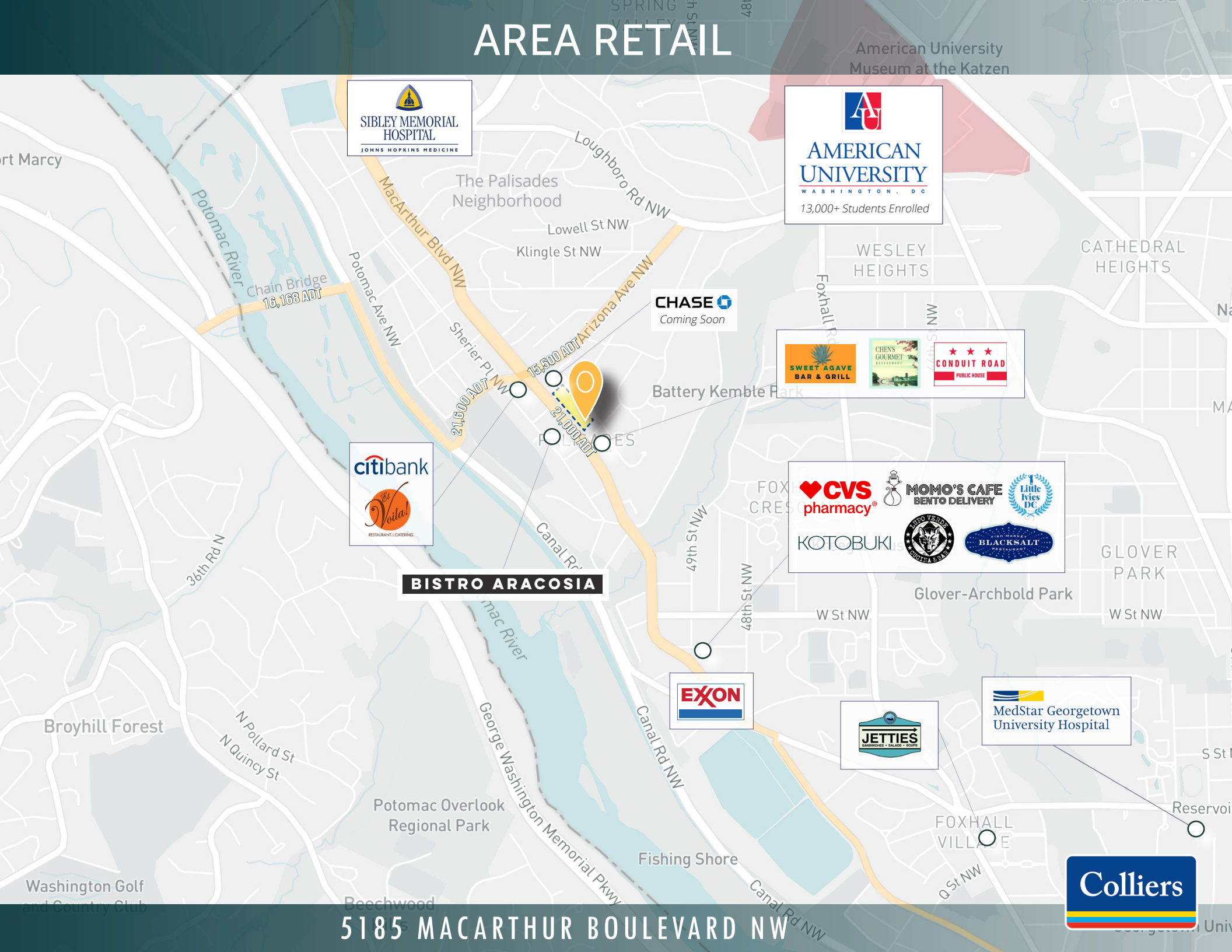
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# AREA RETAIL



