

DEMERS

Real Estate, Inc.

1763 Columbia Rd, NW Washington DC 20009

Zoning MU-4



Five Mixed Use (MU-4) Townhouses

**U STREET CORRIDOR/DUPONT
CIRCLE Washington DC 20009**

**RARE MIXED-USE
BUILDINGS AT THE CORNER
OF
17TH & U STREETS**

**2000-2008 17TH STREET, NW
WASHINGTON DC 20009**

**Jonathan Wilson
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202-528-0338**

www.demersre.com

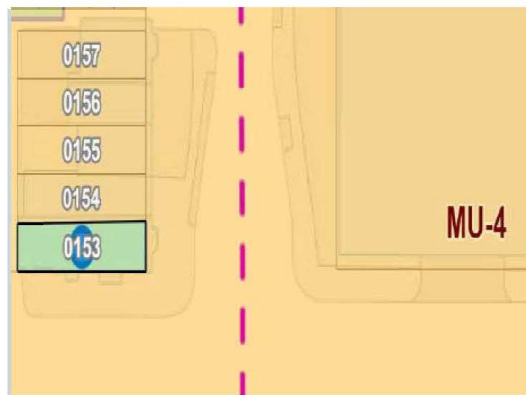
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ZONED MU-4

The Mixed-Use (MU) zones provide for mixed-use developments that permit a broad range of commercial, institutional, and multiple dwelling unit residential development at varying densities. The MU-4 zone is a mixed-use zone that is intended to be applied throughout the city consistent with the density designation of the Comprehensive Plan. A zone may be applied to more than 1 density designation.

FLOOR AREA RATIO (MAX.)	HEIGHT (FT.)	PENTHOUSE HEIGHT (FT.) / STORIES	LOT OCCUPANCY (%)	REAR YARD (FT.)	SIDE YARD (FT.)	GREEN AREA RATIO
2.5	50	12 except 15 for penthouse mechanical space	60%	15 (min)	None required; If provided it shall be at least 2 in. wide for each 1 ft. of height of building but no less than 5 ft.	0.3
3.0 (IZ)	N/A		75% (IZ)			
0.5 (non-residential)	N/A	1; Second story permitted for penthouse mechanical space			8 ft. for a single family detached or semi-detached dwelling	



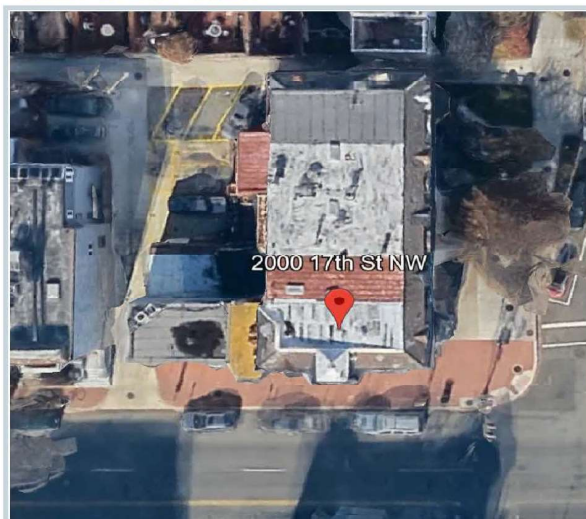
MU-4 ZONE IS INTENDED TO

- Permit moderate-density mixed-use development;
- Provide facilities for shopping and business needs, housing, and mixed uses for large segments of the District of Columbia outside of the central core; and
- Be located in low- and moderate-density residential areas with access to main roadways or rapid transit stops, and include office employment centers, shopping centers, and moderate bulk mixed-use centers.

*The subject property is located within the Strivers Historic District.



