



ONE | STREET
COMMERCIAL PROPERTIES

2827 Sherman Ave NW Washington, DC 20001

Retail Property For Sale

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PROPERTY DESCRIPTION

ONE Street Commercial Properties is pleased to present 2827 Sherman Ave NW. This beautifully appointed corner lot commercial building is specifically designated for a restaurant, bar, or cafe with the potential added charm of a patio.

Don't miss this rare opportunity to establish your business in one of the city's most sought-after neighborhood. With its prime location, versatile zoning, and endless potential, 2827 Sherman Ave is the perfect place to turn your entrepreneurial dreams into reality.

LOCATION DESCRIPTION

Nestled in the vibrant and bustling Columbia Heights neighborhood, this commercial gem is strategically located at the intersection of Sherman and Harvard Ave. This property is specifically designated for a restaurant, bar, or cafe with the potential added charm of a patio.

OFFERING SUMMARY

Sale Price:	\$1,950,000
Lot Size:	1,067 SF
Building Size:	3,200 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,487	10,573	41,458
Total Population	6,450	26,334	91,077
Average HH Income	\$106,790	\$115,143	\$130,422

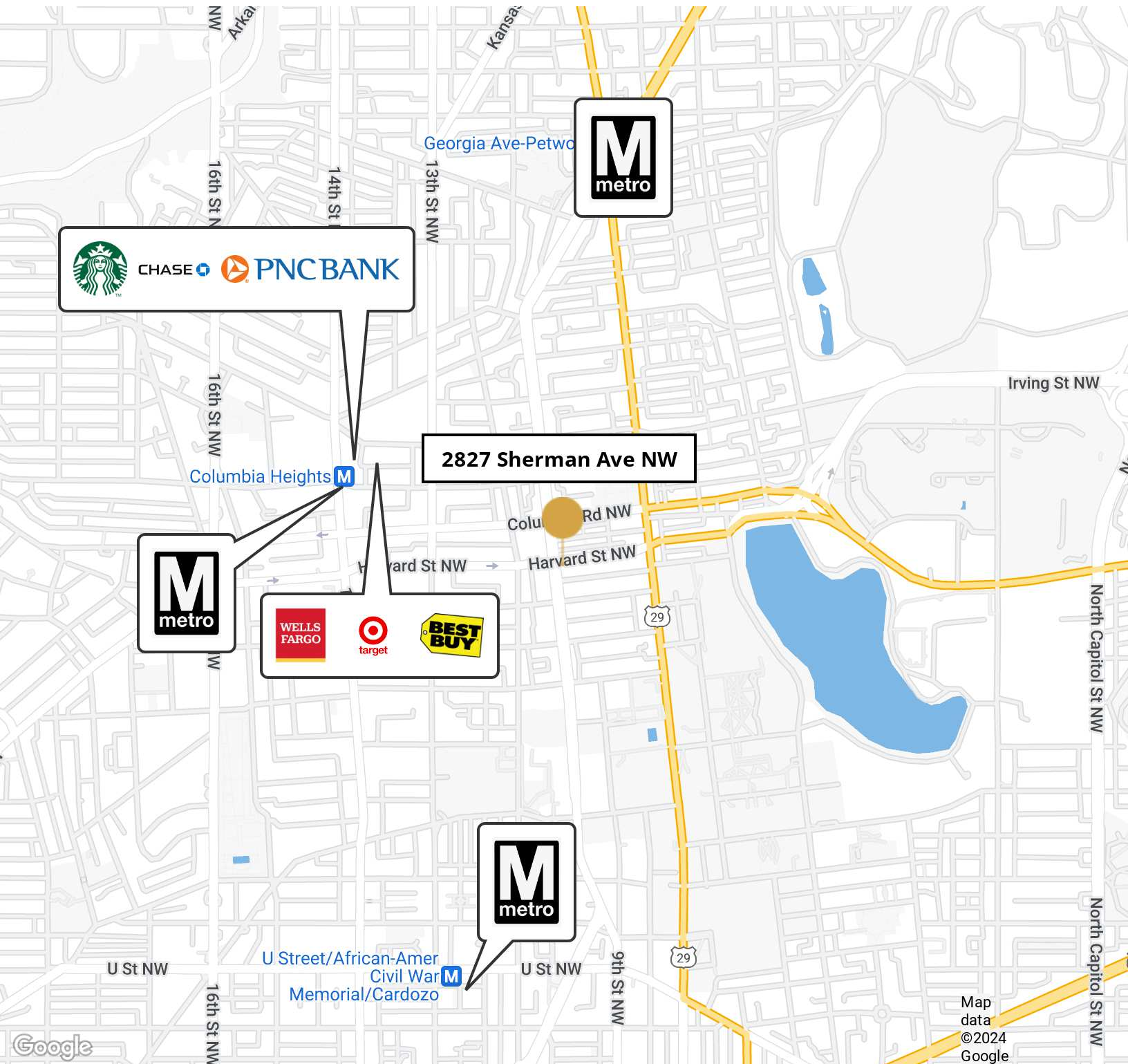
APPLIANCES

- 10' Hood w/ grille, gas burners, and a flat top
- 2 ATFS 40lb Deep Fryer
- Commercial Food Grade Refrigerator
- Black Under-Counter Two Section Refrigerator

