



RETAIL PROPERTY FOR SALE

4526-4532 GEORGIA AVE NW

WASHINGTON, DC 20011



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Rare opportunity to acquire a 3,200 SF commercial building situated on a 4,146 SF parcel at a hard corner, signalized intersection along Georgia Avenue. This highly visible asset offers strong frontage, excellent traffic exposure, and flexible use potential. The property consists of three (3) units, all of which can be delivered vacant at the time of purchase, making it ideal for an owner-user, investor, or redevelopment opportunity. One of the units is a fully built-out second-generation restaurant, significantly reducing time and capital required for a food-and-beverage operator.

PROPERTY HIGHLIGHTS

- 3,200 SF retail building along Georgia Ave NW
- Hard corner location at a signalized intersection
- Three (3) commercial units which can be combined
- 1,600 SF End-Cap features a fully built-out 2nd-generation restaurant
- Visible to 22K cars a day
- Flexible use for retail, restaurant, office, or mixed-use users

OFFERING SUMMARY

Sale Price:	Negotiable
Number of Units:	3
Lot Size:	4,133 SF
Building Size:	3,200 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,527	4,776	20,658
Total Population	4,270	13,107	53,154
Average HH Income	\$207,117	\$196,289	\$174,867

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SITE PLAN



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LOCAL AREA



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SECOND GEN RESTAURANT | 1,600 SF



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SECOND GEN RESTAURANT |
1,600 SF // 5

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SECOND GEN RETAIL | 800 SF



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SECOND GEN RETAIL | 800 SF



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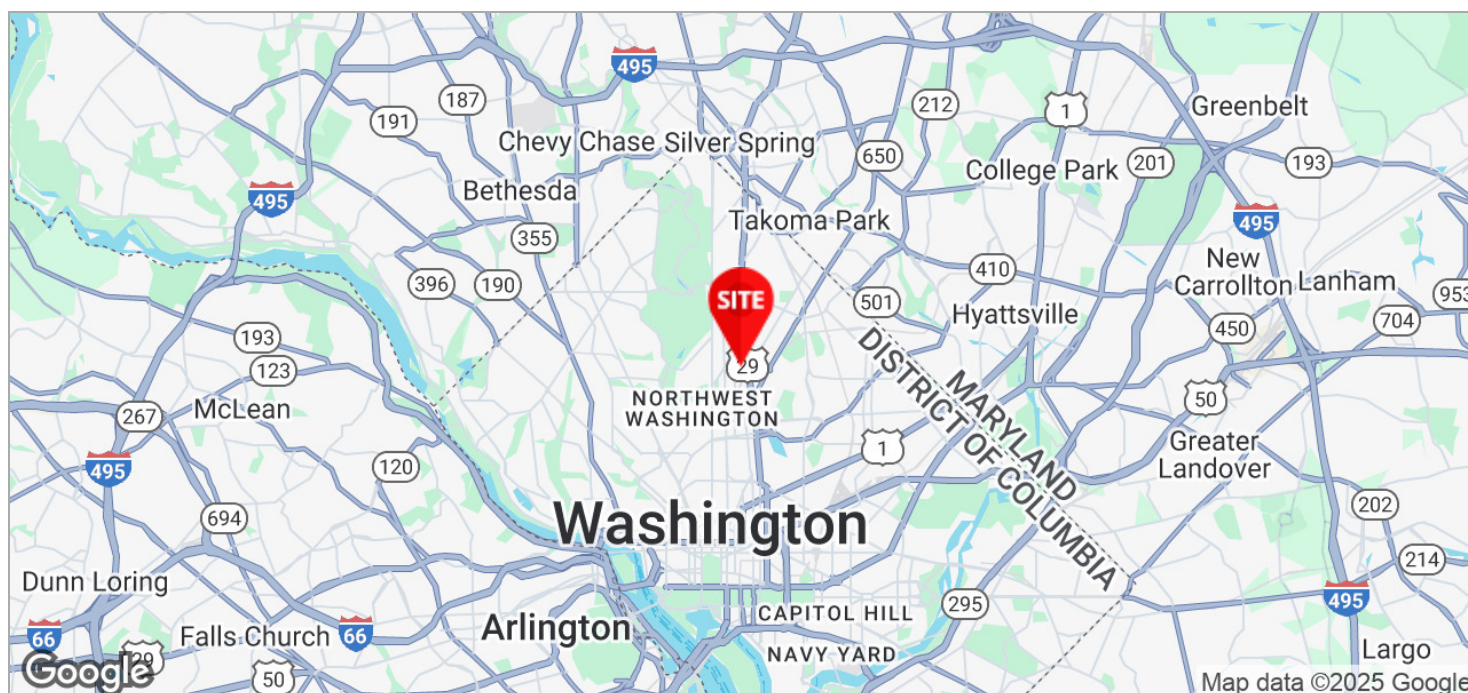
SECOND GEN RETAIL | 800 SF // 7