BIRD'S EYE VIEW



3D Zoning MAP



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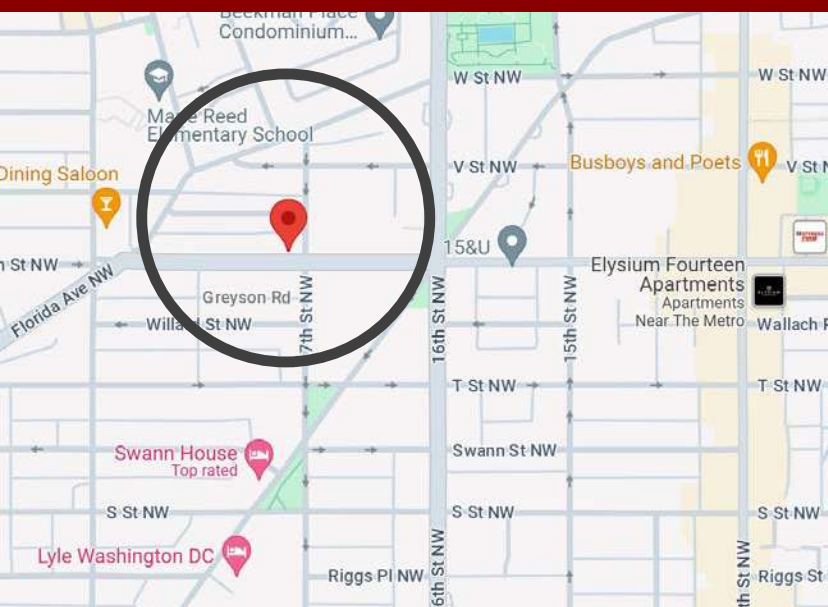
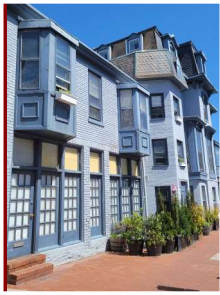
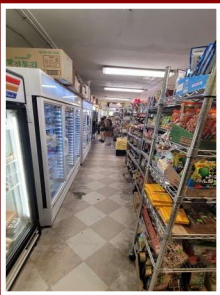
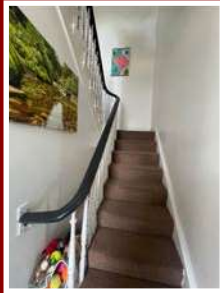
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★ MIXED-USE ★

**2000 17TH STREET, NW
WASHINGTON DC 20009**



**1 Grocery Store Tenant
1 3BR 2BA Apartment
1 2BR 1.5BA Apartment
Approx. 4402 total sqft
U Street Corridor (1 block)
Adams Morgan (1 block)
Dupont Circle (3 blocks)**

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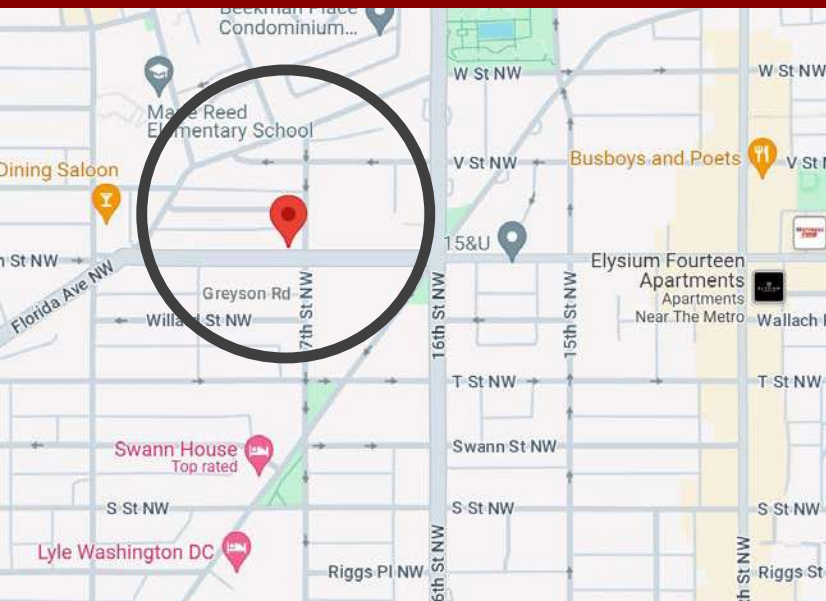
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★ MIXED-USE ★

