



**ONE** | STREET  
COMMERCIAL PROPERTIES

# Second Generation Restaurant Space for Lease! 3740 12th St NE Washington, DC 20017

## Second Generation Restaurant Space for Lease

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**PROPERTY DESCRIPTION**

ONE Street Commercial Properties is pleased to present 3740 12th St NE, a 1,600 sf second-generation restaurant space in the heart of Brookland. Fully equipped with a 10 ft hood, walk-in freezer, walk-in refrigerator, and a Class C Liquor license, this turnkey space allows an operator to step in and open with minimal upfront investment. Situated along a prominent, high-traffic corridor and surrounded by a dense mix of residential and neighborhood-serving retail, the space is well suited for cafés, full-service restaurants, or other service-oriented concepts seeking a walkable, transit-accessible location within a dynamic and rapidly evolving community.

**PROPERTY HIGHLIGHTS**

- Turnkey Restaurant-Ready: 10 ft hood, Walk-in freezer, Walk-in refrigerator
- Outdoor Seating: Dedicated area for customer dining and street visibility
- Prime Location: Highly visible on 12th Street NE in Brookland with strong foot traffic

**OFFERING SUMMARY**

Lease Rate:	\$45.00 SF/yr (NNN)
Est. NNN (2025)	\$5.00/ SF
Available SF:	1,600 SF
Lot Size:	5,272 SF
Building Size:	9,581 SF

<b>DEMOGRAPHICS</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	1,185	2,355	10,898
Total Population	2,921	6,682	27,991
Average HH Income	\$140,550	\$149,959	\$135,189

