



**ONE** | STREET  
COMMERCIAL PROPERTIES

# Second Generation Restaurant & Bar for Sale

## 3209 Mt. Pleasant St NW

Retail Property For Sale

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**PROPERTY DESCRIPTION**

ONE Street Commercial Properties is proud to present 3209 Mt. Pleasant St NW, Washington, DC, an incredible opportunity to purchase a rare, second generation restaurant and bar space in the heart of the vibrant Mt. Pleasant neighborhood.

This second generation restaurant spans over three floors offering ample space with the top two floors serving as dinning rooms, and the lower level used as storage with space for an industrial grade refrigerator. The kitchen is equipped with a 10' hood, gas range, and additional appliances. Liquor license will convey.

**LOCATION DESCRIPTION**

This rarely available second generation restaurant and bar is located in the historic Mount Pleasant neighborhood of Northwest, Washington, DC. It sits along a heavily trafficked retail strip on Mount Pleasant Street NW that holds the neighborhoods most popular eateries and bars. The surrounding areas are filled with high density residential housing serving as a potential customer base for any new restaurant group looking to move in.

**OFFERING SUMMARY**

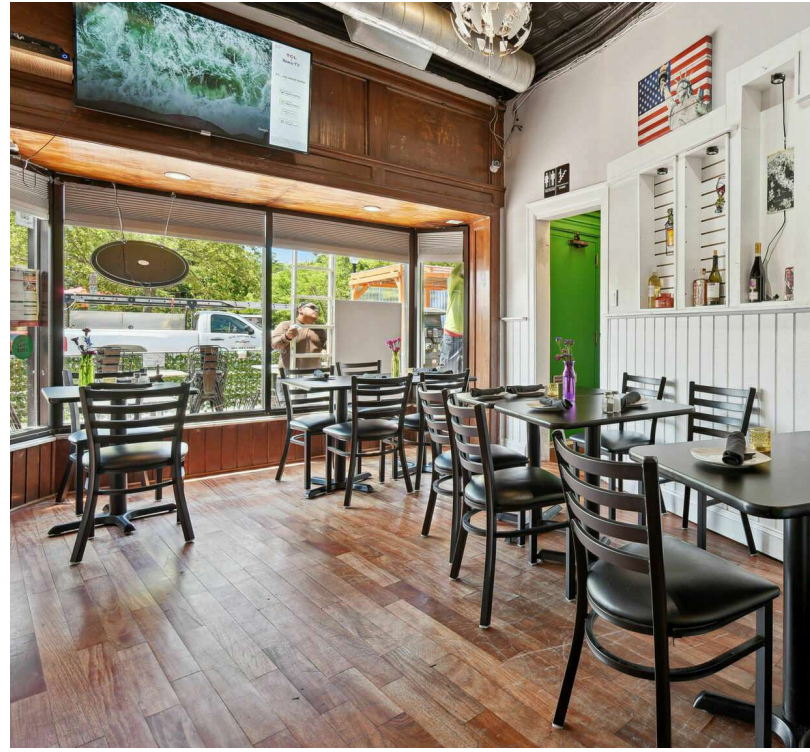
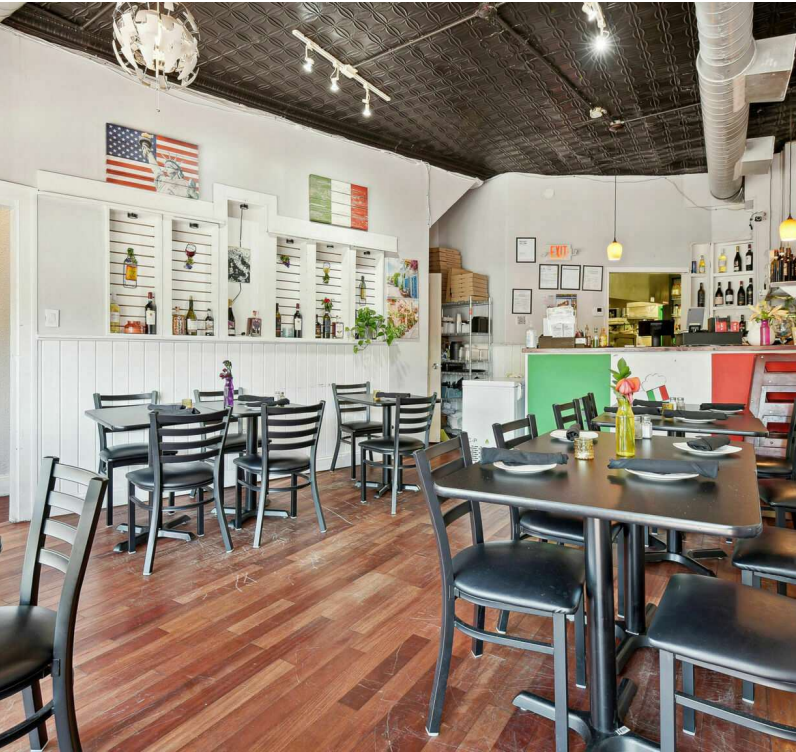
Sale Price:	Subject to Offer
Lot Size:	734 SF
Building Size:	2,296 SF

