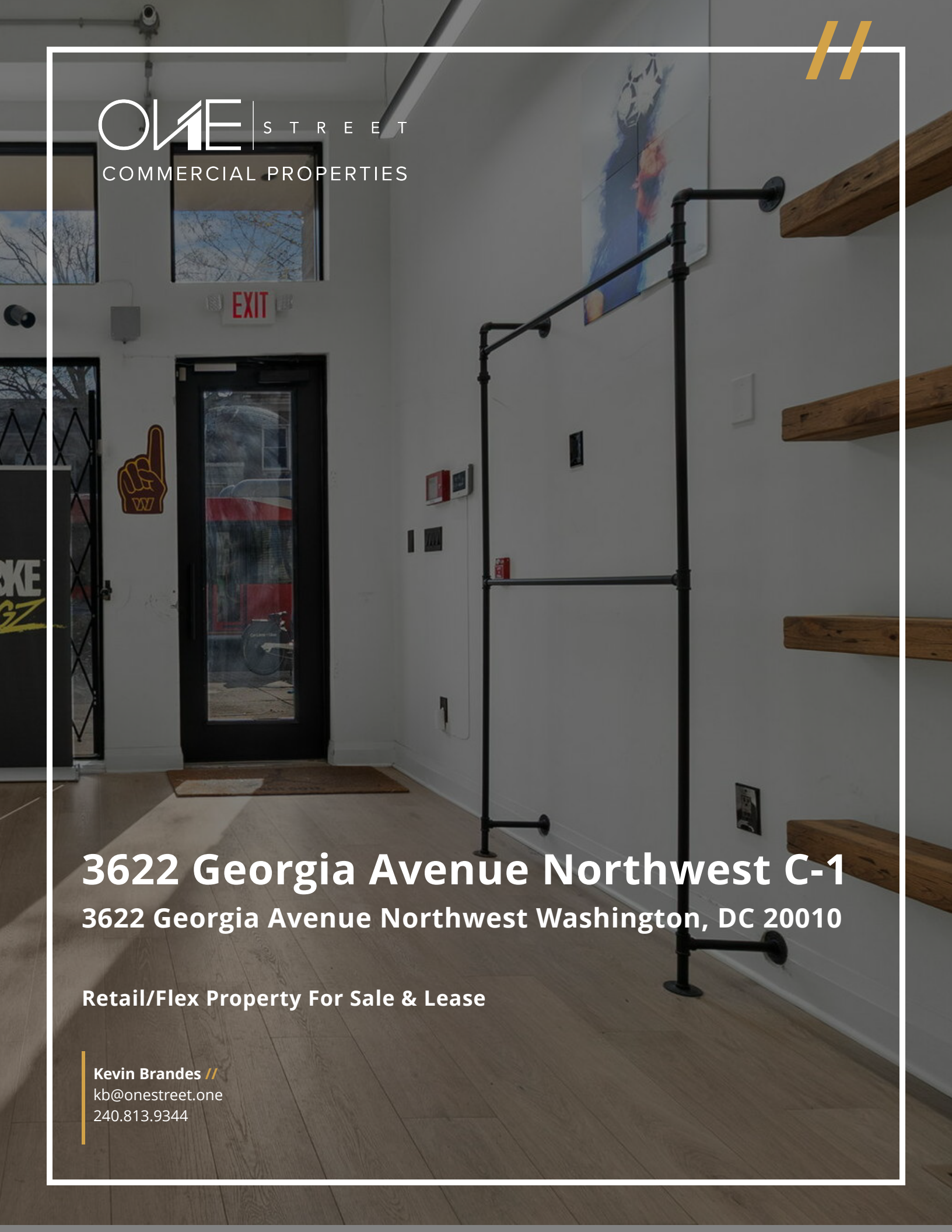




**ONE** | STREET  
COMMERCIAL PROPERTIES



# 3622 Georgia Avenue Northwest C-1

3622 Georgia Avenue Northwest Washington, DC 20010

Retail/Flex Property For Sale & Lease

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**CONFIDENTIALITY & DISCLAIMER**

