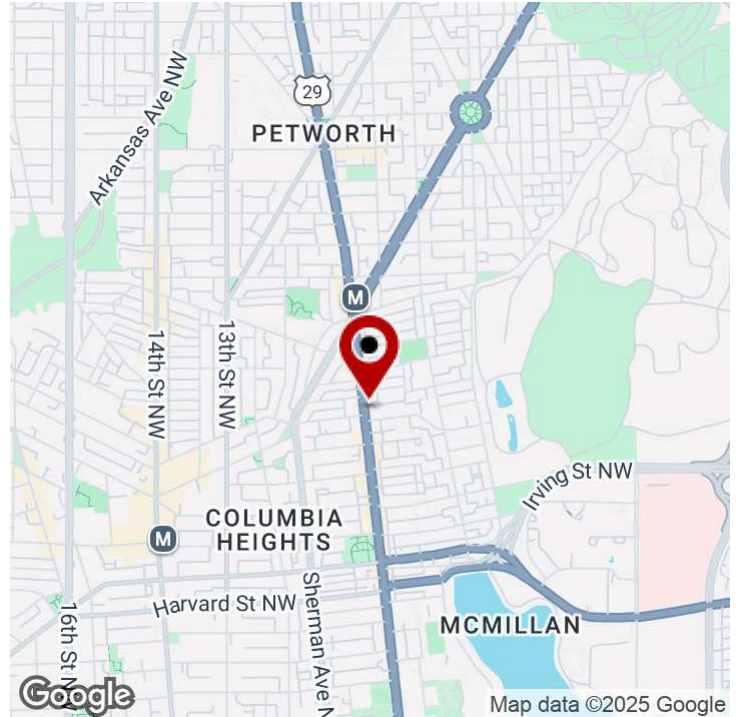


RETAIL/OFFICE FOR SALE

RETAIL/OFFICE COLUMBIA HEIGHTS

3505 Georgia Ave NW, Washington, DC 20010



PROPERTY DESCRIPTION

Prime location on Georgia Ave NW , commercial retail/mixed use property consisting of apprx 1400 SF on 2 levels, offering a versatile opportunity for two spaces or single tenancy. Zoned NC-8 the property presents a strategic investment in the thriving Columbia Heights submarket. Close to Howard University, surrounded by new development, this location makes this property an attractive opportunity for potential long-term value in the mixed use or retail sector.

PROPERTY HIGHLIGHTS

- Prime location / High Growth Corridor
- 1400 SF / 2 levels Separate Entrances
- Retail / Office
- Zoned NC-8
- Property ID 3038 0065

OFFERING SUMMARY

Sale Price:	\$875,000
Number of Units:	1-2
Lot Size:	1,145 SF
Building Size:	1,400 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,636	8,809	29,615
Total Population	6,328	21,291	70,081
Average HH Income	\$170,648	\$173,661	\$156,568

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

GREG GRAY

Commercial Sales & Leasing
greggray@kwcommercial.com
571.830.7790
DC LIC #SP200200752

