

# LEASE

## RETAIL SHOP FOR LEASE ON A BUSY GEORGIA AVE

5413 Georgia Ave NW Washington, DC 20011



LEASE RATE

\$16.00 SF/yr

Deniz Senyurt, CCIM

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### PROPERTY DESCRIPTION

Two level retail space for lease on Georgia Ave NW. 1500 SF is on the street level: perfect space for ethnic grocery stores, coffee shops, bakery stores, day spas, hair salons, nail salons and massage centers, sandwich shops and many more retail uses. Additional 1500 SF space is on the ground floor suitable for storage.

### LOCATION DESCRIPTION

Located at busy 5413 Georgia Ave NW Washington DC 20011, this retail property offers high visibility by 26000 vehicles per day. Just minutes from the Georgia Ave-Petworth Metro Station, it's easily accessible for both pedestrians and commuters. The area has a population of 163,048 with a median household income of \$108,211 in 10 min drive time, making it an ideal location for retail businesses seeking strong community engagement and exposure.

### OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Number of Units:	1
Available SF:	3000

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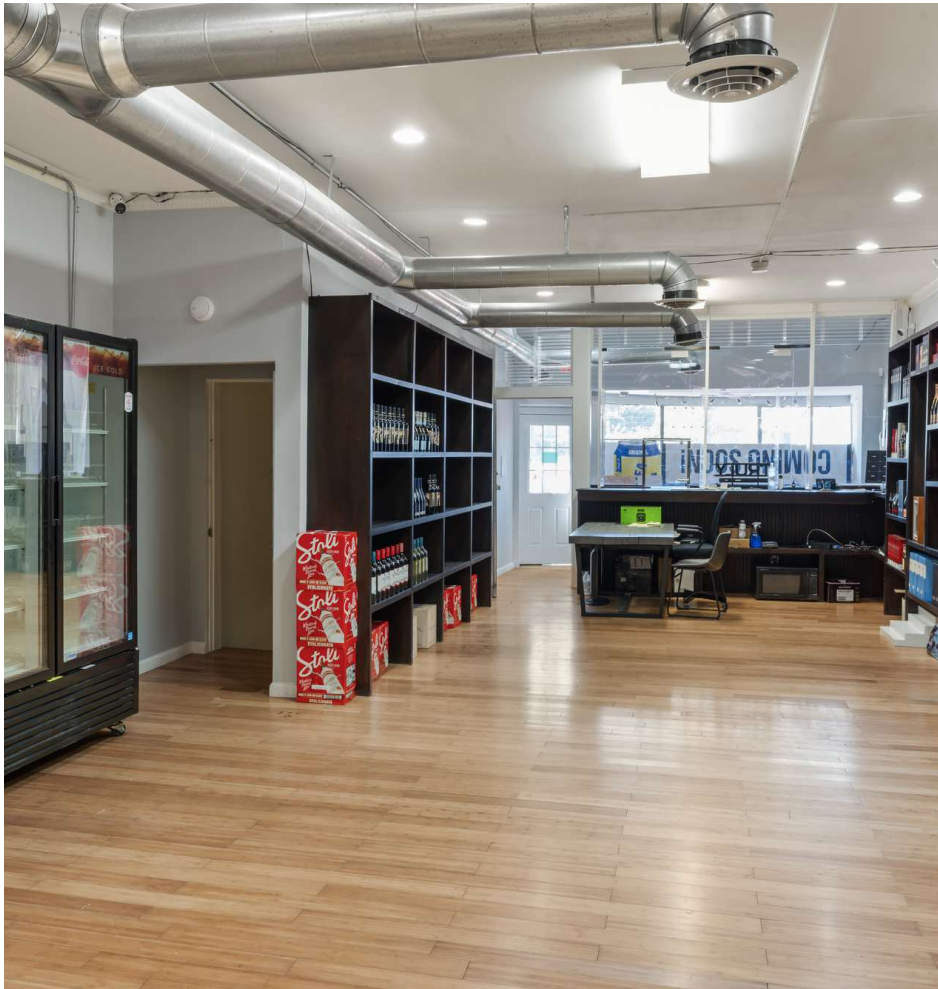


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- Signage visibility by 26,000 vehicles per day
- Population of 163,048 in 10 min drive time
- Median income of \$108,211 in 10 min drive time
- 9 Minutes bus ride (70) from Georgia Ave – Petworth Metro Station
- Perfect space for ethnic grocery stores, coffee shops, bakery stores, day spas, hair salons, nail salons