**BISTRO ARACOSIA**



5185 MACARTHUR BOULEVARD NW



# Demographic Overview

Colliers

.25, .5, 1 MILE RADIUS



**POPULATION**

1,158 / 2,937 / 12,290



**DAYTIME POPULATION**

1,430 / 2,800 / 16,440



**HOUSEHOLDS**

432 / 1,068 / 3,308



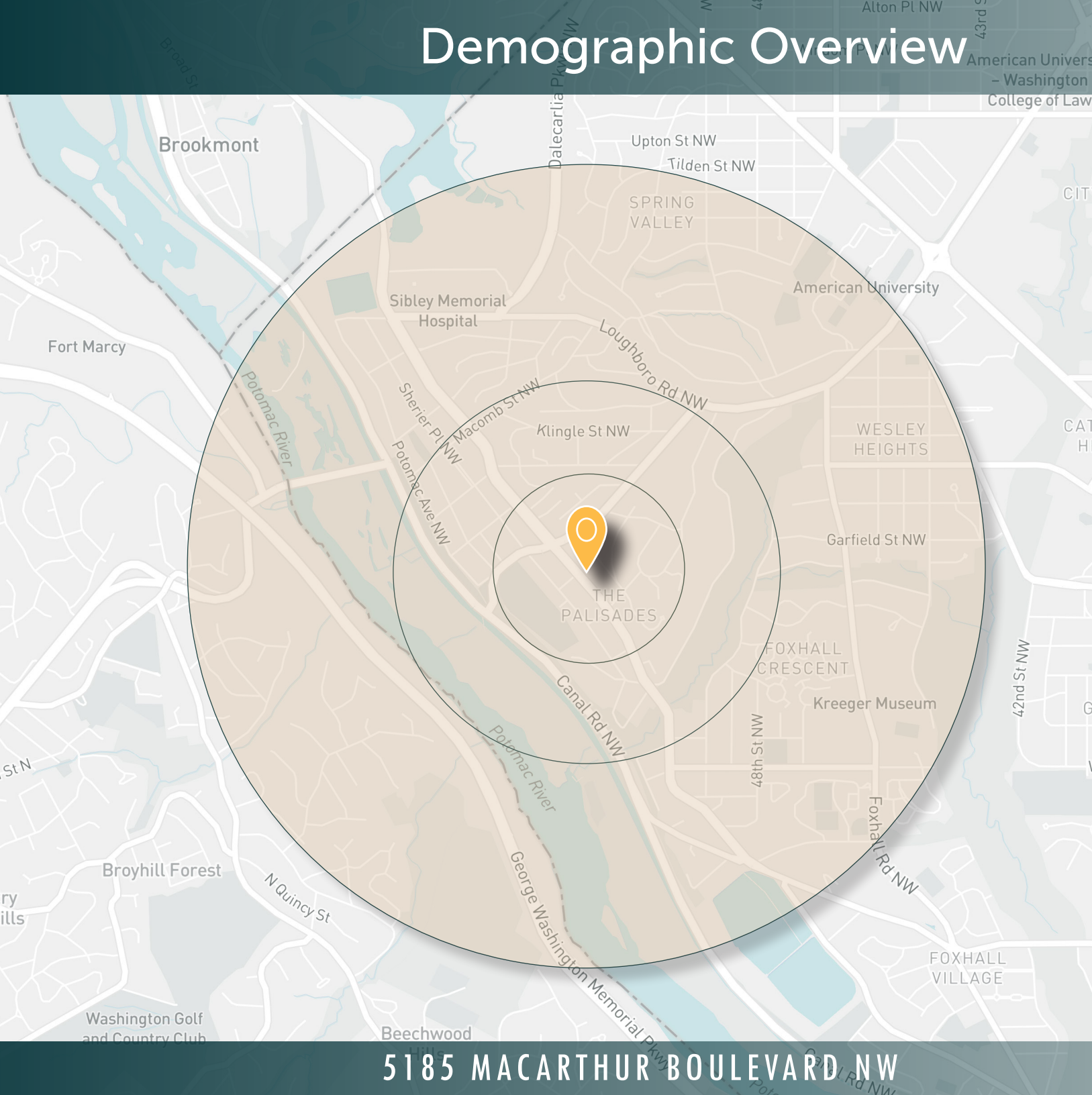
**AVERAGE INCOME**

\$311,330 / \$321,133 / \$318,862



**EMPLOYEE POPULATION**

851 / 1,328 / 9,585



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## CONTACT OUR TEAM TODAY TO TOUR



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