



# Property Details

5111 Georgia Ave represents an opportunity to purchase or lease retail space in the Petworth Submarket in Washington, DC. The space combined is 2,658 square feet and consists of 1,371 square feet on the ground floor along with 1,287 square feet (8 Foot Ceiling) in the basement. The space was recently approved for a daycare while MU-4 zoning supports a variety of retail uses.

## Highlights:

<b>Address:</b>	5111 Georgia Ave N W Washington, DC 20011
<b>Leaseable Area:</b>	2,658 SF (1,371 SF Ground + 1,287 SF Lower Level)
<b>Price:</b>	\$1,350,000
<b>Lease Rate:</b>	Negotiable
<b>Pass Throughs:</b>	\$8.18 PSF (Gas & Electric Separately Metered)
<b>Traffic Count:</b>	22,784 Vehicles Per Day
<b>Ceiling Height:</b>	12'5" First Floor / 8' Basement
<b>Zoning:</b>	MU-4
<b>Submarket:</b>	Petworth



First Floor (1,371 SF)

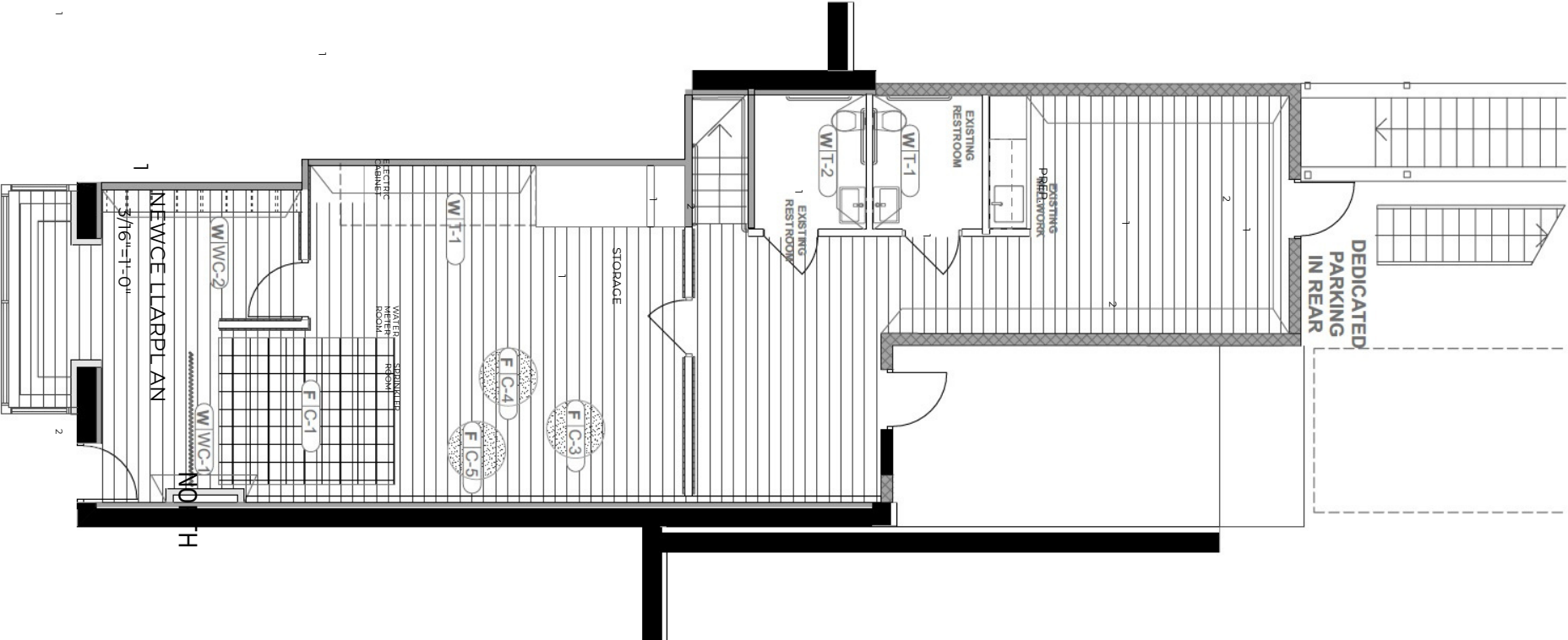


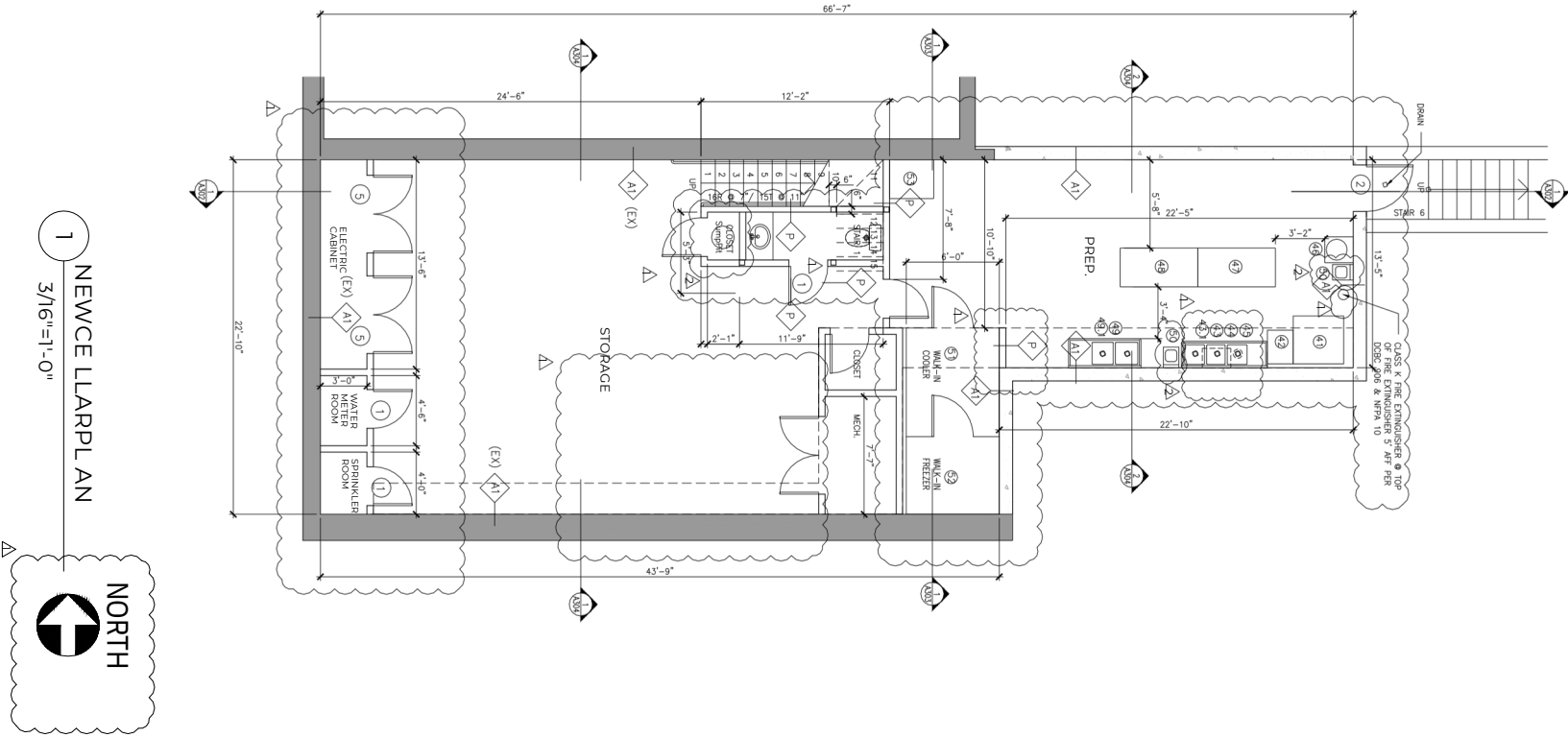
Outdoor Patio





# Floor Plan (1st Floor)

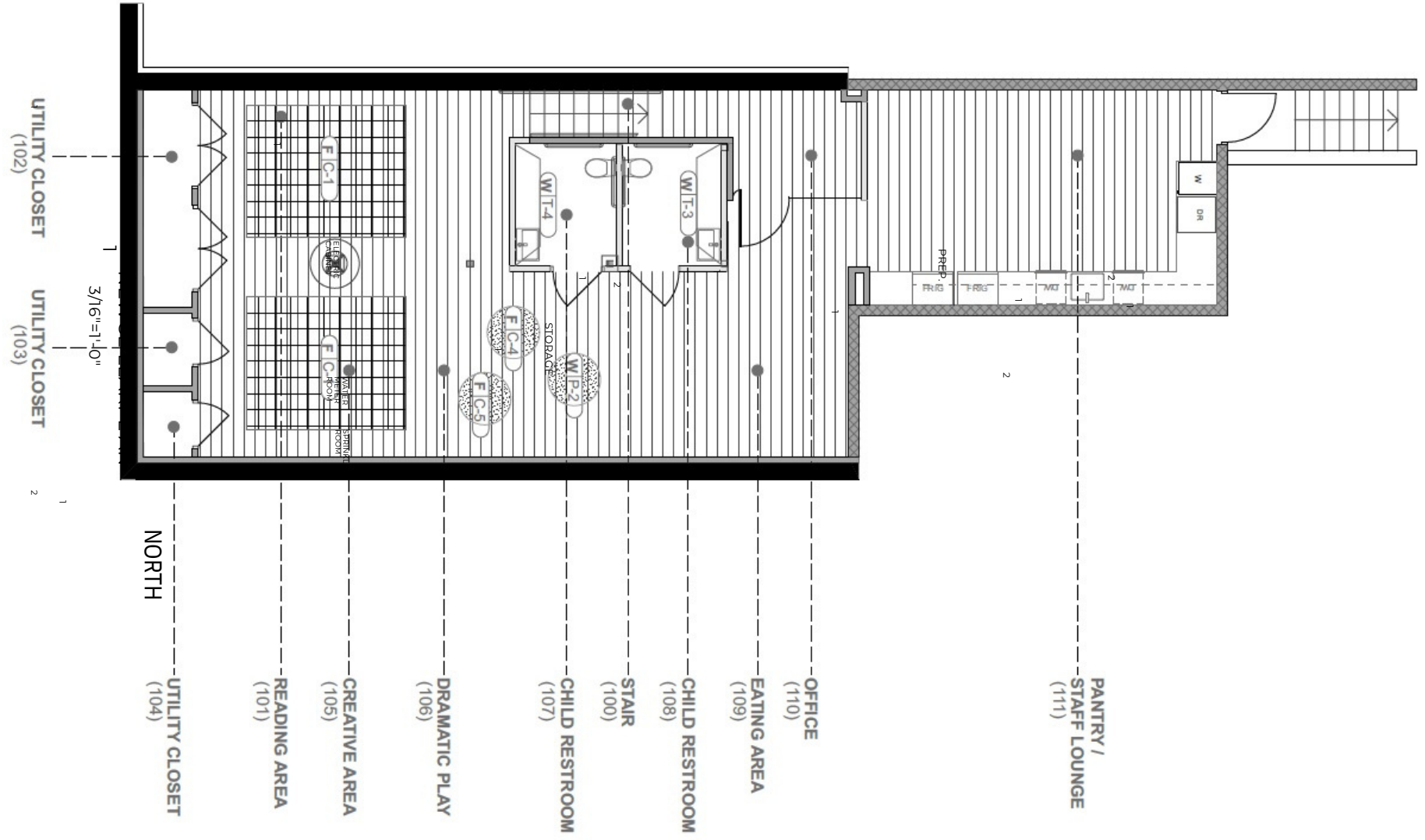




**Delivery Condition Highlights:**

- Electrical Upgraded (400w)
- Upgraded water line (1.5')
- 2 Water Heaters Installed
- High Pressure Gas (supports full kitchen)
- Sprinkler heads in place, turned up
- Plumbing in place, stubbed

# Floor Plan (Lower Level)



ulsakergroup.com



*Connect With Us*

**Erik Ulsaker**  
Director  
703.861.0373  
[eu@lnf.com](mailto:eu@lnf.com)

**Matthew Garcia**  
Director  
703.873.5760  
[mgarcia@lnf.com](mailto:mgarcia@lnf.com)

**Shadi Ayyoubi**  
Associate  
703.946.6003  
[shadi@lnf.com](mailto:shadi@lnf.com)