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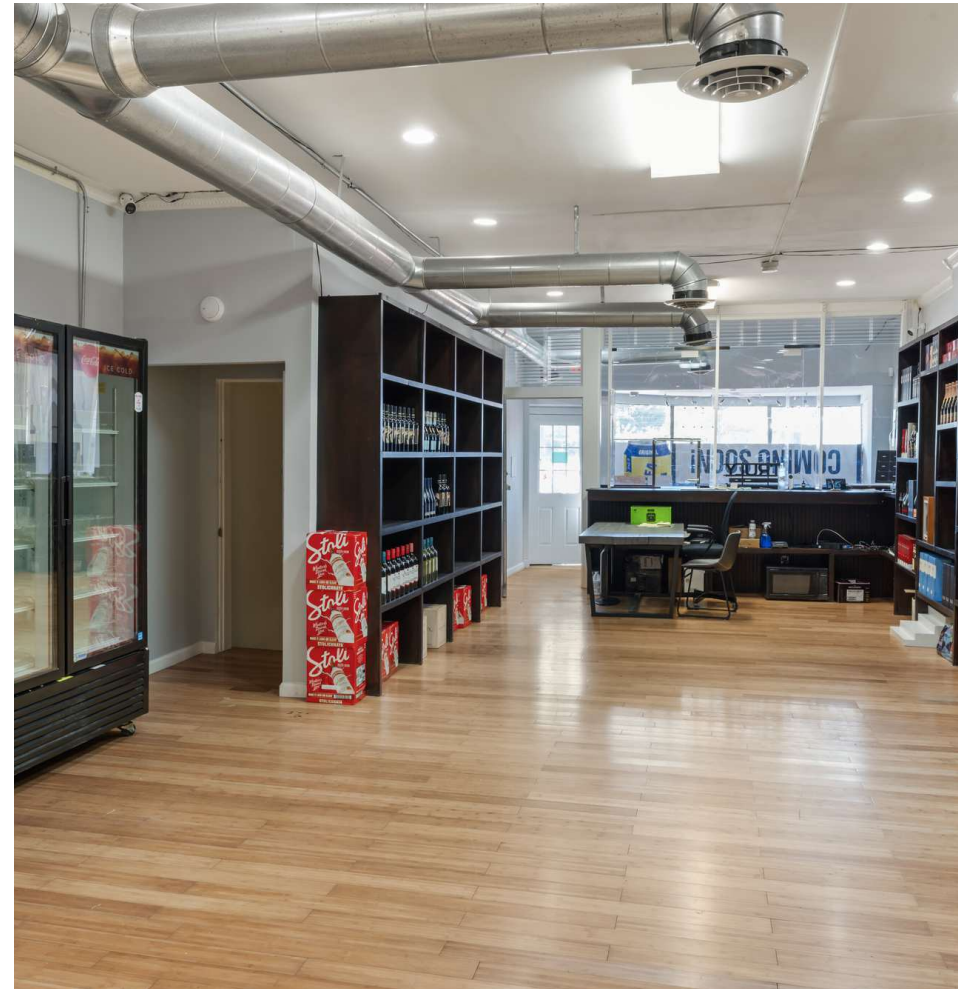
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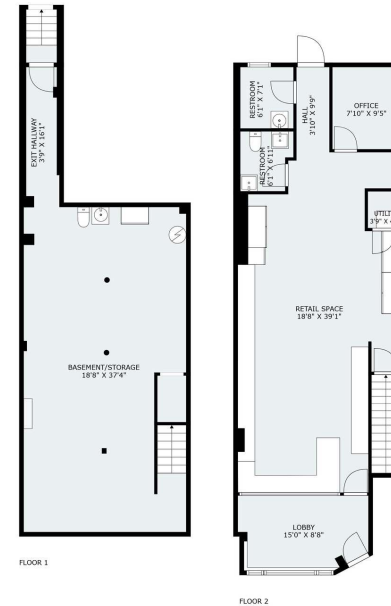
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Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.