BRIDGET SCHMITZ

Managing Director
boschmitz@kwcommercial.com
703.282.2131
703.564.4000

KW COMMERCIAL

1775 Tysons Blvd.
Suite 1450
McLean, VA 22102

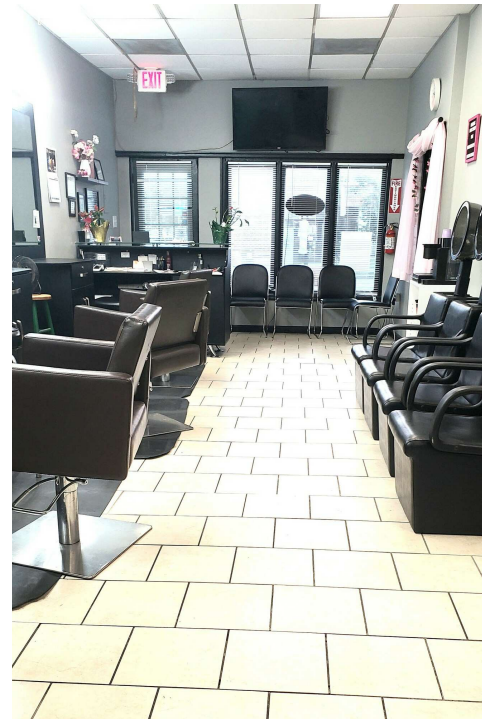
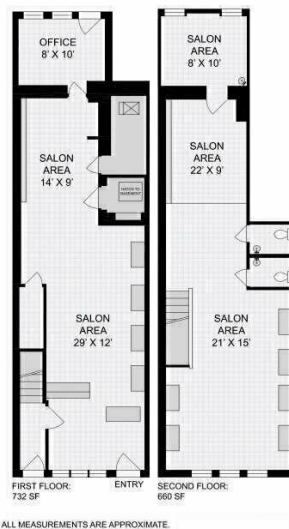
kwMETROCENTER
KELLER WILLIAMS REALTY

RETAIL/OFFICE COLUMBIA HEIGHTS

3505 Georgia Ave NW, Washington, DC 20010



**3505 GEORGIA AVE NW
WASHINGTON D.C. 20010**



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

GREG GRAY

Commercial Sales & Leasing
greggray@kwcommercial.com
571.830.7790

BRIDGET SCHMITZ

Managing Director
boschmitz@kwcommercial.com
703.282.2131

KW COMMERCIAL

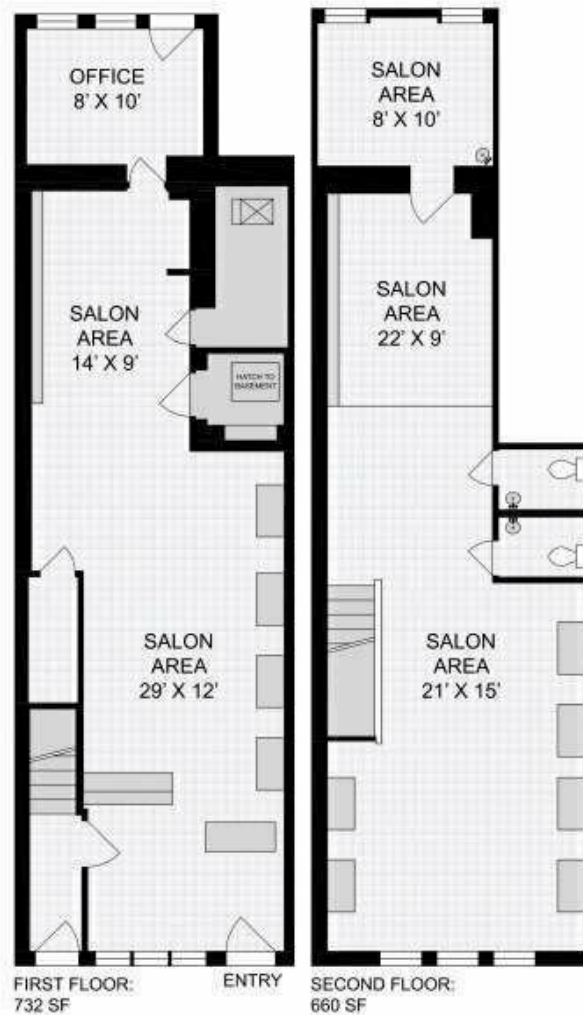
1775 Tysons Blvd.
Suite 1450
McLean, VA 22102

RETAIL/OFFICE COLUMBIA HEIGHTS

3505 Georgia Ave NW, Washington, DC 20010

3505 GEORGIA AVE NW WASHINGTON D.C. 20010

ESTIMATED TOTAL
SQUARE FOOTAGE
(Excluding Basement):
1,392 SF



ALL MEASUREMENTS ARE APPROXIMATE. WHILE DEEMED RELIABLE,
NO INFORMATION ON THESE FLOOR PLANS SHOULD BE RELIED
UPON WITHOUT INDEPENDENT VERIFICATION.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