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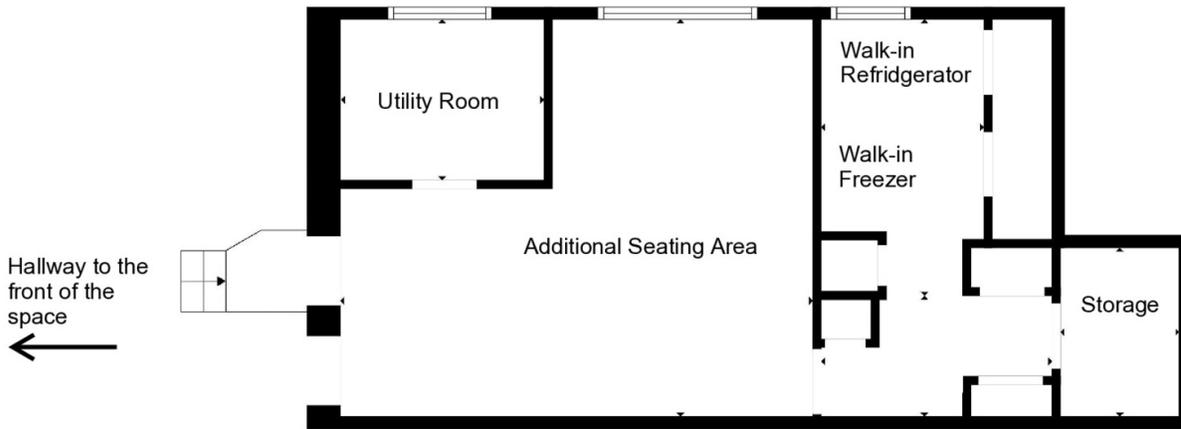
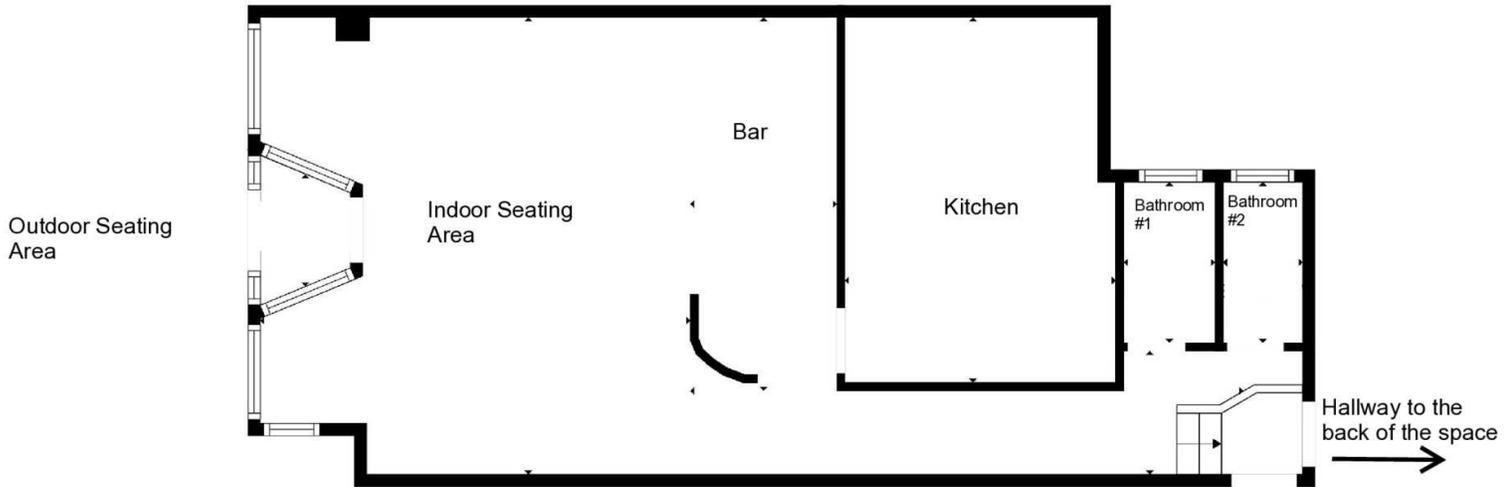
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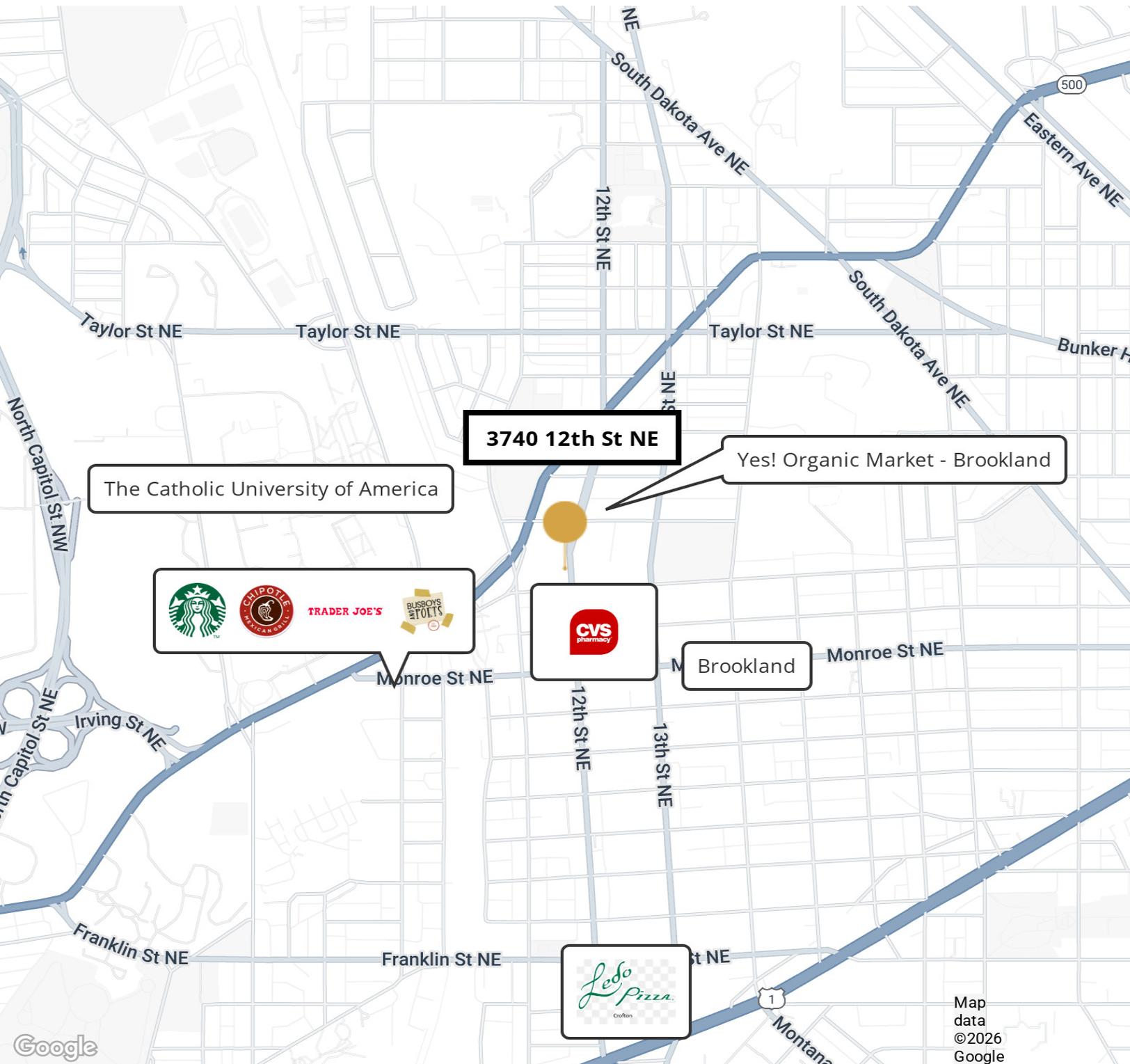