**2002 17TH STREET, NW
WASHINGTON DC 20009**



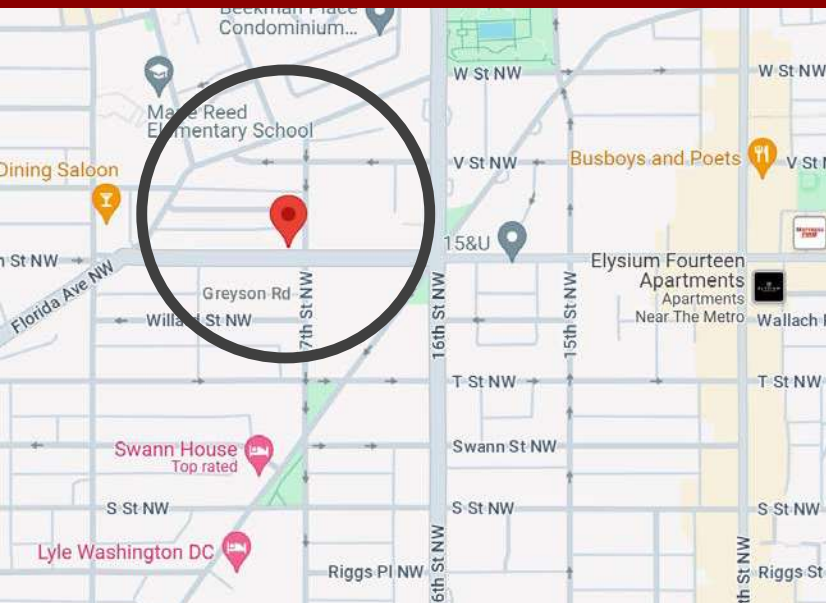
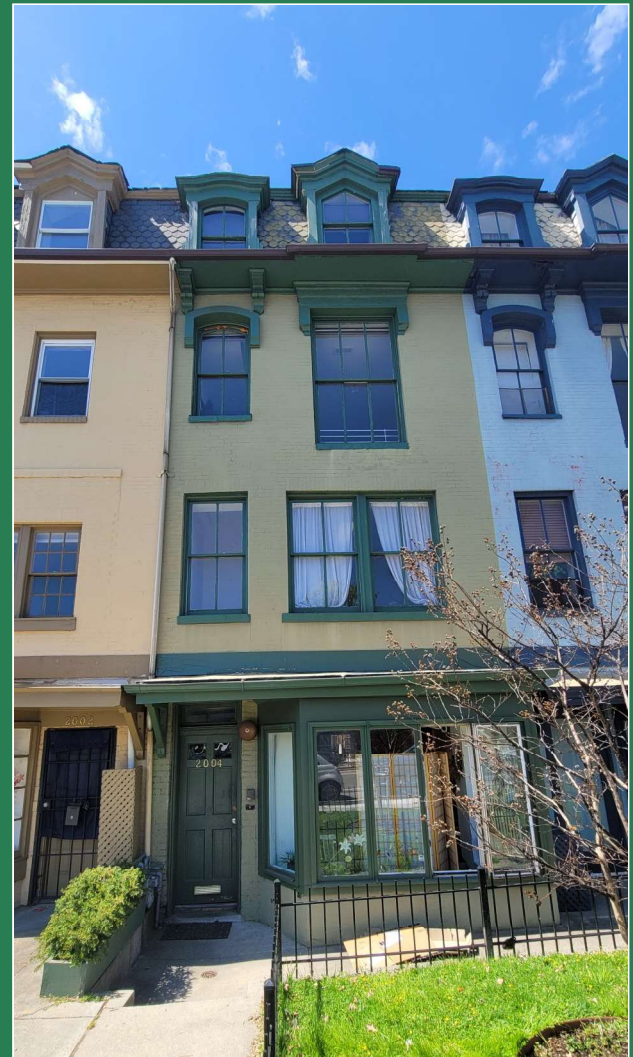
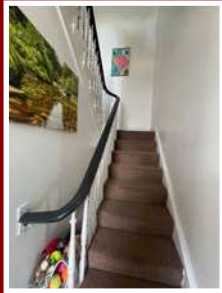
- 1 Art Gallery & Studio
- 1 2BR 1BA Apartment
- 1 1BR 1BA Vacancy
- Approx. 2965 total sqft
- U Street Corridor (1 block)
- Adams Morgan (1 block)