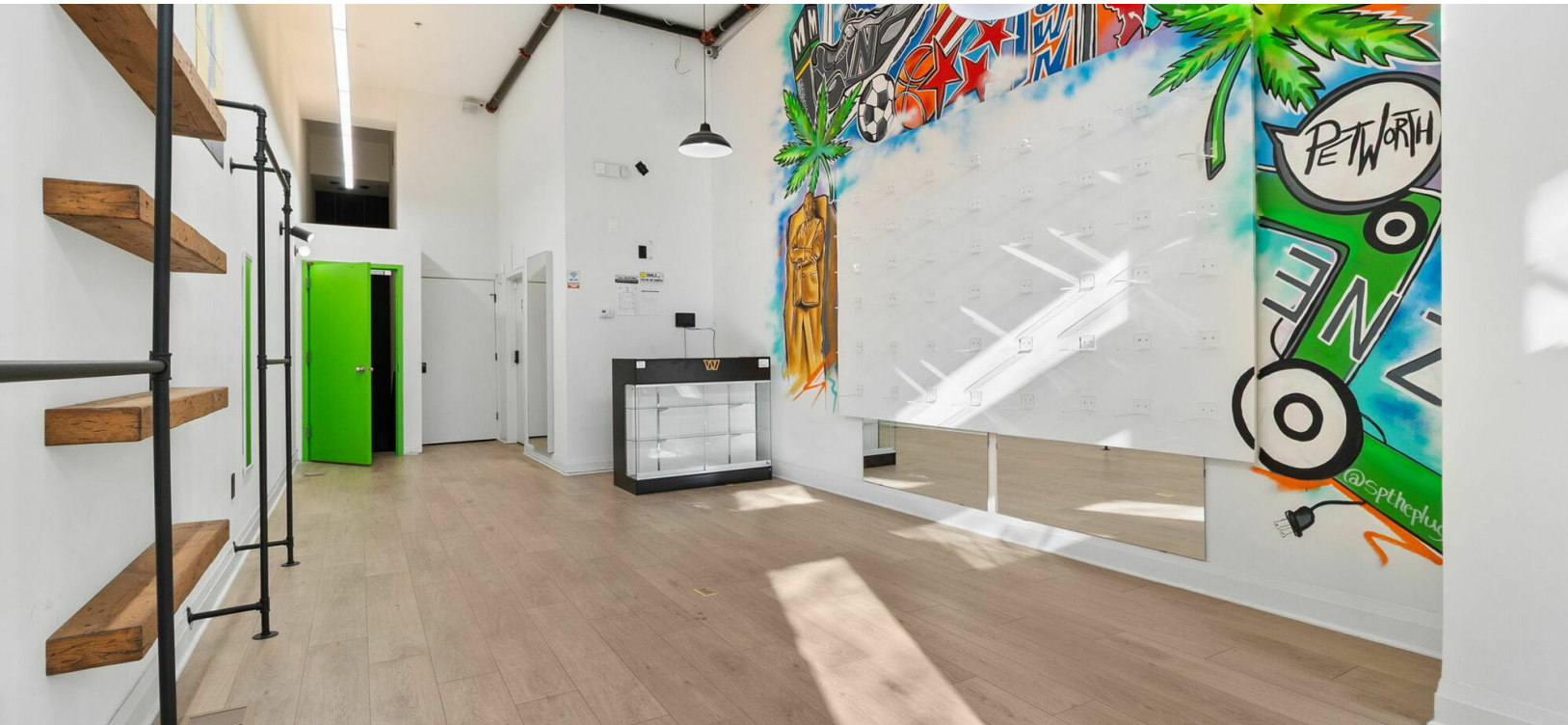
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ONE Street Commercial Properties in compliance with all applicable fair housing and equal opportunity laws.



**PROPERTY DESCRIPTION**

ONE Street Commercial Properties is proud to present this exceptional opportunity for Retail and Street Retail investors.

This prime property in Washington, DC, offers a 3,615 SF building with a single unit, ideal for capitalizing on the city's vibrant retail scene. With a rich history dating back to 1915 and updated for modern functionality in 2012, this meticulously renovated space is poised to captivate investors seeking a blend of historic charm and contemporary convenience. Zoned NC-8, the property presents versatile prospects for retail ventures in the bustling Washington area, making it an enticing prospect for savvy investors looking to thrive in this dynamic market.