GREG GRAY

Commercial Sales & Leasing
greggray@kwcommercial.com
571.830.7790

BRIDGET SCHMITZ

Managing Director
boschmitz@kwcommercial.com
703.282.2131

KW COMMERCIAL

1775 Tysons Blvd.
Suite 1450
McLean, VA 22102

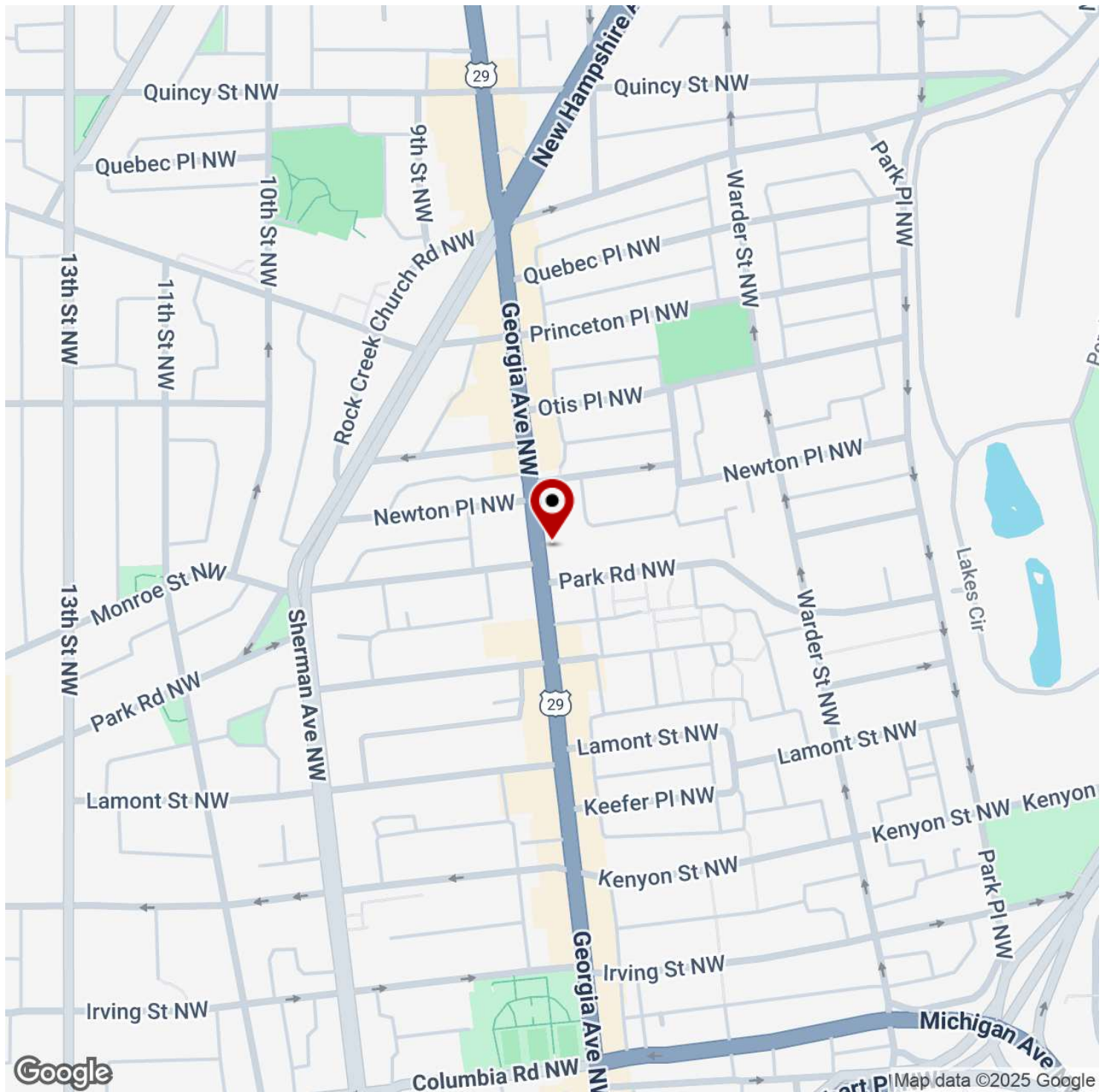
kwMETROCENTER
KELLER WILLIAMS REALTY

RETAIL/OFFICE FOR SALE