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★ MIXED-USE ★

**2004 17TH STREET, NW
WASHINGTON DC 20009**



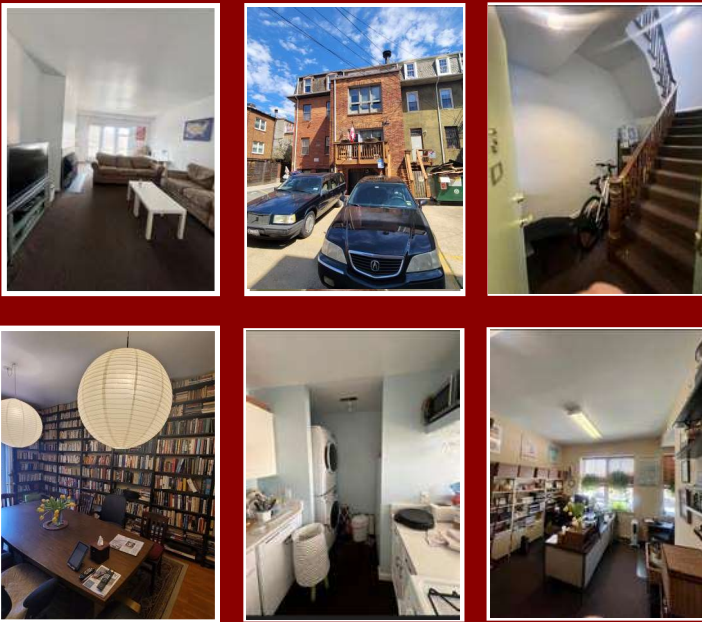
1 2 level Commercial Space
1 2BR 1.5BA Apartment
2 Parking Spaces
Approx. 2398 total sqft
U Street Corridor (1 block)
Adams Morgan (1 block)

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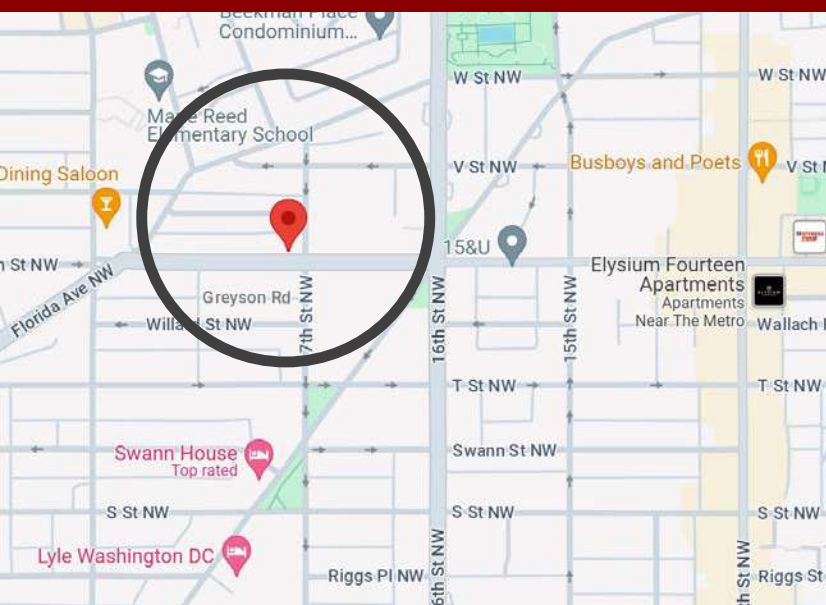
★ MIXED-USE ★