**PROPERTY HIGHLIGHTS**

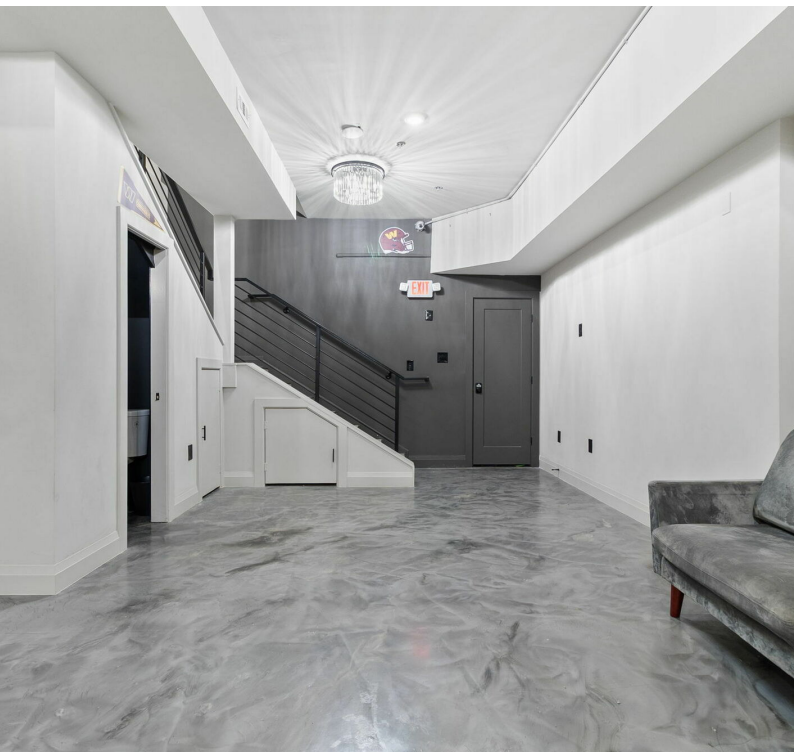
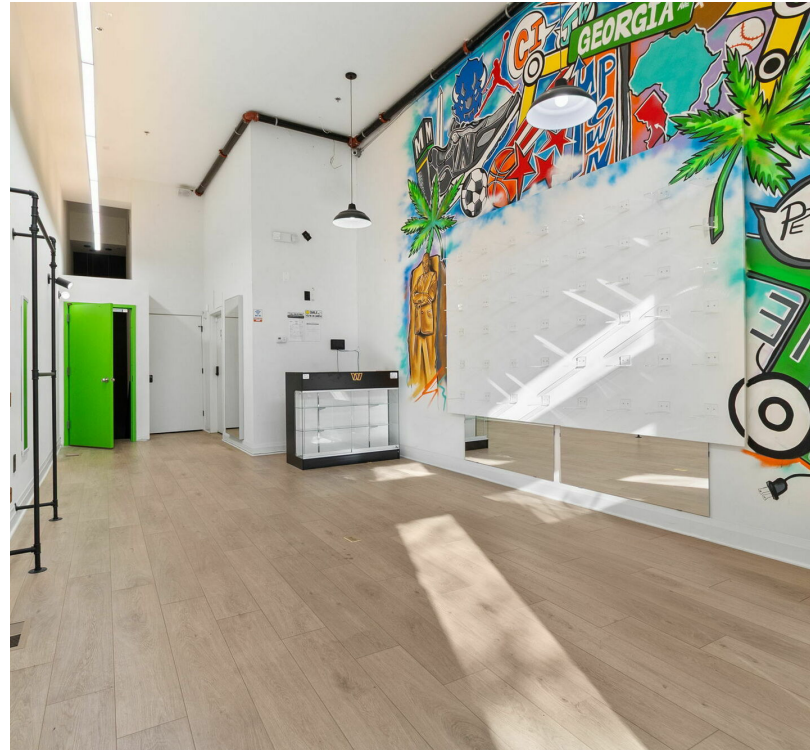
- 3,615 SF building
- Single unit
- Built in 1915
- Renovated in 2012
- Zoned NC-8

**OFFERING SUMMARY**

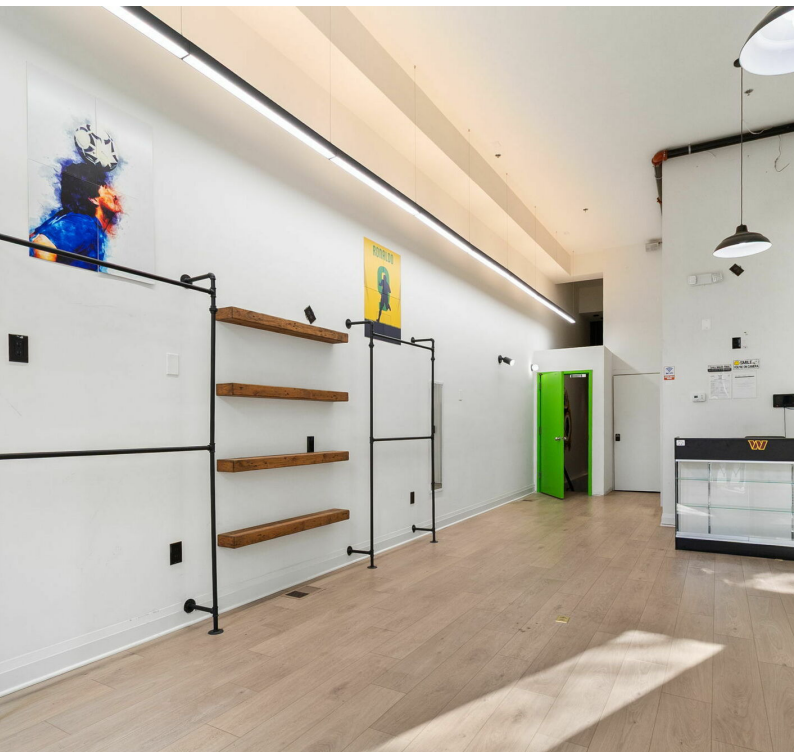
Sale Price:	\$750,000
Lease Rate:	\$5,800 per month (NNN)
Number of Units:	1
Available SF:	1,395 SF
Lot Size:	2,614 SF
Building Size:	3,615 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,668	9,013	29,998
Total Population	6,008	19,675	66,026
Average HH Income	\$169,543	\$175,140	\$155,641