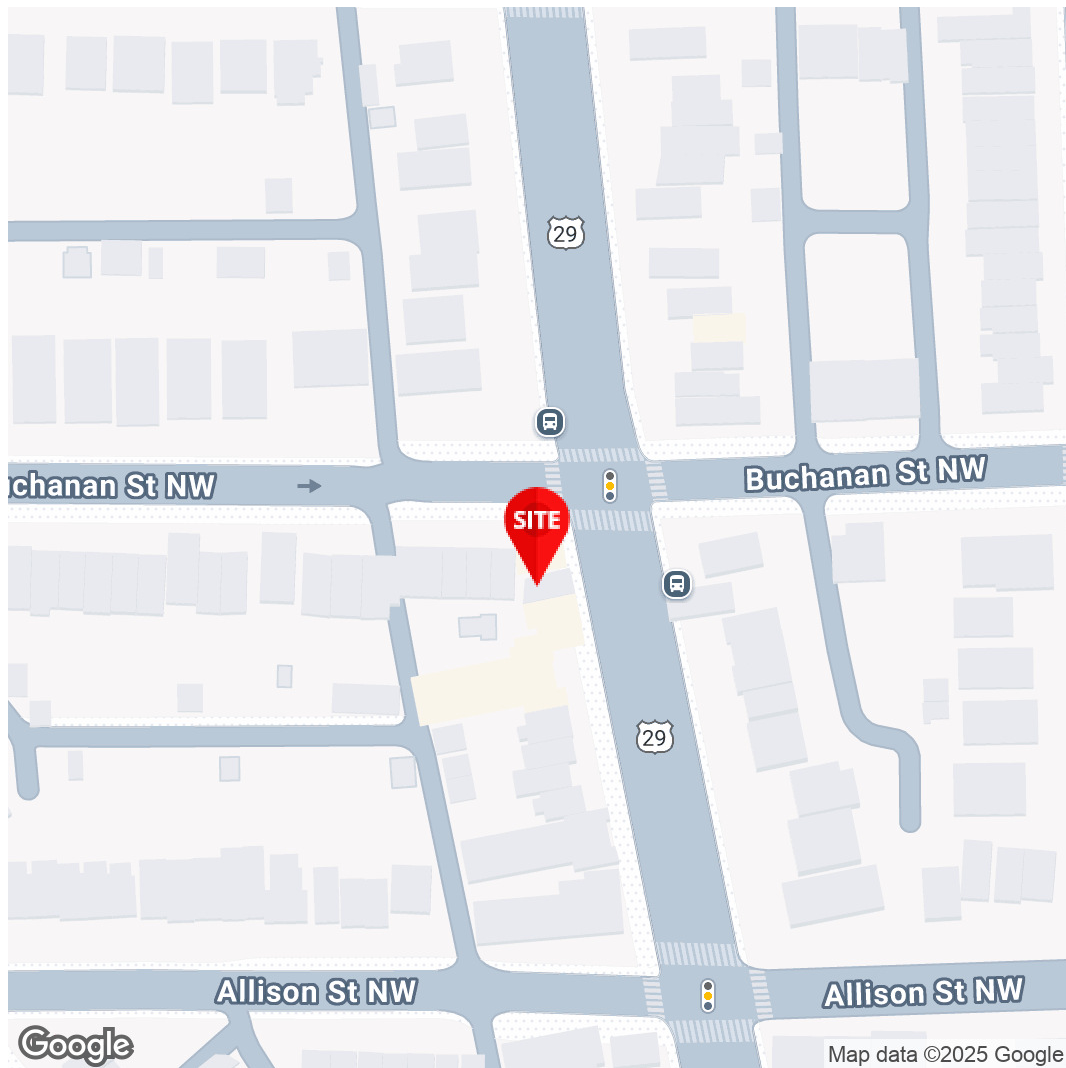
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