**2006 17TH STREET, NW
WASHINGTON DC 20009**



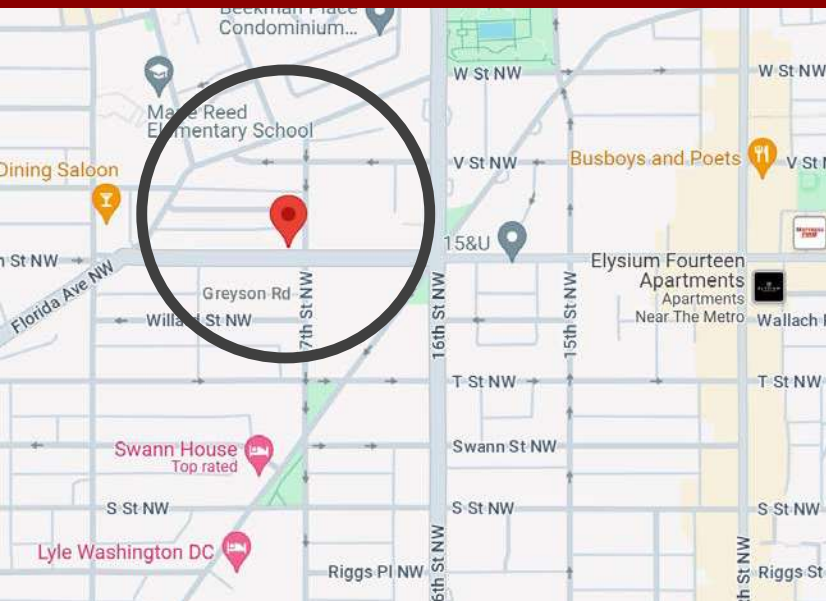
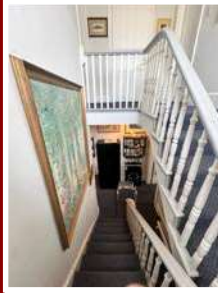
- 1 Office Space
- 1 Hair Salon
- 1 2BR 1.5BA Apartment
- 2 Parking Spaces
- Approx. 2728 total sqft
- U Street Corridor (1 block)
- Adams Morgan (1 block)

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★ MIXED-USE ★

**2008 17TH STREET, NW
WASHINGTON DC 20009**



**1 4BR 2BA Apartment
1 1BR Bsmt Apartment
3 Parking Spaces
Approx. 2424 total sqft
U Street Corridor (1 block)
Adams Morgan (1 block)**

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14TH & U STREETS / LOGAN CIRCLE

Community transformations of this scale are rarely seen in already-established urban neighborhoods. The combined Logan Circle, 14th Street and U Street corridors continue to experience a renaissance with no sign of stopping. Home to four Michelin-starred restaurants and five grocery stores including Trader Joe's and two Whole Foods, the neighborhood offers an abundance of food options.

DAYTIME POPULATION
226,314
 within one-mile

SELECT RETAIL + RESTAURANT OPENINGS (2022+)

- Aslin Beer (beer garden)
- Baby Shank (restaurant)
- Backcountry (outdoor gear)
- Blank Street Coffee
- Bond Vet (veterinarian)
- Bunker (nightclub)
- Butter Me Up (restaurant)
- Circa Lighting (household goods)
- Heyday Skincare
- Johnny Rockets (restaurant)
- Madewell Men's (apparel)
- Mi Vida (restaurant)
- Nama Ko (restaurant)
- The Owl Room (nightclub)
- Pacers (apparel)
- Small Door Veterinary
- Solid State Books (bookstore)
- Spicy Water African Grill
- Tatte Bakery (restaurant)
- Whitlow's (restaurant)