<b>DEMOGRAPHICS</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	3,300	14,297	41,482
Total Population	7,795	30,930	87,249
Average HH Income	\$120,256	\$113,970	\$132,973

**PROPERTY HIGHLIGHTS**

- Property has a Class C Type Liquor License, establishment type 'Tavern.' Expires 09/30/2025
- The roof has been replaced within the year, and the property has gone through extensive renovations from when it was last opened.
- Perfect for new ventures or expanding businesses in a bustling, dynamic neighborhood.

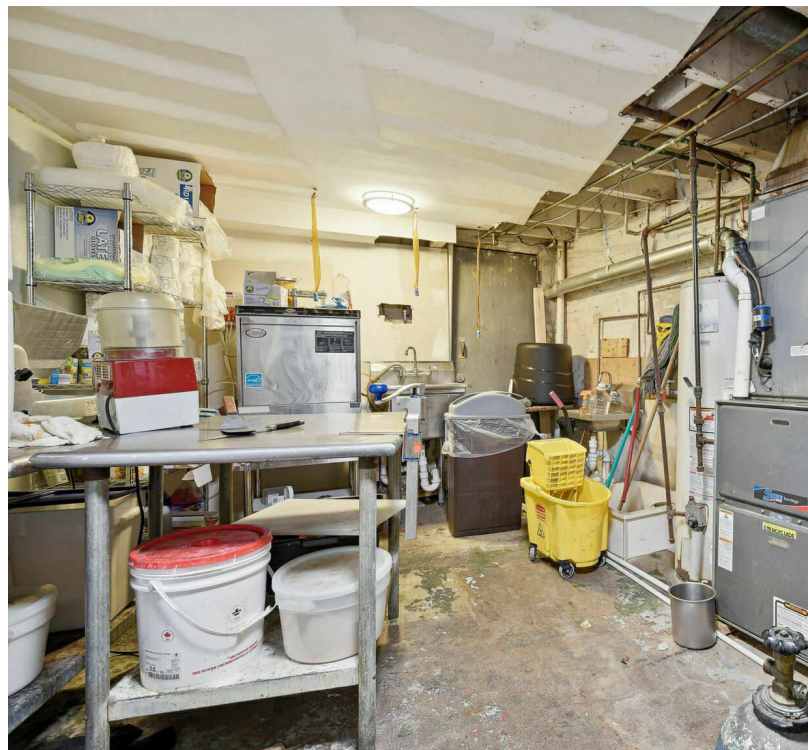
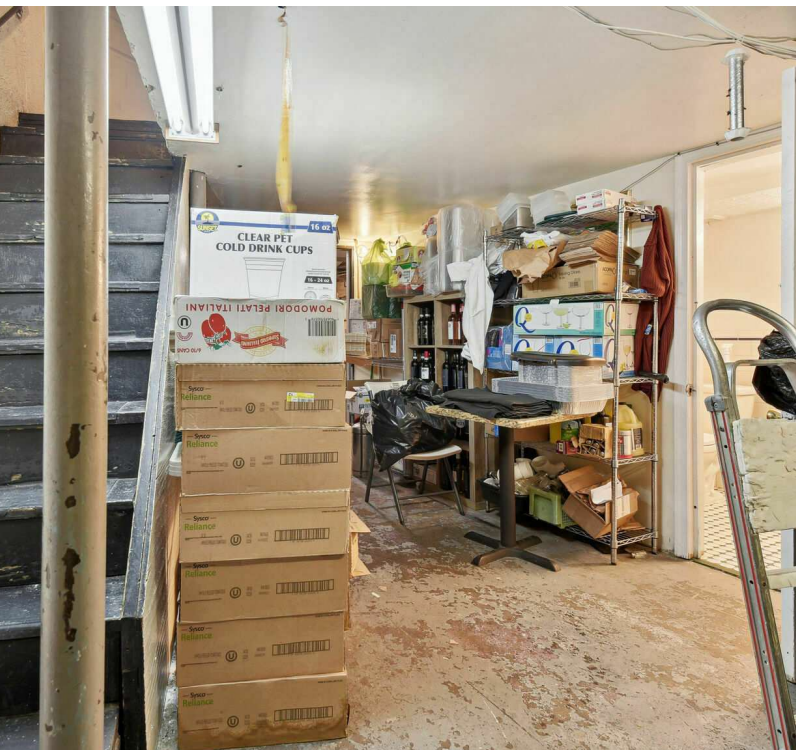
