



COMING SOON

past tense
YOGA

2,865 SF

DOLLAR STAR

**LARGE OUTDOOR
PATIO OPPORTUNITY**

RETAILERS NEARBY



The Raven Grill

Taquiria Nacional



RETAIL FOR LEASE

- 2,865 SF of prime retail space on street level, currently occupied by Dollar Star, in underserved submarket of Mt. Pleasant,
- Large Outdoor Patio opportunity along Mt. Pleasant Street
- Availability: 60 days notice
- Full basement with sidewalk hatch
- Discreet listing - please do not disturb tenant, showings by appointment only
- 7 Day Trade Area with 245,493 population and 280,744 employees within a 10 minute drive

STEVE COMBS

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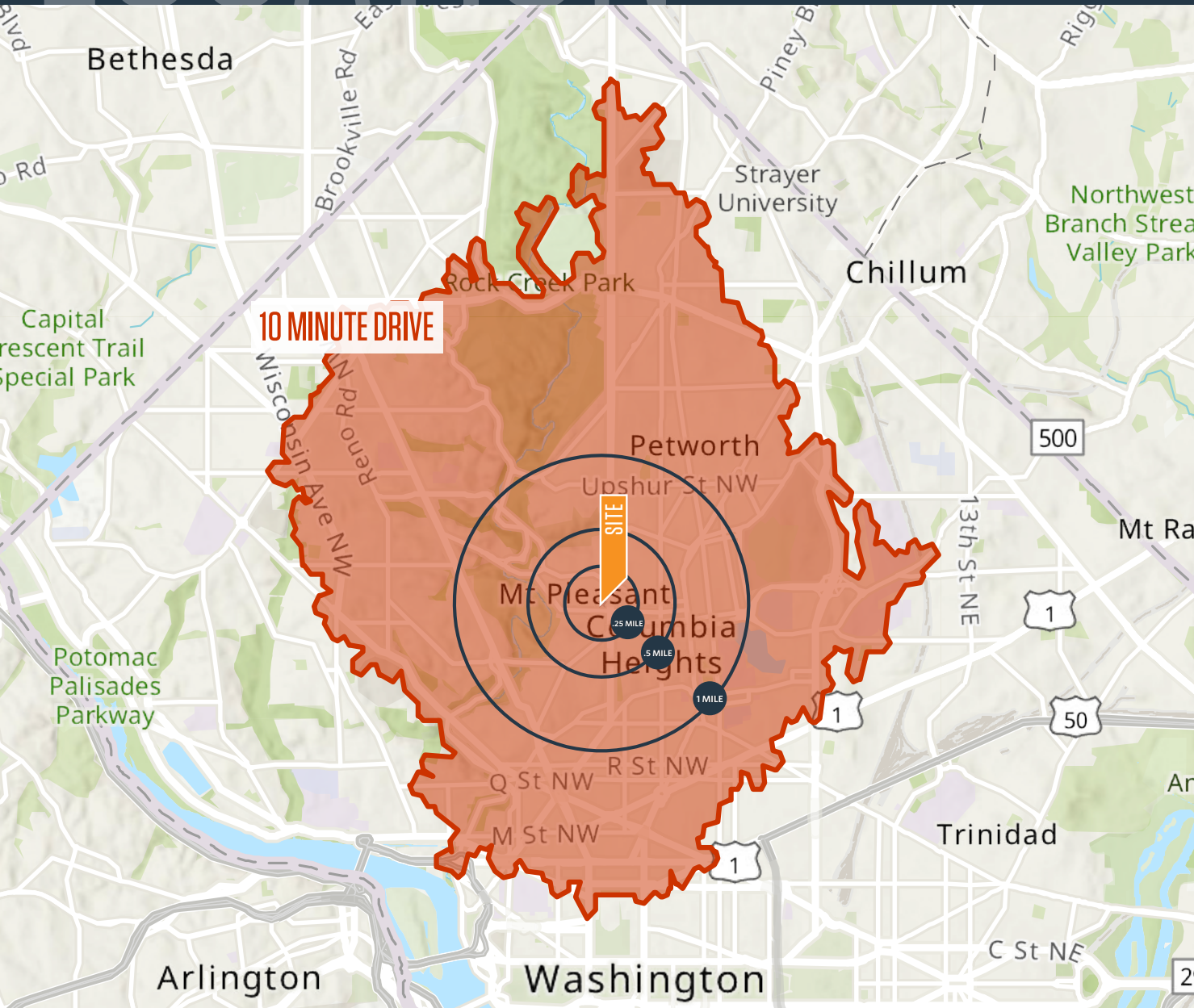
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LOCATION

