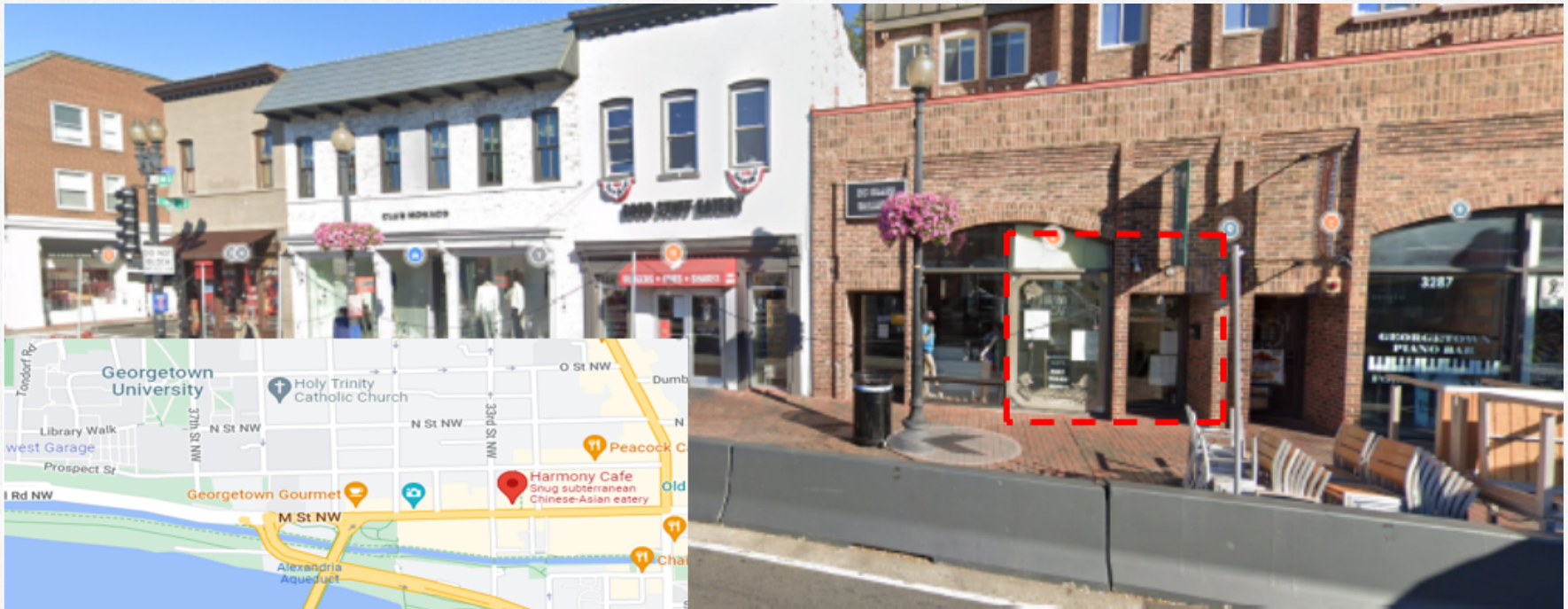


**Prime Georgetown Real Estate For Sale | Inquiries: 843-469-5737**



**3287 1/2 M St. NW,  
Washington, DC 20007**

## PROPERTY OVERVIEW - Employers

### PROPERTY SUMMARY

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<b>ADDRESS</b>	3287 1/2 M. St. NW, Washington, DC 20007
<b>SQUARE FOOTAGE</b>	1,800
<b>POSSIBLE USES</b>	Retail/Restaurant/Office
<b>RESTROOMS</b>	3

