



UP TO SIX PARKING SPACES AVAILABLE IN REAR OF BUILDING

3,061 SF

GEORGIA AVE NW
36,452 VPD

GRESHAM PLACE NW

GRESHAM PLACE NW

NEARBY RETAILERS

RETAIL FOR LEASE

- 3,061 SF second generation fitness space available.
- Up to six parking spaces available in rear of the building.
- Additional building signage opportunities available.
- Located on Georgia Ave NW (36,452 VPD) with close proximity to Shaw, Columbia Heights, Petworth, and Howard University (approx. 12,000 students). Household income within half a mile is \$162,046.



St. Vincent Wine



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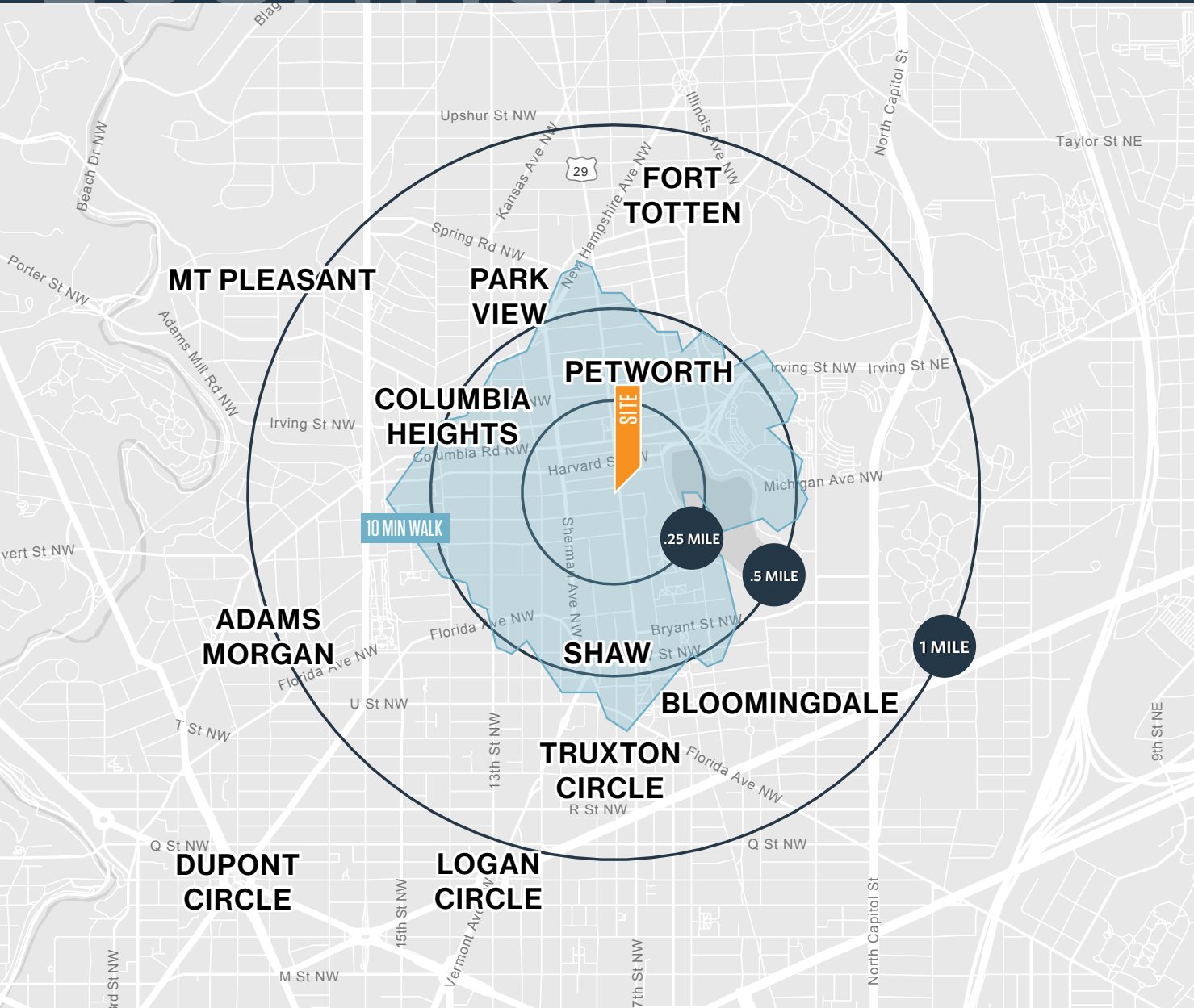
LINDSEY ST. MAXENS

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LOCATION

2833 GEORGIA AVENUE, NW

WASHINGTON, DC 20001



AVAILABLE SPACE

SIZE	RATE	CONDITION
3,061 SF	Negotiable	As-Is

DEMOGRAPHICS | 2022:

WALK TIME

10-MIN WALK	0.25-MILE	0.5-MILE	1-MILE
Population	4,623	19,422	86,494
Daytime Population	3,879	34,903	94,696
Households	1,655	7,627	39,759
Average HH Income	\$159,311	\$162,046	\$170,438

TRAFFIC COUNTS | 2021:

Georgia Ave	36,452 VPD
Georgia Ave- Petworth Metro	6,363 ADR

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PHOTOS

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ADDITIONAL BUILDING
SIGNAGE AVAILABLE

UP TO SIX PARKING
SPACES AVAILABLE

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GRESHAM PLACE NW

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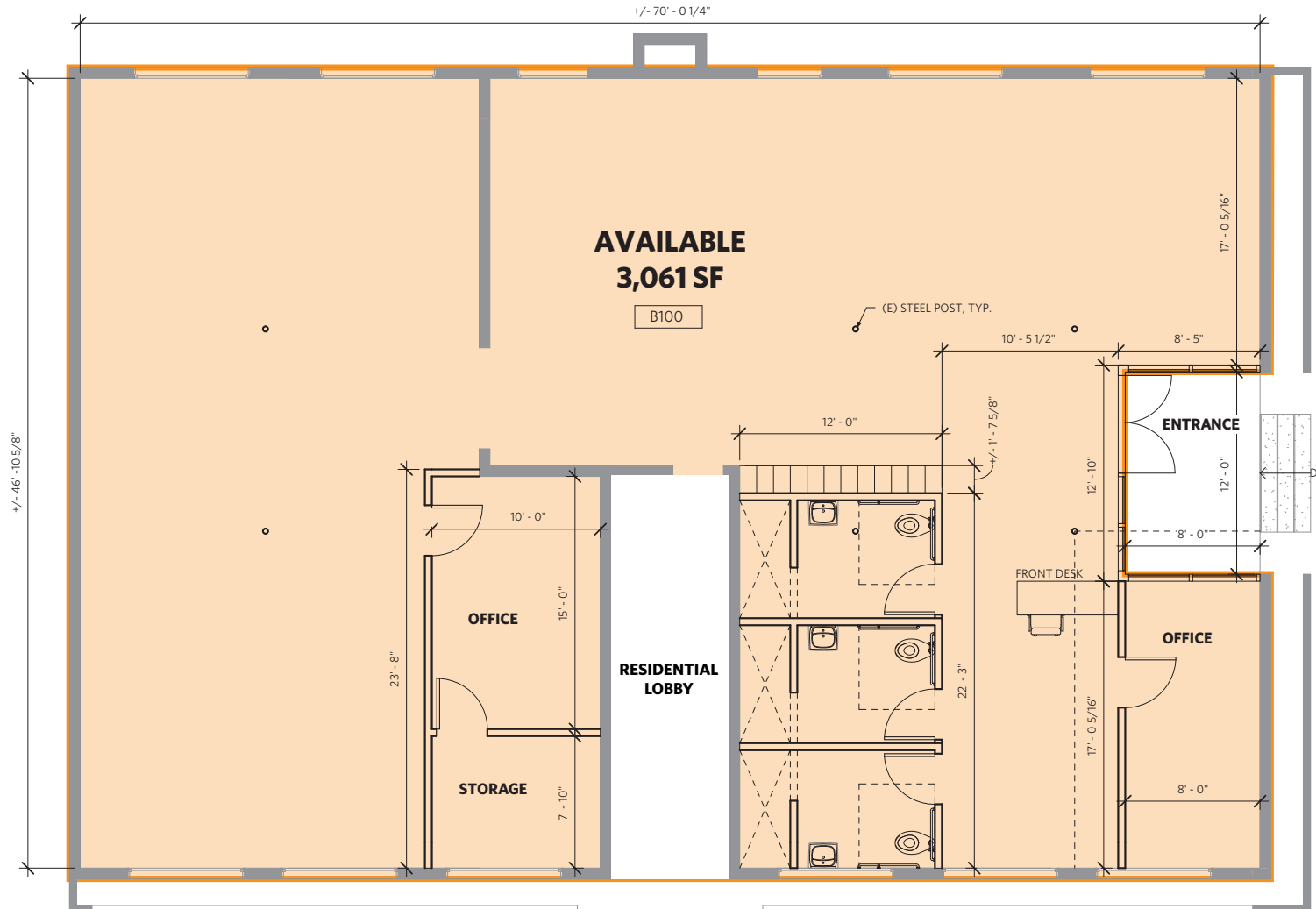
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GRESHAM PLACE NW

GEORGIA AVENUE NW - 36,452 VPD

AERIAL

2833 GEORGIA AVENUE, NW

WASHINGTON, DC 20001



TIVOLI SQUARE

Giant
WELLS FARGO

TIVOLI SQUARE

BANK OF AMERICA
FIVE BELOW
WISCO
BED BATH & BEYOND
IHOP
BEST BUY
perfumania
petco
LE TENA
Marshalls
CHASE
PM Pediatric Care
Chick-fil-ck
MATTRESS FIRM
TACO BELL
DSW
OLD NAVY
TARGET

PARK TRIANGLE

citibank
F Mobile
&pizza
frozenyo

KENYON SQUARE

BB&T
citibank
CHIPOTLE
CAVA
FedEx Office
Print & Ship Services
STARBUCKS COFFEE

SITE

2833 GEORGIA AVENUE NW

HOWARD UNIVERSITY
(APPROX. 12,000 STUDENTS)

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FOR MORE INFORMATION, PLEASE CONTACT:

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