3131 MT. PLEASANT ST, NW

WASHINGTON, DC 20010



AVAILABLE SPACE

SIZE	RATE	CONDITION	AVAILABLE
Street Level 2,372 SF (Plus Small Basement)	TBD	Built-Out	Leased
2,865 SF (Plus Full Basement)	TBD	Built-Out	60 Days Notice

DEMOGRAPHICS | 2021:

DRIVE TIME

	10-MIN	.25-MILE	.5-MILE	1-MILE
Population	245,493	9,650	36,231	46,781
Daytime Population	280,744	2,696	7,272	23,856
Households	118,578	4,627	16,914	44,999
Average HH Income	\$158,328	\$118,966	\$125,417	\$152,534

TRAFFIC COUNTS | 2019:

Mt. Pleasant St NW	9,311 ADT
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PHOTO

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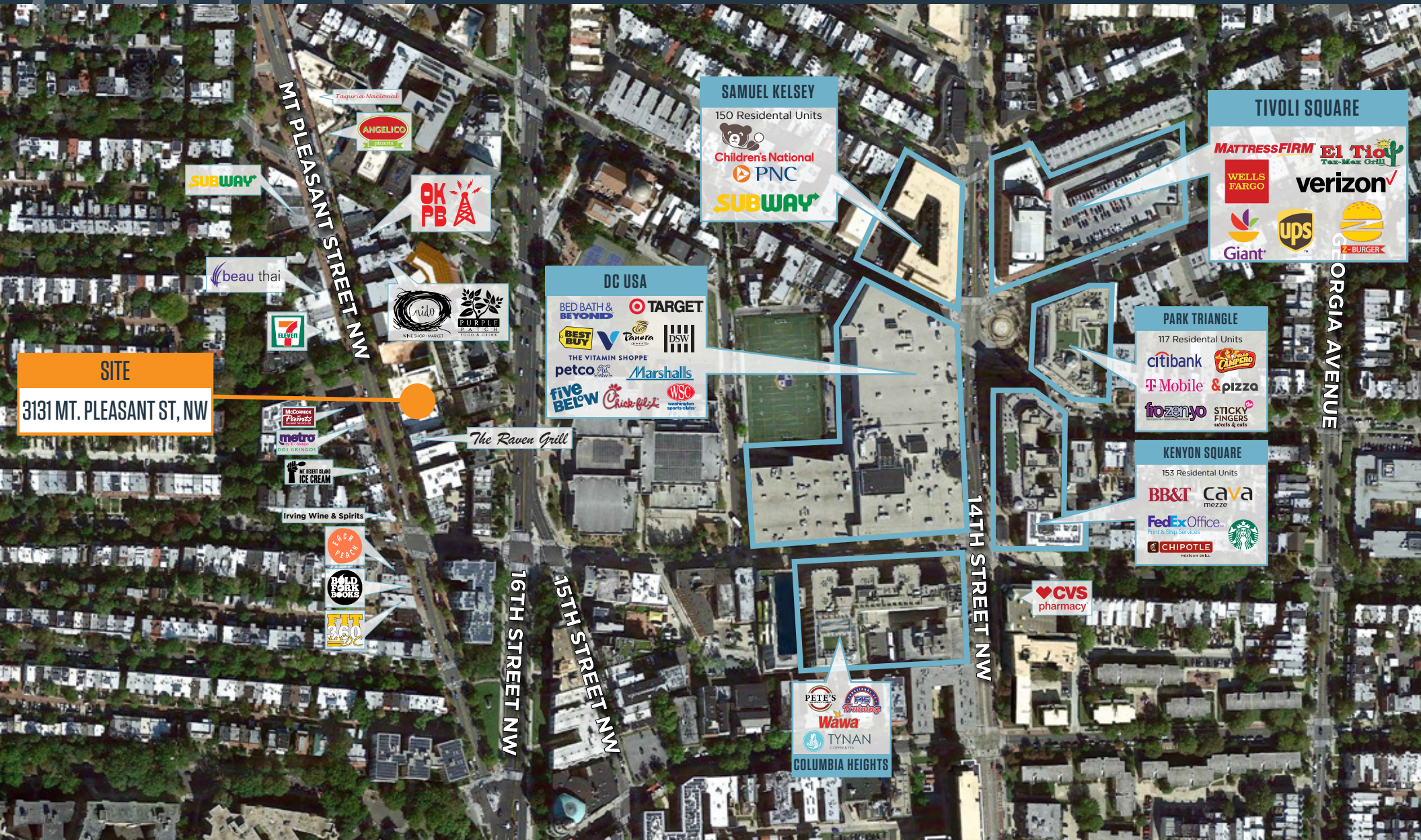
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