

FOR SALE



PROPERTY OVERVIEW

SOULIER

A Fine Italian Shoe Store

Property Size:

1,761 (2 levels)

Lot Size:

1,093

Price: \$2.3 M

LOCATION HIGHLIGHTS

- Fully renovated in 2023-2024
- Located across from CVS (high traffic)
- 11 feet of storefront

Disclosure: The data on this report is compiled by various public and private sources. The data on this report is not guaranteed, and any data should be verified for accuracy.

1434 Wisconsin Ave NW
Washington, DC 20007



Located directly across from CVS Pharmacy and benefiting from approximately 16,990 cars per day plus exceptional pedestrian traffic, this prominently positioned commercial property offers a rare owner-user or investment opportunity along one of Washington's most active retail corridors.

Recently "gutted" and expanded to approximately 1,761 SF on two levels, the property is currently operated as a fine Italian shoe store under an existing Certificate of Occupancy. Meticulously renovated in 2022-2023 with exceptional attention to detail, virtually every component of the building was rebuilt, including joists, exterior walls, staircases, flooring, lighting, electrical, mechanical systems, plumbing, drywall, roof, and windows.

The property is ideally suited for an owner-occupant seeking a highly visible presence in a premier urban location. MU-4 zoning permits a broad range of retail, medical, office, and service-oriented uses.

Conveniently located near the Georgetown Waterfront, Francis Scott Key Bridge, Interstate 66, and major commuter routes, the property is surrounded by established restaurants, medical uses, salons, technology retailers, and boutique clothiers.

The existing owner desires a rent-back arrangement and will lease the property for \$10,000 per month NNN for two months following a six-month delayed settlement, allowing time to liquidate inventory.





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INTERIOR PHOTOGRAPHS: 1ST FLOOR





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INTERIOR PHOTOGRAPHS 2ND FLOOR



Georgetown is an internationally recognized retail destination, drawing customers from across the Washington, DC region as well as a steady flow of domestic and international tourists. The neighborhood is anchored by a powerful collection of national luxury brands, many of which operate flagship storefronts alongside a vibrant mix of chef-driven restaurants and experiential retail.

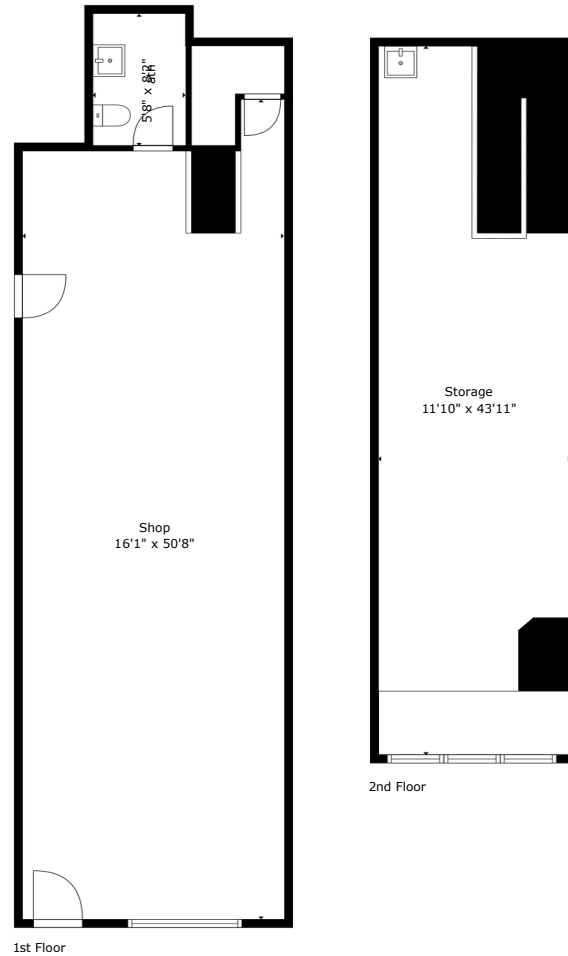
The district's two primary commercial corridors—M Street NW and Wisconsin Avenue NW—form the backbone of Georgetown's retail ecosystem. Wisconsin Avenue serves as Georgetown's "Main Street," running north-south and linking the high-traffic retail core at M Street with the affluent residential communities of Upper Georgetown and beyond.

This connectivity supports consistent foot traffic, strong retailer demand, and a dynamic blend of destination and neighborhood-serving uses along the corridor.

The neighborhood is flanked by Georgetown University and GW University to the immediate west and east. To the south is the waterfront, filled with restaurants and office buildings.



