

FOR SALE

 WASHINGTON, DC

308-312 PENNSYLVANIA AVE SE

WASHINGTON, DC 20003-1147

FOR SALE

WASHINGTON, DC

LOCATION OVERVIEW

308-312 PENNSYLVANIA AVE SE

SALE PRICE:

\$5M

BUILDING SIZE:

9,114 SF

BUILDING HEIGHT:

4 STORIES

YEAR BUILT:

1910

HIGHLIGHTS:

- EXCELLENT BUILDING FRONTAGE AND VISIBILITY DIRECTLY ON PENNSYLVANIA AVE.
- 308 PENNSYLVANIA AVENUE SE IS A MIXED-USE PROPERTY LOCATED IN THE HEART OF THE CAPITOL HILL NEIGHBORHOOD
- WITHIN CLOSE PROXIMITY TO THE UNITED STATES CAPITOL (0.5 MILES) THE SUPREME COURT (0.4 MILES), EASTERN METRO MARKET STATION (0.4 MILES), THE LIBRARY OF CONGRESS (0.3 MILES), AND AMTRAK AT UNION STATION (0.9 MILES)



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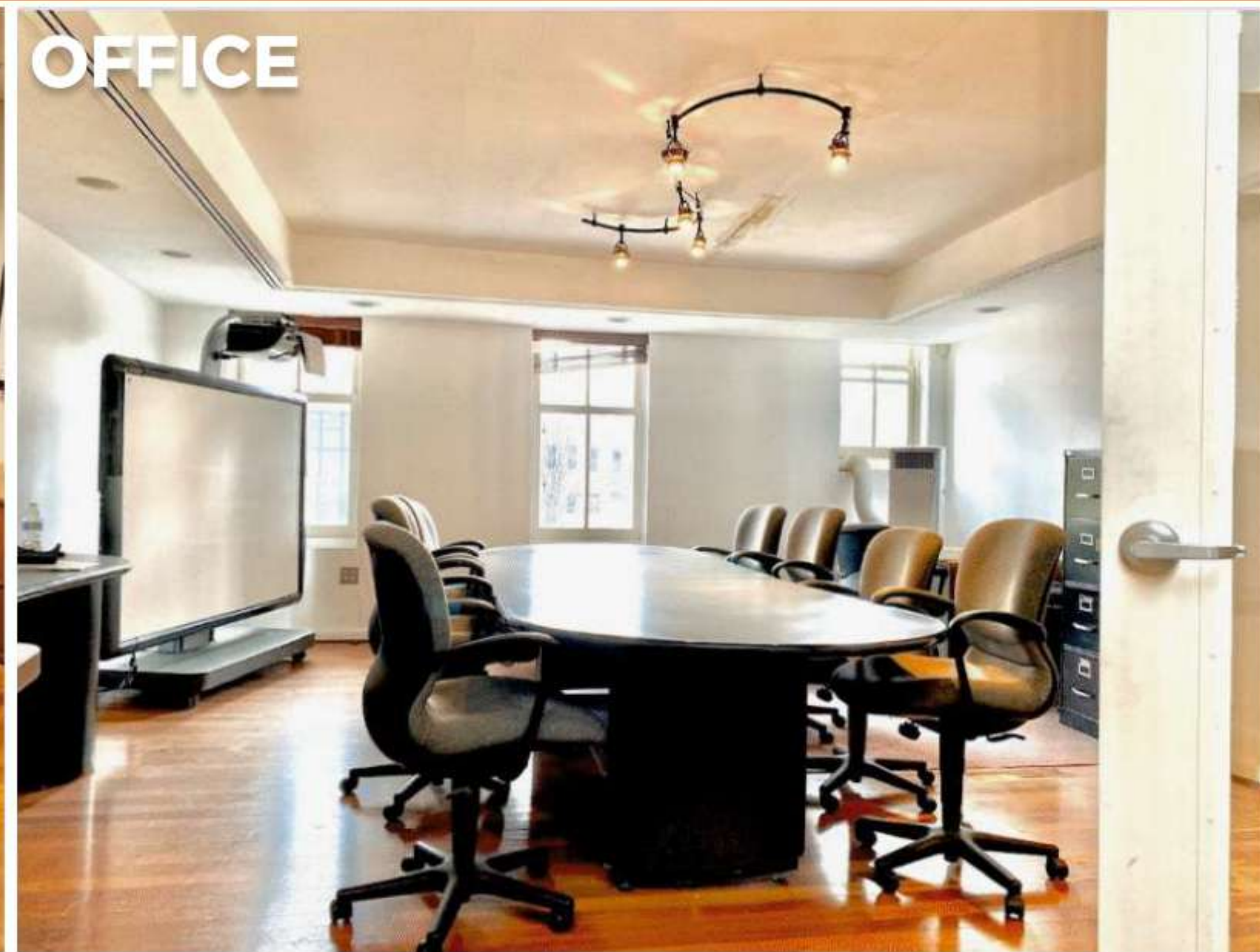
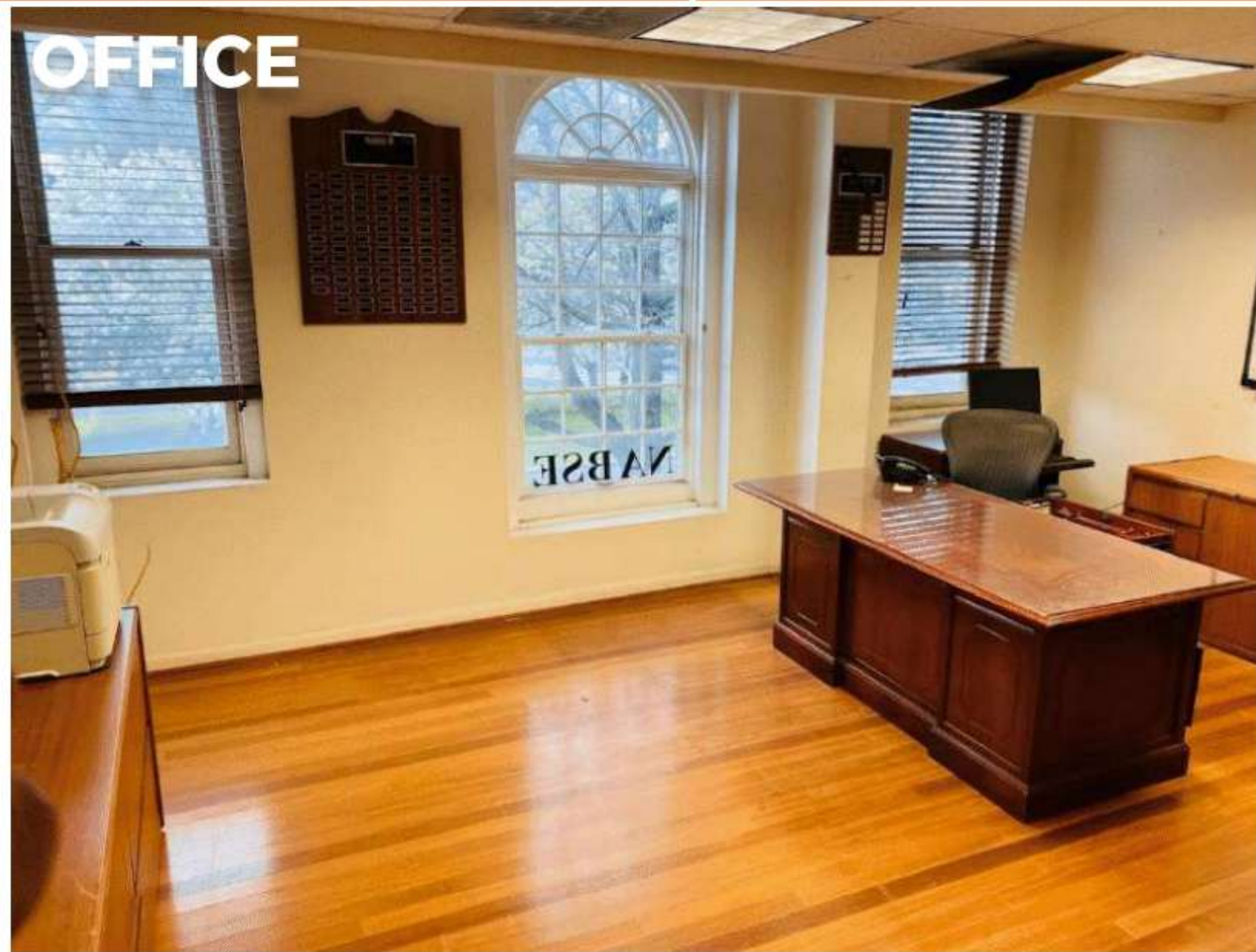