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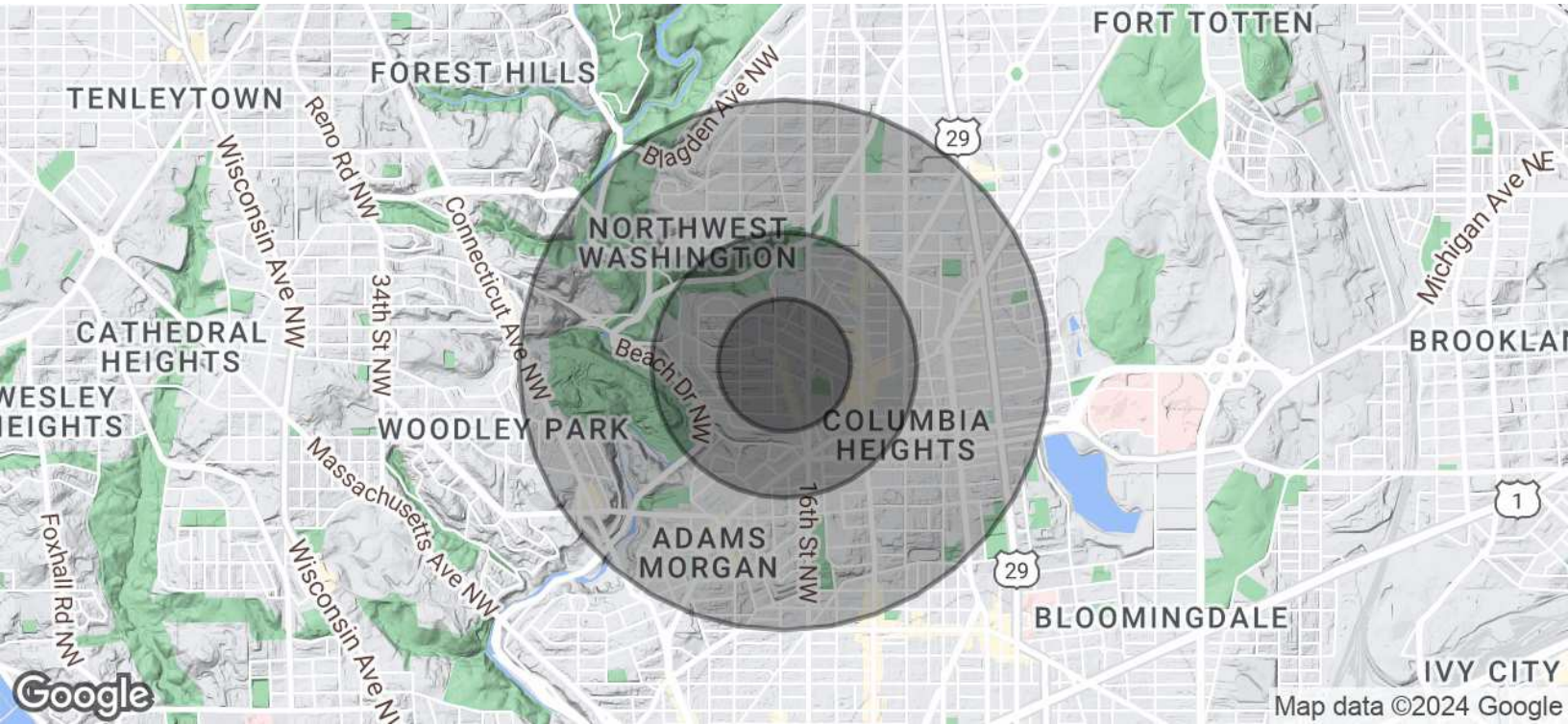
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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	7,795	30,930	87,249
Average Age	33.6	33.1	33.6
Average Age (Male)	34.2	34.2	34.1
Average Age (Female)	32.9	32.0	33.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	3,300	14,297	41,482
# of Persons per HH	2.4	2.2	2.1
Average HH Income	\$120,256	\$113,970	\$132,973
Average House Value	\$512,022	\$556,377	\$633,720

2020 American Community Survey (ACS)

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