RETAIL/OFFICE COLUMBIA HEIGHTS

3505 Georgia Ave NW, Washington, DC 20010



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

GREG GRAY

Commercial Sales & Leasing
greggray@kwcommercial.com
571.830.7790

KW COMMERCIAL

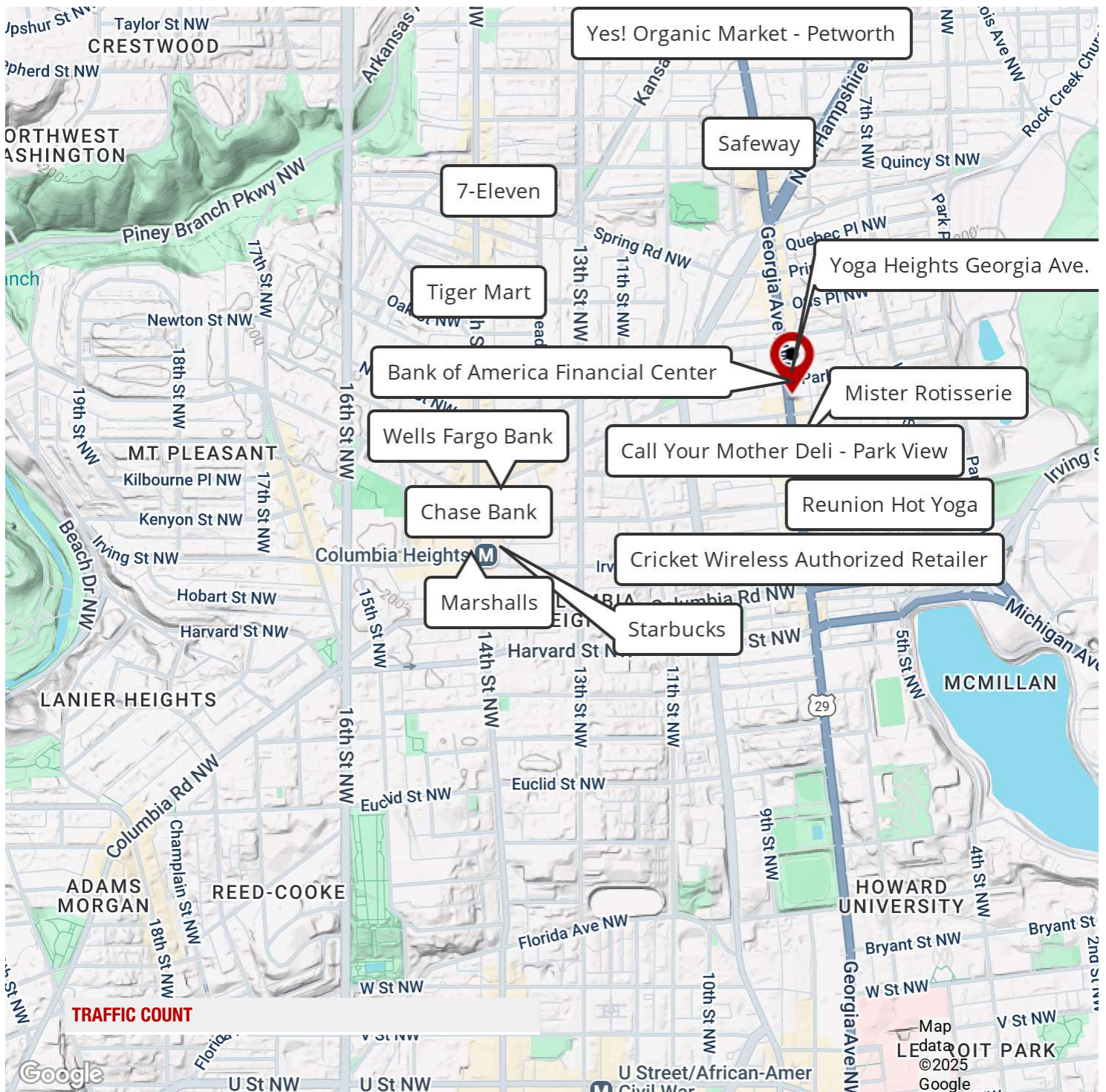
1775 Tysons Blvd.
Suite 1450
McLean, VA 22102