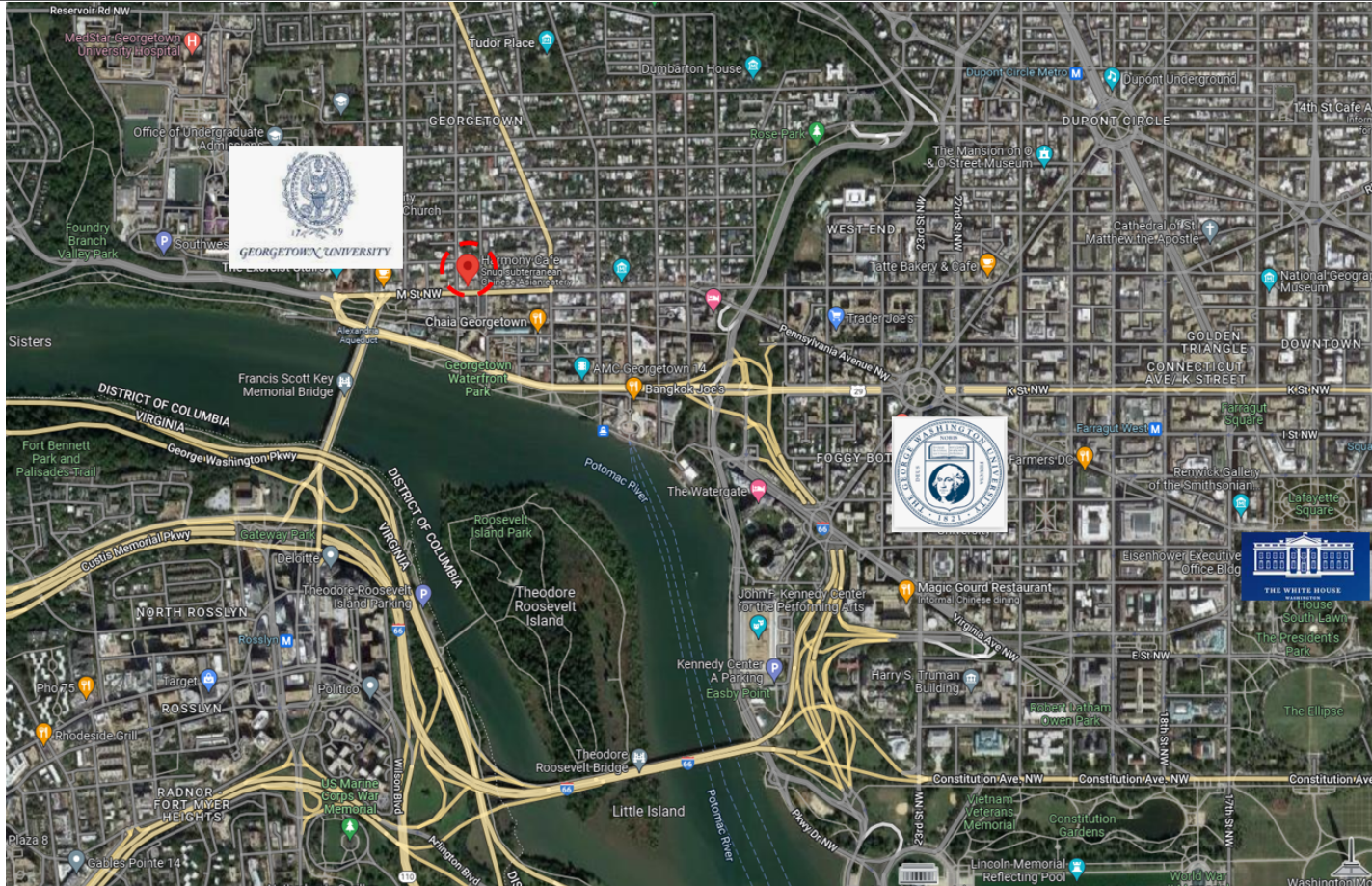
### HIGHLIGHTS

- RARE INVESTMENT OPPORTUNITY IN THE HEART OF GEORGETOWN WITH TONS OF VEHICULAR & PEDESTRIAN TRAFFIC
- LONG TIME 20+ YEARS RESTAURANT IN PLACE. REAL ESTATE FOR SALE. KEEP USING IT AS A RESTAURANT OR CONVERT INTO NEW RETAIL OR OFFICE.
- WALKING DISTANCE TO GEORGETOWN U., GEORGETOWN WATERFRONT AND COUNTLESS OTHER HOT SPOTS.

### EXCLUSIVELY LISTED BY:

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President  
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Email: [ironcladgc@gmail.com](mailto:ironcladgc@gmail.com)

# PROPERTY AERIAL MAP



# DEMOGRAPHICS - 1 MILE

## Household Income

**\$139k**  
Median Income

**\$161k**  
2026 Estimate

**↑ 3%**  
Growth Rate

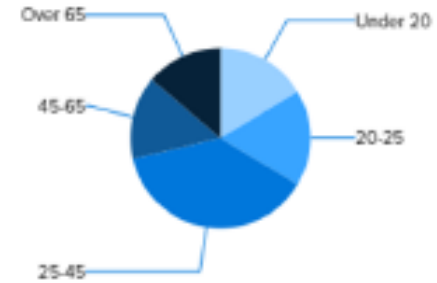


## Age Demographics

**30**  
Median Age

**31**  
2026 Estimate

**↑ 2%**  
Growth Rate



## Number of Employees

**93.2k**

### Top 5 Employment Categories



## Housing Occupancy Ratio

**5:1**

4:1 predicted by 2026



## Renter to Homeowner Ratio

**1:1**

1:1 predicted by 2026