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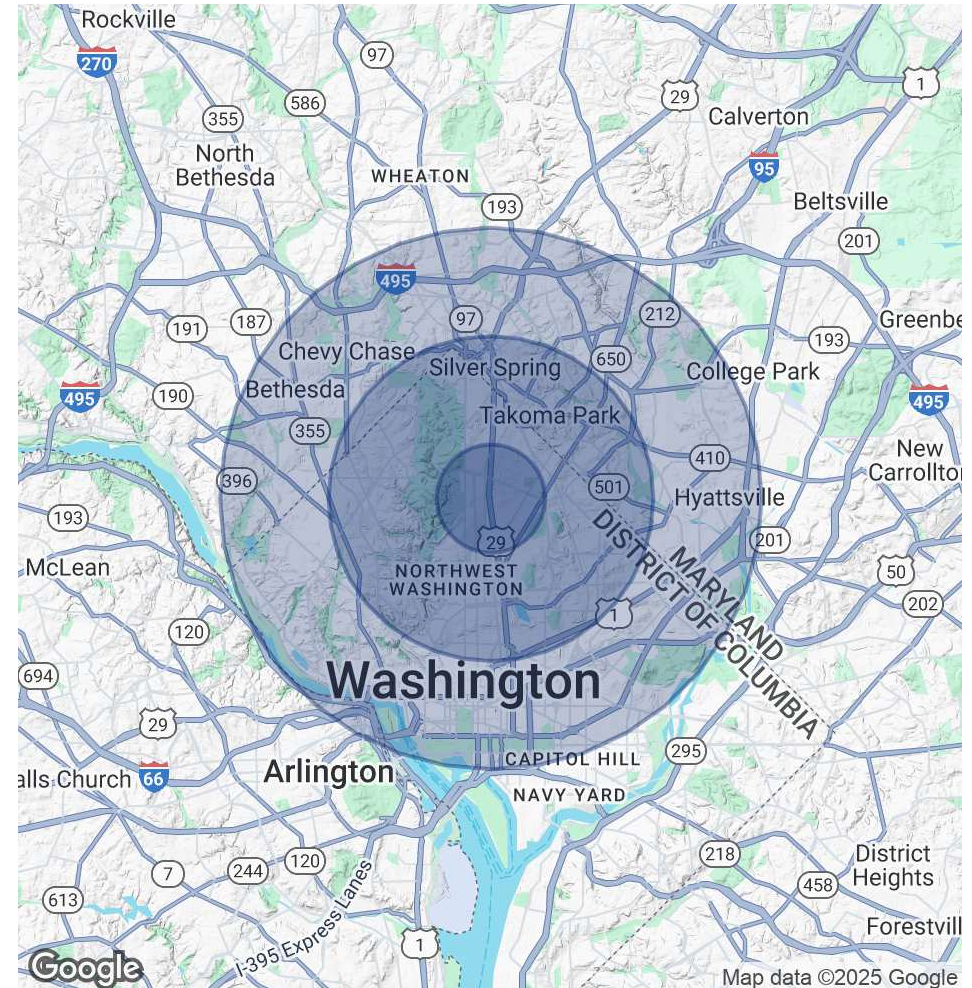
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	41,233	327,940	776,635
Average Age	39	39	38
Average Age (Male)	38	38	38
Average Age (Female)	40	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	15,120	145,052	336,061
# of Persons per HH	2.7	2.3	2.3
Average HH Income	\$153,101	\$164,541	\$164,758
Average House Value	\$792,963	\$864,837	\$838,777

Demographics data derived from AlphaMap



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## **DENIZ SENYURT, CCIM**

**Commercial Real Estate**

**Associate Broker**

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**Direct: 571.271.6604**

### **PROFESSIONAL BACKGROUND**

Licensed in Virginia, Maryland, and Washington DC, Deniz specializes in commercial real estate with vast experience in medical office, retail, and industrial property leasing and sales. Aside from serving on the Board of Directors of the Northern Virginia Association of Realtors and Mid Atlantic Real Estate Marketing Association, Deniz serves as a member of NVAR and NAR Commercial Councils. Deniz is also the 2022 Coldwell Banker Commercial Gold Circle of Distinction, 2023 Coldwell Banker Commercial Silver Circle of Distinction, 2024 CREXI Platinum Broker and NVAR Platinum Top Producer Award Winner.

### **EDUCATION**

Deniz holds 3 Masters degrees (MBA in Small and Medium Sized Enterprises, MBA in International Business Finance, MA in International Trade and Investment Policy Program) from George Washington University. She graduated from NVAR Leadership Institute in 2021 and was accepted to the 2025 CCIM JWL Leadership Program. Her designations are Certified International Property Specialist (CIPS), Certified Merger and Acquisition Advisor (CM&AA), and Certified Commercial Investment Member (CCIM) .

### **MEMBERSHIPS**

MAREMA, CCIM, NVAR, NAR

Past President of Mid Atlantic Real Estate Marketing Association

Past NVAR Commercial Council and International Business Forum Chairs





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