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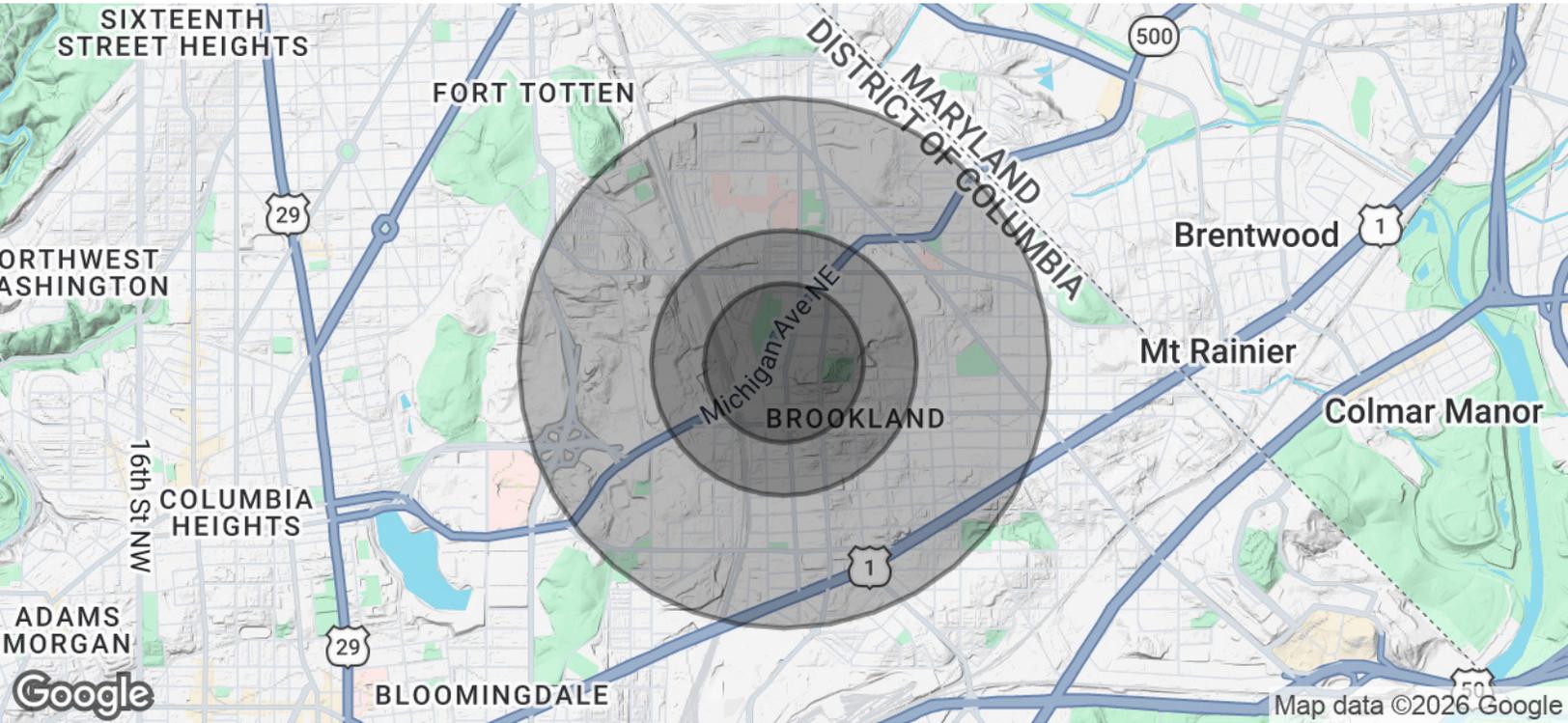


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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	2,921	6,682	27,991
Average Age	38	39	39
Average Age (Male)	39	39	38
Average Age (Female)	38	39	40
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	1,185	2,355	10,898
# of Persons per HH	2.5	2.8	2.6
Average HH Income	\$140,550	\$149,959	\$135,189
Average House Value	\$728,828	\$725,253	\$700,517

Demographics data derived from AlphaMap

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