kwMETROCENTER
KELLERWILLIAMS REALTY

RETAIL/OFFICE FOR SALE



3505 Georgia Ave NW, Washington, DC 20010



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

GREG GRAY

Commercial Sales & Leasing
greggray@kwcommercial.com
571.830.7790

DC LIC #SP200200752

KW COMMERCIAL

1775 Tysons Blvd.
Suite 1450
McLean, VA 22102

kwMETROCENTER
KELLER WILLIAMS REALTY

CHAPTER 8 GEORGIA AVENUE NEIGHBORHOOD MIXED-USE ZONES — NMU 4/GA and NMU-7B/GA

800 PURPOSE AND INTENT

- 800.1 The purposes of the NMU-4/GA and NMU-7B/GA zones shall be those of the MU-4 and MU-7 zones as set forth in Subtitle G § 101, those of the Neighborhood Mixed-Use zones, as set forth in Subtitle H § 101, and the following:
- (a) Implement the objectives of the Georgia Avenue - Petworth Metro Station Area and Corridor Plan, approved by the Council of the District of Columbia, effective July 20, 2006 (Res. 16-686);
 - (b) Implement the goals of the Great Streets Framework Plan for 7th Street - Georgia Avenue, published by the District Department of Transportation and dated 2006;
 - (c) Encourage additional residential uses along the Georgia Avenue corridor;
 - (d) Encourage improved commercial uses;
 - (e) Provide uniform building design standards;
 - (f) Set guidelines for development review through planned unit development (PUD) and special exception proceedings; and
 - (g) Encourage vertically mixed-uses (ground floor commercial and residential above) within a quarter mile of the Georgia Avenue - Petworth Metrorail Station along Georgia Avenue, from Park Road to Shepherd Street.
- 800.2 The NMU-4/GA zone is intended to permit mixed-use development at a moderate density, including additional residential uses above commercial uses; and
- 800.3 The NMU-7B/GA zone is intended to permit mixed-use development at a medium density with a focus on employment, including additional residential uses above commercial uses.

801 DEVELOPMENT STANDARDS

- 801.1 The MU-4 zone development standards in Subtitle G, Chapter 2 shall apply to the NMU-4/GA zone except as specifically modified by this chapter. In the event of a conflict between the provisions of this chapter and other regulations of this title, the provisions of this chapter shall control.
- 801.2 The MU-7B zone development standards in Subtitle G, Chapter 2 shall apply to the NMU-7B/GA zone except as specifically modified by this chapter. In the event of a conflict between the provisions of this chapter and other regulations of this title, the provisions of this chapter shall control.