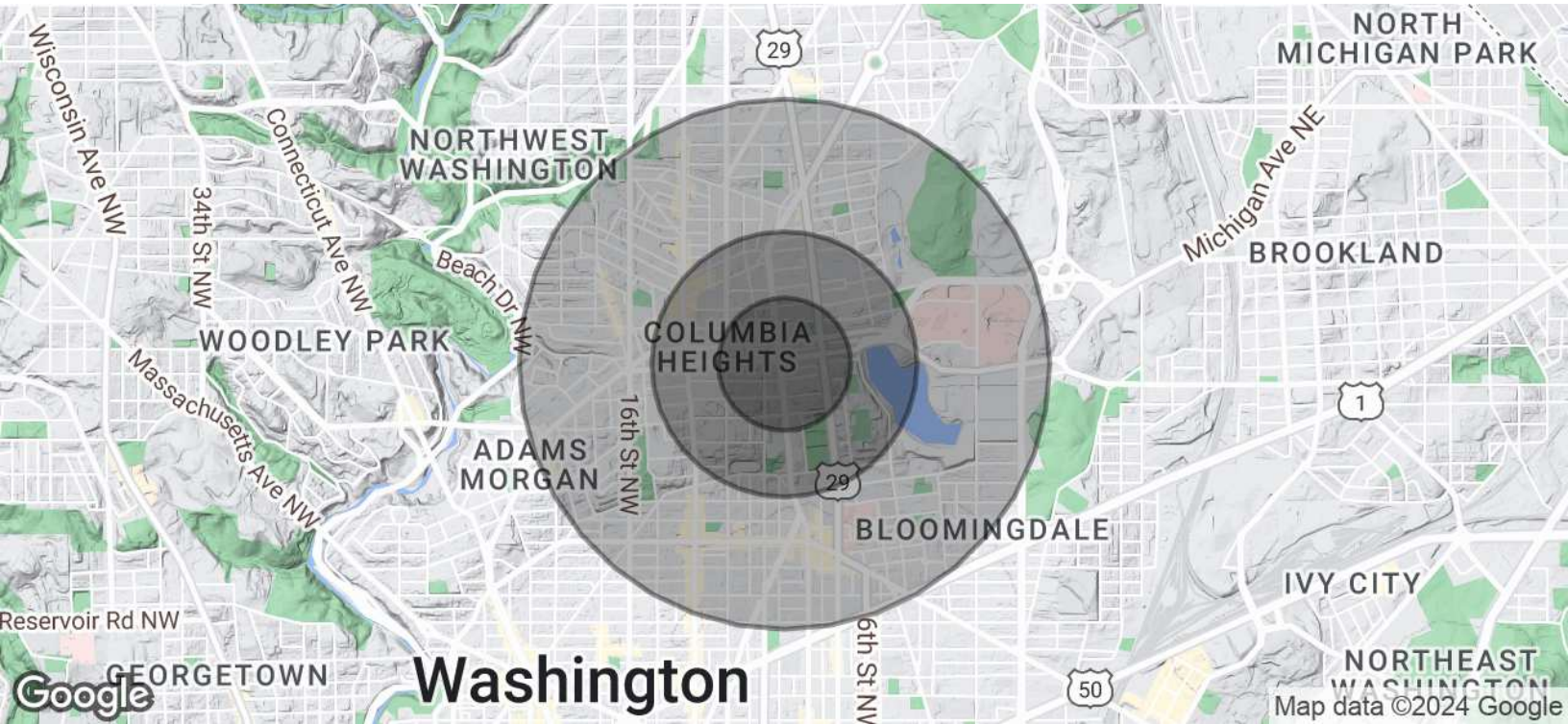
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	6,450	26,334	91,077
Average Age	30.4	30.4	32.9
Average Age (Male)	28.7	29.9	33.4
Average Age (Female)	31.1	30.8	32.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,487	10,573	41,458
# of Persons per HH	2.6	2.5	2.2
Average HH Income	\$106,790	\$115,143	\$130,422
Average House Value	\$677,021	\$636,429	\$656,455

2020 American Community Survey (ACS)

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