



RETAIL PROPERTY FOR LEASE

1239 MOUNT OLIVET RD NE

WASHINGTON, DC 20002



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WASHINGTON, DC 20002

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Freestanding 2nd generation restaurant in Northeast Washington, DC, offering convenient access to New York Avenue, Route 50, and the BW Parkway. The site benefits from strong visibility and proximity to Union Market, Ivy City, and NoMa, positioning it within an active and growing corridor

PROPERTY HIGHLIGHTS

- Freestanding 2nd generation restaurant
- Pylon signage visible to over 19,000 VPD
- Adjacent surface parking

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,400 SF
Lot Size:	6,897 SF

DEMOGRAPHICS

	0.5 MILES	1 MILE	2 MILES
Total Households	4,022	16,078	69,202
Total Population	8,870	35,601	150,605
Average HH Income	\$111,777	\$130,941	\$160,049

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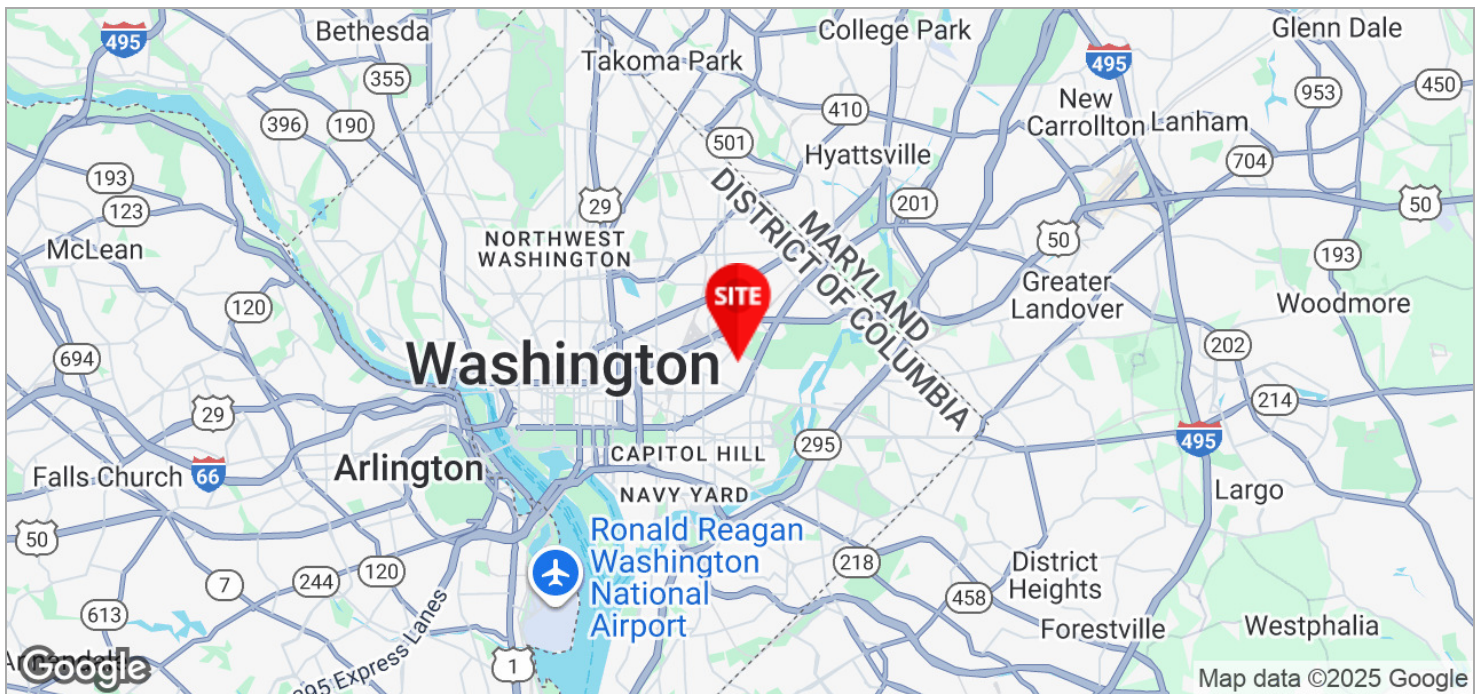
ADDITIONAL PHOTOS