802 DESIGNATED USE AREA

802.1 In the NMU-4/GA and NMU-7B/GA zones, the designated use area shall coincide with the zone boundaries.

803 DESIGNATED ROADWAY

803.1 In the NMU-4/GA and NMU-7B/GA zones, the designated roadway shall be Georgia Avenue, N.W.

804 PLANNED UNIT DEVELOPMENT

804.1 In the NMU-4/GA and NMU-7B/GA zones, a planned unit development (PUD) shall be subject to the following provisions in addition to those of Subtitle X, Chapter 3:

- (a) Any additional height and floor area above that permitted as a matter of right in the zone shall be for residential use only; and
- (b) The minimum area included within the proposed PUD, including the area of public streets or alleys proposed to be closed, shall be a total of ten thousand square feet (10,000 sq. ft.).

805 HEIGHT

805.1 In the NMU-4/GA zone, the maximum permitted building height, not including a penthouse or rooftop structure, shall be as set forth in the following table:

TABLE H § 805.1: MAXIMUM HEIGHT	
Zones	Maximum Height, Not Including Penthouse or Rooftop Structure (ft.)
NMU-4/GA	50 55 (IZ)

805.2 In the NMU-4/GA and NMU-7B/GA zones, buildings subject to the minimum clear floor-to-ceiling height requirements of Subtitle H § 807.1(f) shall be permitted an additional five feet (5 ft.) of building height over that permitted as a matter of right in the zone.

806 LOT OCCUPANCY

806.1 In the NMU-4/GA zone, the maximum permitted lot occupancy for a building or portion thereof devoted to residential use shall be as set forth in the following table:

TABLE G § 806.1: MAXIMUM PERMITTED LOT OCCUPANCY			
Zone	Maximum Percentage of Lot Occupancy (%)	Maximum Percentage of Lot Occupancy All Other Uses (%)	
NMU-4/GA	70 75 (IZ)	N/A	

807 DESIGN REQUIREMENTS - GEORGIA AVENUE NEIGHBORHOOD MIXED-USE ZONES

807.1 In the NMU-4/GA and NMU-7B/GA zones, the following design requirements shall apply to any lot other than a lot used for a public school:

- (a) Buildings shall be designed and built so that not less than seventy-five percent (75%) of the street wall at the street level shall be constructed to the property line abutting the street right-of-way;
- (b) Buildings on corner lots shall be constructed to all property lines abutting public streets;
- (c) On-grade parking structures with frontage on Georgia Avenue, N.W. shall provide not less than sixty-five percent (65%) of the ground level frontage as commercial space;
- (d) Each building on a lot that fronts on Georgia Avenue, N.W. shall devote not less than fifty percent (50%) of the surface area of the street wall at the ground level to entrances to commercial uses or to the building's main lobby, and to display windows having clear or clear/low emissivity glass. Decorative or architectural accents do not count toward the fifty percent (50%) requirement;
- (e) Security grilles over windows or doors shall have no less than seventy percent (70%) transparency;
- (f) The ground floor level of each building or building addition shall have a uniform minimum clear floor-to-ceiling height of fourteen feet (14 ft.);
- (g) Each commercial use with frontage on Georgia Avenue, N.W. shall have an individual public entrance directly accessible from the public sidewalk;
- (h) Buildings shall be designed so as not to preclude an entrance every forty feet (40 ft.) on average for the linear frontage of the building, excluding vehicular entrances, but including entrances to ground floor uses and the main lobby; and
- (i) Off-street surface parking shall be permitted in rear yards or below grade only.

807.2 The Board of Zoning Adjustment may grant as a special exception pursuant to Subtitle X, Chapter 9 and Subtitle H, Chapter 52, relief from the design requirements of Subtitle H § 807.1.

808.1

In the NMU-4/GA and NMU-7B/GA zones, construction of a new building, or enlargement of the gross floor area of an existing building by fifty percent (50%) or more, on a lot that has twelve thousand square feet (12,000 sq. ft.) or more of land area is permitted only if approved by the Board of Zoning Adjustment as a special exception pursuant to Subtitle X, Chapter 9, and Subtitle H, Chapter 52.

