



4300-4304 GEORGIA AVE NW, WASHINGTON, DC 20011

## CORNER COMMERCIAL BUILDING FOR LEASE



DIVARIS REAL ESTATE INC // 8150 LEESBURG PIKE, SUITE 501, TYSONS, VA 22182 // DIVARIS.COM

# CORNER COMMERCIAL BUILDING FOR LEASE

4300-4304 GEORGIA AVE NW, WASHINGTON, DC 20011

## PROPERTY SUMMARY



## VIDEO

### PROPERTY DESCRIPTION

Corner retail space available in the heart of Petworth. Prominent visibility on Georgia Avenue (22KVPD). Variety of uses allowed by-right.

### PROPERTY HIGHLIGHTS

- Prime Signage Opportunity on Georgia Ave
- Second generation retail space
- Heart of Petworth
- Surrounded by development
- Flexible mixed-use zoning allowing for a variety of uses by-right

### OFFERING SUMMARY

<b>Lease Rate:</b>	Negotiable
<b>Available SF:</b>	500 - 1500 SF
<b>Building Size:</b>	4,000 SF

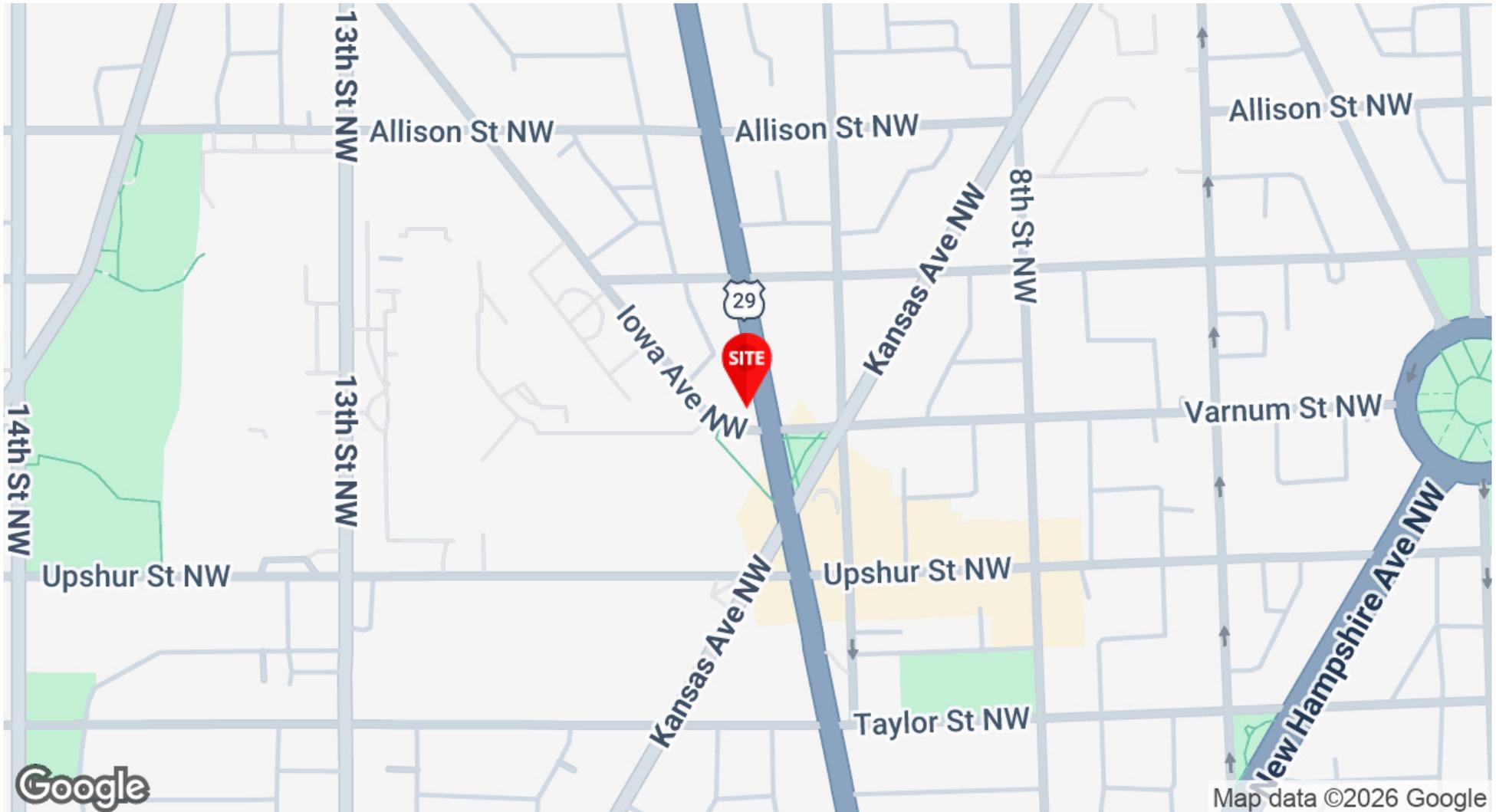
### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	23,128	173,423	375,010
<b>Total Population</b>	57,916	368,188	839,479
<b>Average HH Income</b>	\$174,783	\$164,622	\$166,952