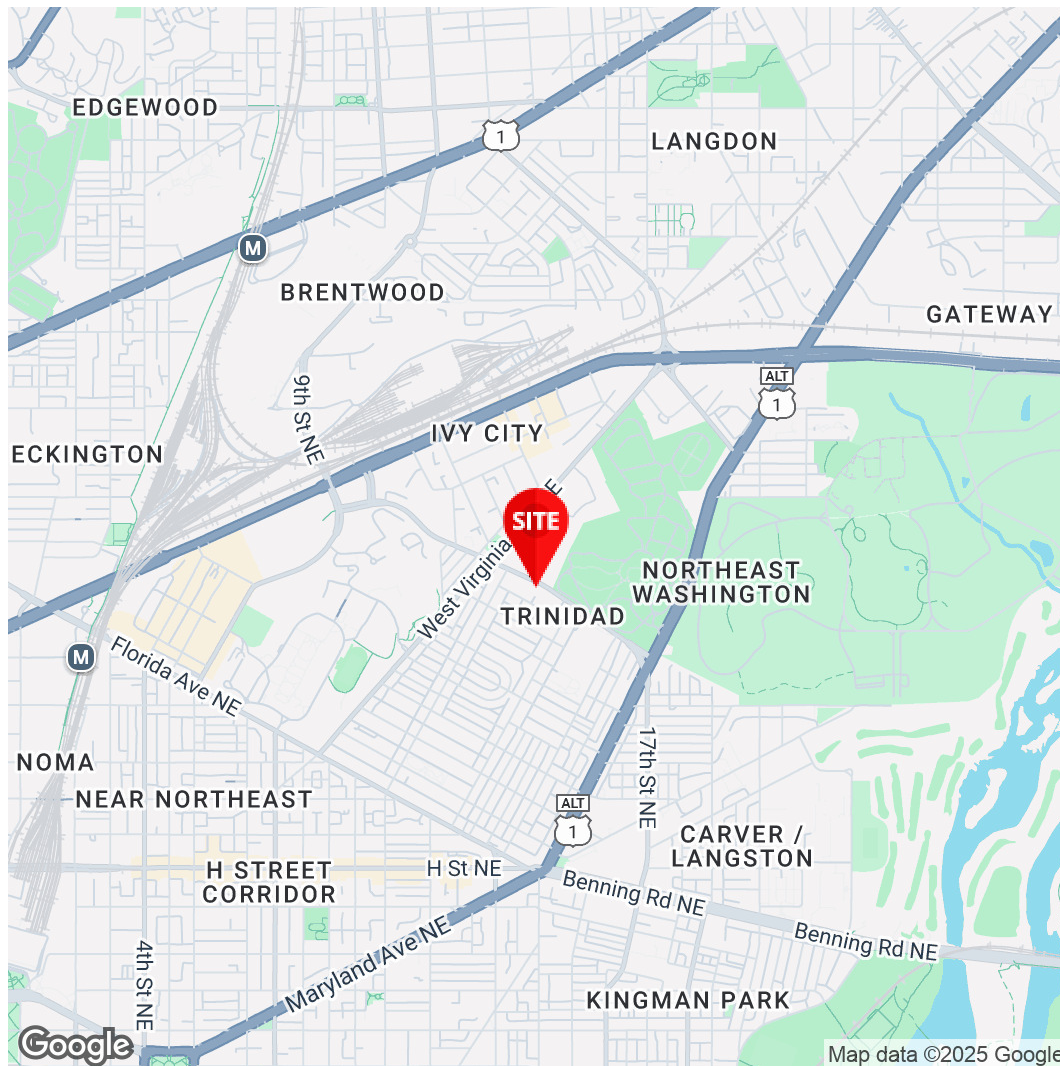


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LOCATION MAPS





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