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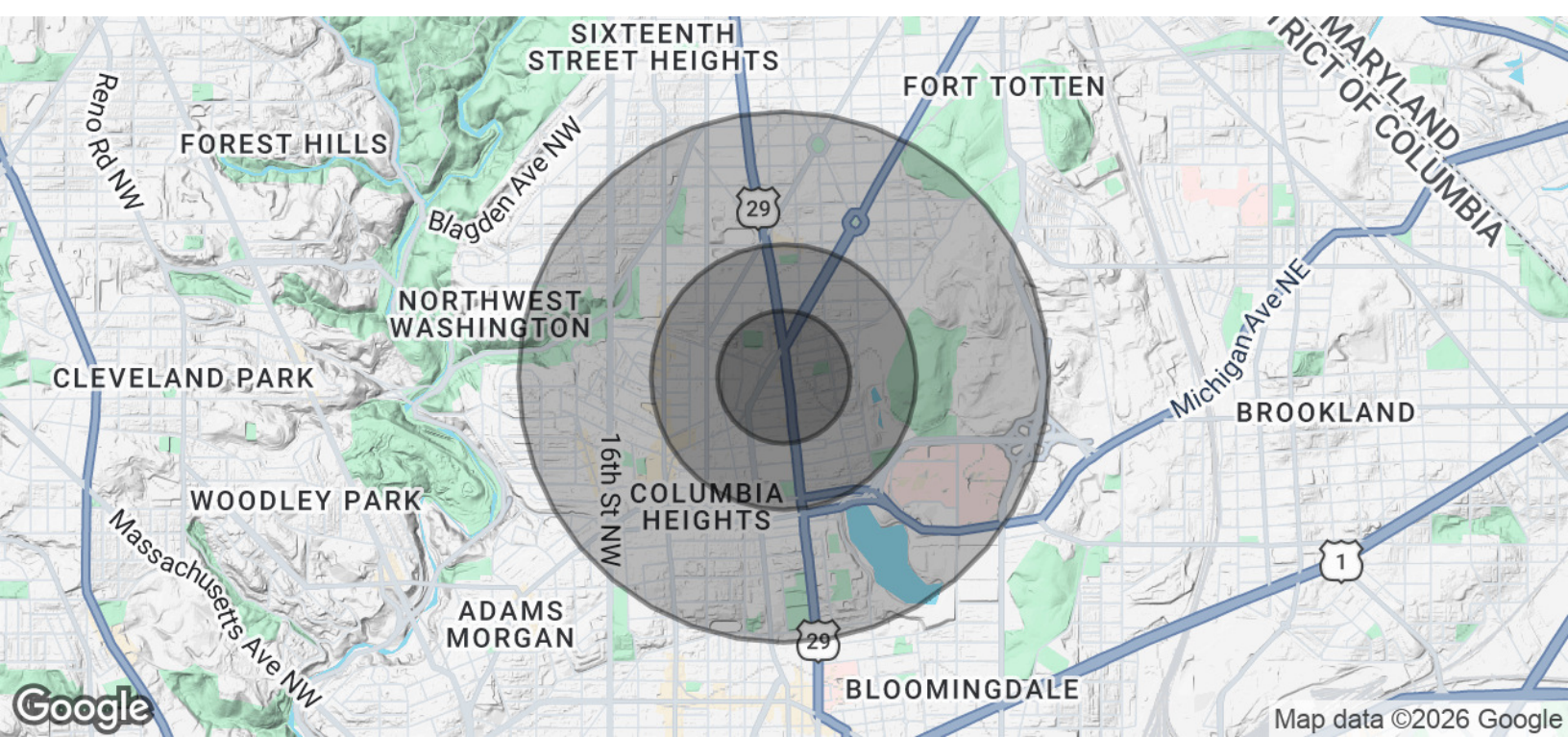
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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	6,008	19,675	66,026
Average Age	31.7	33.9	34.1
Average Age (Male)	29.4	33.3	34.0
Average Age (Female)	33.3	34.7	34.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	2,668	9,013	29,998
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$169,543	\$175,140	\$155,641
Average House Value	\$852,816	\$852,220	\$821,787

2023 American Community Survey (ACS)

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