ACCLAIMED DINING

- Jont (2 Michelin Stars)
- Bresca (1 Michelin Star)
- Maydan (1 Michelin Star)
- Rooster & Owl (1 Michelin Star)
- Pearl Dive Oyster Palace (Bib Gourmand)
- Le Diplomate¹
- Etto¹
- Maydan¹
- Nina May¹

NEIGHBORHOOD ACTIVATIONS

- Art All Night (September)
- Dog Days of Summer Sidewalk Sale (August)
- Farmers Market (Saturdays, 9 am - 1 pm)
- Funk Parade (May)
- Pride Parade (June)

REEVES CENTER REDEVELOPMENT

Plans for the site call for 322 new residential units (rental & ownership), 22,500 SF of retail, 44,000 SF of arts/entertainment uses, a hotel, and 108,000 SF of office space, anchored by the new HQ for the NAACP.

¹ The 100 Very Best Restaurants in Washington (Washingtonian, 2023)



14TH & U STREETS / LOGAN CIRCLE



POPULATION

	0-1/2 mi	0-1 mi	0-3 mi
Population	32,275	102,232	417,514
Daytime Population	33,525	226,314	832,008
Male	54%	51%	49%
Female	46%	49%	51%
High School Graduate +	96%	96%	94%
Bachelor's Degree +	84%	80%	75%
Graduate / Professional Degree	48%	46%	42%

HOUSEHOLDS

	0-1/2 mi	0-1 mi	0-3 mi
Households (HH)	19,605	56,884	207,041
Average HH Size	1.6	1.7	1.9
Owner-occupied	38%	34%	39%
Renter-occupied	62%	66%	61%
Median Home Value	\$722,141	\$711,746	\$726,053

INCOME

	0-1/2 mi	0-1 mi	0-3 mi
Average HH	\$197,170	\$182,152	\$179,088
Median HH	\$134,436	\$125,665	\$121,783
HH Income <\$50k	15%	19%	19%
HH Income \$50-\$75k	10%	9%	10%
HH Income \$75+	75%	72%	70%
Average HH Disposable	\$118,148	\$111,058	\$110,288

AGE

	0-1/2 mi	0-1 mi	0-3 mi
Age <20	9%	12%	16%
Age 20-34	38%	38%	34%
Age 35-64	44%	39%	37%
Age 65+	10%	10%	13%
Median Age (years)	36.2	34.8	35.1

CONSUMER EXPENDITURES (\$ thousands)

	0-1/2 mi	0-1 mi	0-3 mi
Apparel	\$93,892	\$252,589	\$903,081
Child Care	\$26,147	\$68,726	\$240,842
Computers & Accessories	\$8,572	\$23,091	\$81,696
Entertainment & Recreation	\$126,488	\$340,122	\$1,221,556
- Pets	\$26,569	\$71,545	\$257,376
Food at Home	\$221,767	\$601,387	\$2,159,907
Food away from Home	\$168,682	\$455,143	\$1,611,744
Health Care	\$214,202	\$580,300	\$2,112,325
- Medical Care	\$70,224	\$190,737	\$693,836
Home Improvement	\$113,178	\$298,907	\$1,101,556
Household Furnishings	\$87,745	\$235,332	\$848,670
Personal Care	\$37,460	\$109,936	\$362,243
Vehicle Maint. & Repair	\$40,097	\$109,329	\$392,472

AVAILABLE VEHICLES PER HH'

	0-1/2 mi	0-1 mi	0-3 mi
0	56%	50%	37%
1	36%	42%	47%
2-3	8%	8%	15%
4+	0%	0%	1%

MOBILITY

	0-1/2 mi	0-1 mi	0-3 mi
Traffic Counts ^a	14,300-14,900	14th St NW	U St NW
	16,100		

Source: Esri forecasts for 2022, 1 American Community Survey (2016-2020) values are rounded to the nearest whole percent, 2 Open Data - 2022 Traffic Volumes (DDOT 2020 AADT)

CONTACT

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