1434 WISCONSIN AVE NW
WASHINGTON, DC 20007



Total GLA: 1761 sq. ft | Total: 1761 sq. ft
1st floor: 914 sq. ft
2nd floor: 575 sq. ft

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FLOOR PLANS





PLAN OF OTHER RETAILERS NEARBY



2 miles
166,767

Total Population in 2025

\$161,945

Average Household Income

5 miles
796,751

Total Population in 2025

\$161,304

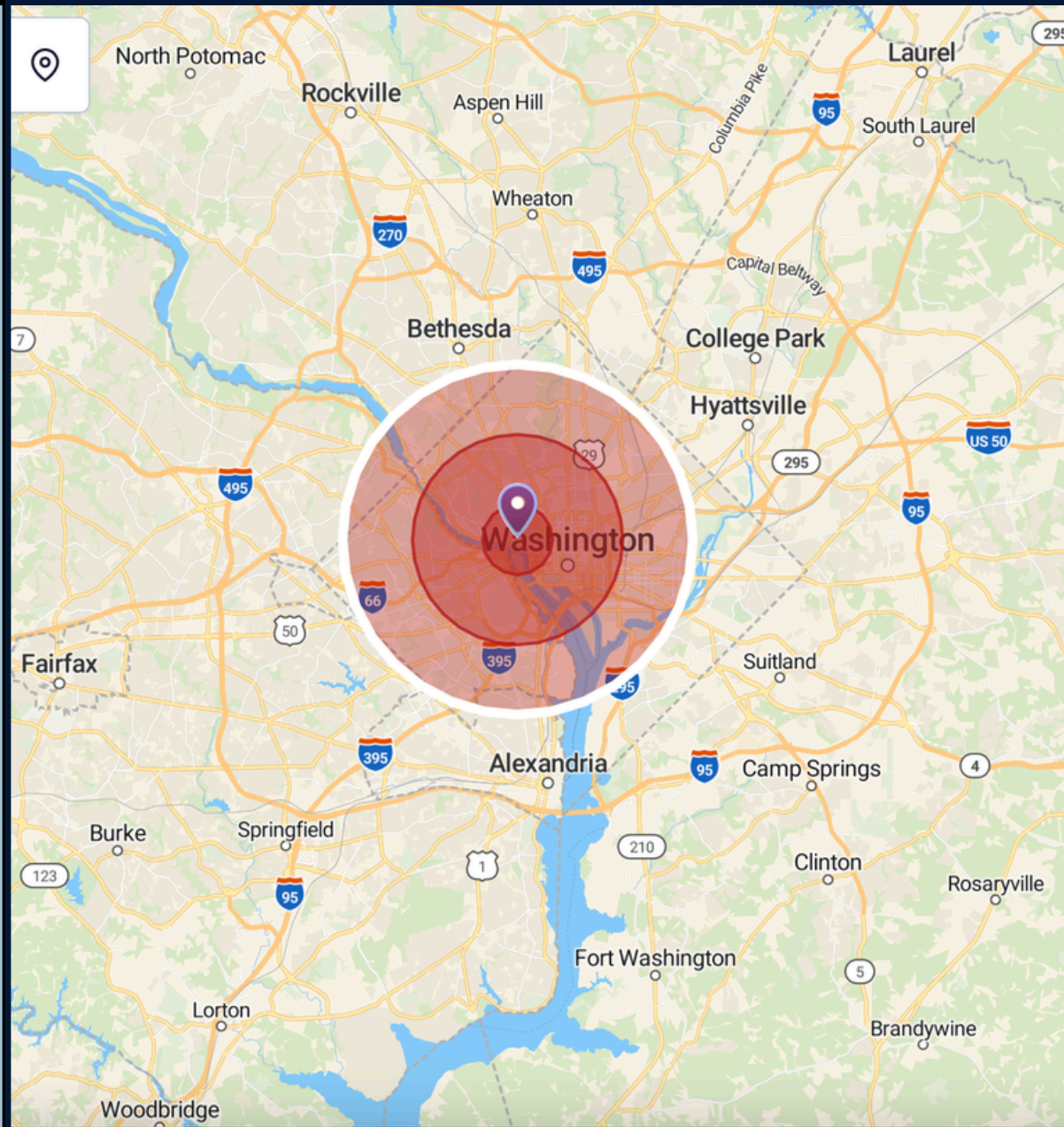
Average Household Income

10 miles
2,172,147

Total Population in 2025

\$145,824

Average Household Income



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