# CORNER COMMERCIAL BUILDING FOR LEASE

4300-4304 GEORGIA AVE NW, WASHINGTON, DC 20011

LOCATION MAP



# CORNER COMMERCIAL BUILDING FOR LEASE

4300-4304 GEORGIA AVE NW, WASHINGTON, DC 20011

## DEMOGRAPHICS MAP & REPORT



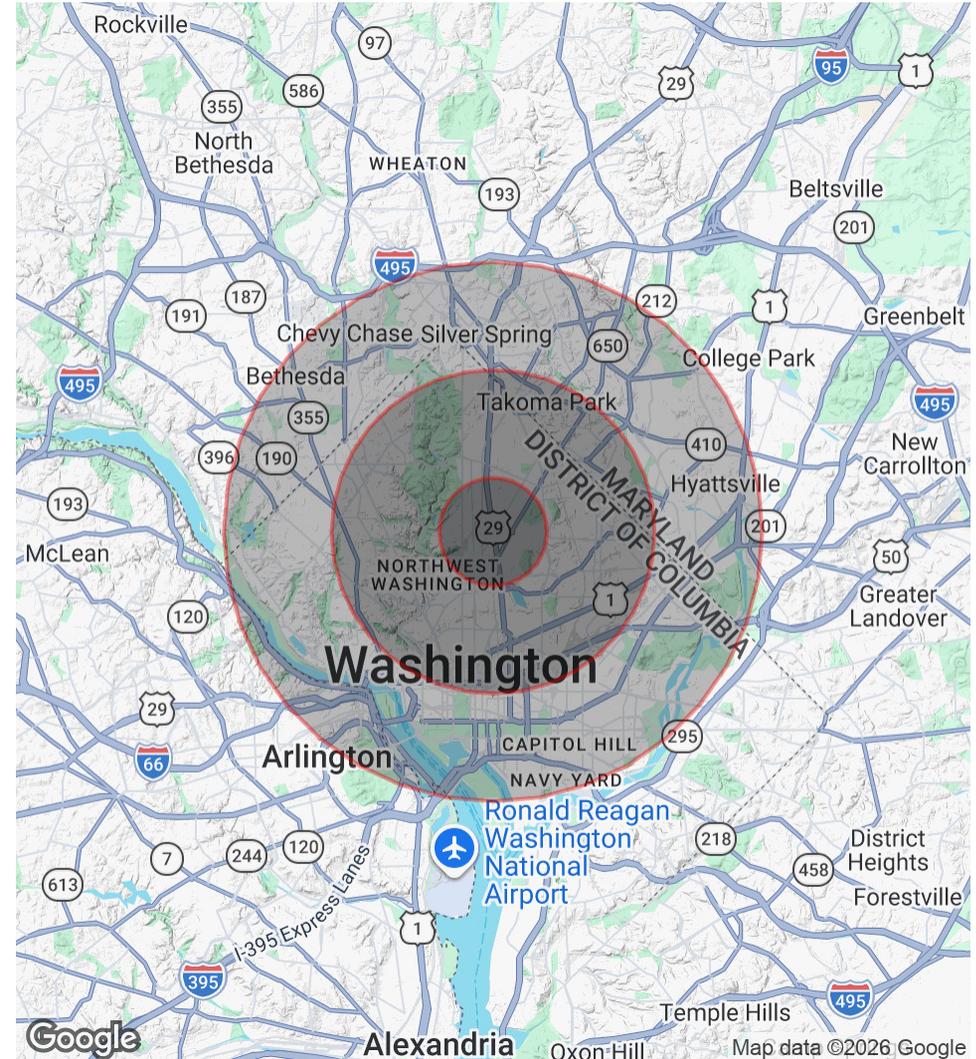
### POPULATION

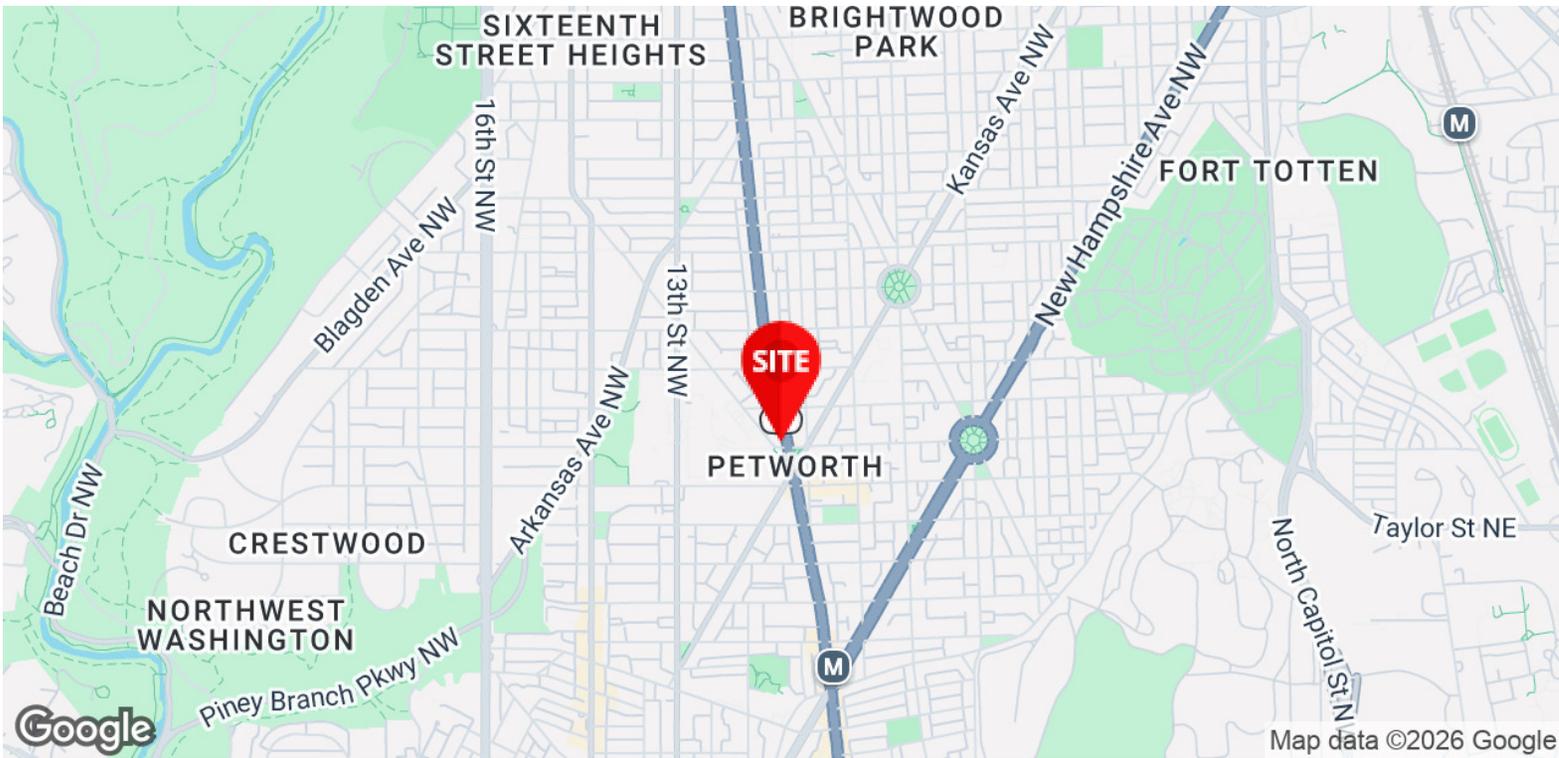
	1 MILE	3 MILES	5 MILES
Total Population	57,916	368,188	839,479
Average Age	38	39	38
Average Age (Male)	37	38	38
Average Age (Female)	38	39	39

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	23,128	173,423	375,010
# of Persons per HH	2.5	2.1	2.2
Average HH Income	\$174,783	\$164,622	\$166,952
Average House Value	\$875,915	\$883,018	\$855,036

Demographics data derived from AlphaMap





**Shadi Ayyoubi**  
Assistant Vice President  
703.946.6003  
Shadi.Ayyoubi@Divaris.Com

**Matthew Garcia**  
Vice President  
703.969.0208  
Matthew.Garcia@Divaris.Com