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PROPERTY PHOTOS

308-312 PENNSYLVANIA AVE SE

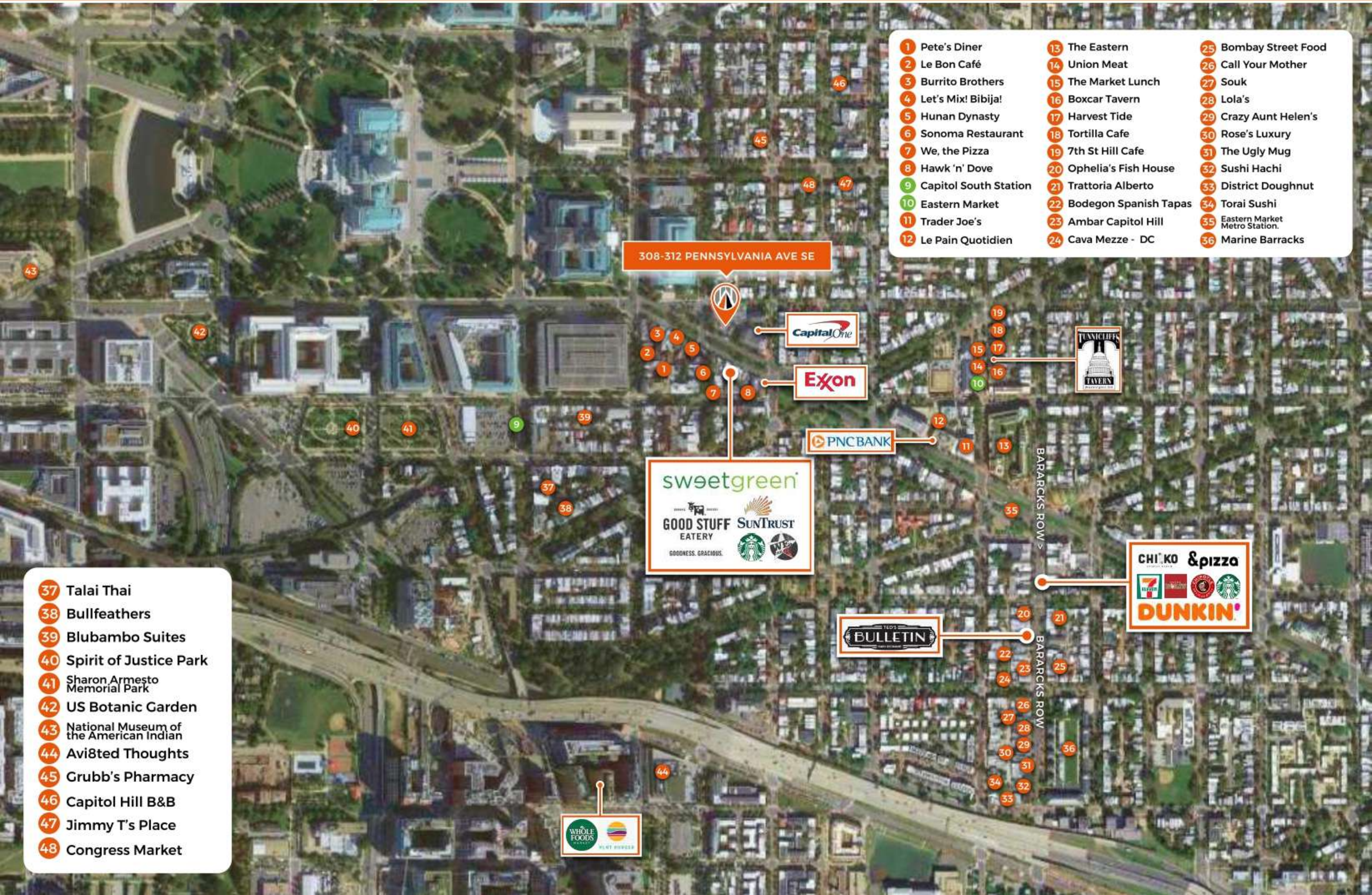


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MAP

308-312 PENNSYLVANIA AVE SE



308-312 PENNSYLVANIA AVE SE

- 1 Pete's Diner
- 2 Le Bon Café
- 3 Burrito Brothers
- 4 Let's Mix! Bibija!
- 5 Hunan Dynasty
- 6 Sonoma Restaurant
- 7 We, the Pizza
- 8 Hawk 'n' Dove
- 9 Capitol South Station
- 10 Eastern Market
- 11 Trader Joe's
- 12 Le Pain Quotidien
- 13 The Eastern
- 14 Union Meat
- 15 The Market Lunch
- 16 Boxcar Tavern
- 17 Harvest Tide
- 18 Tortilla Cafe
- 19 7th St Hill Cafe
- 20 Ophelia's Fish House
- 21 Trattoria Alberto
- 22 Bodegon Spanish Tapas
- 23 Ambar Capitol Hill
- 24 Cava Mezze - DC
- 25 Bombay Street Food
- 26 Call Your Mother
- 27 Souk
- 28 Lola's
- 29 Crazy Aunt Helen's
- 30 Rose's Luxury
- 31 The Ugly Mug
- 32 Sushi Hachi
- 33 District Doughnut
- 34 Torai Sushi
- 35 Eastern Market Metro Station
- 36 Marine Barracks

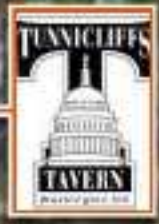
- 37 Talai Thai
- 38 Bullfeathers
- 39 Blubambo Suites
- 40 Spirit of Justice Park
- 41 Sharon Armešto Memorial Park
- 42 US Botanic Garden
- 43 National Museum of the American Indian
- 44 Avi8ted Thoughts
- 45 Grubb's Pharmacy
- 46 Capitol Hill B&B
- 47 Jimmy T's Place
- 48 Congress Market

swætgreen

GOOD STUFF EATERY

SUNTRUST

GOODNESS. GRACIOUS.



CHI-KO & pizza

7-ELEVEN

DUNKIN'

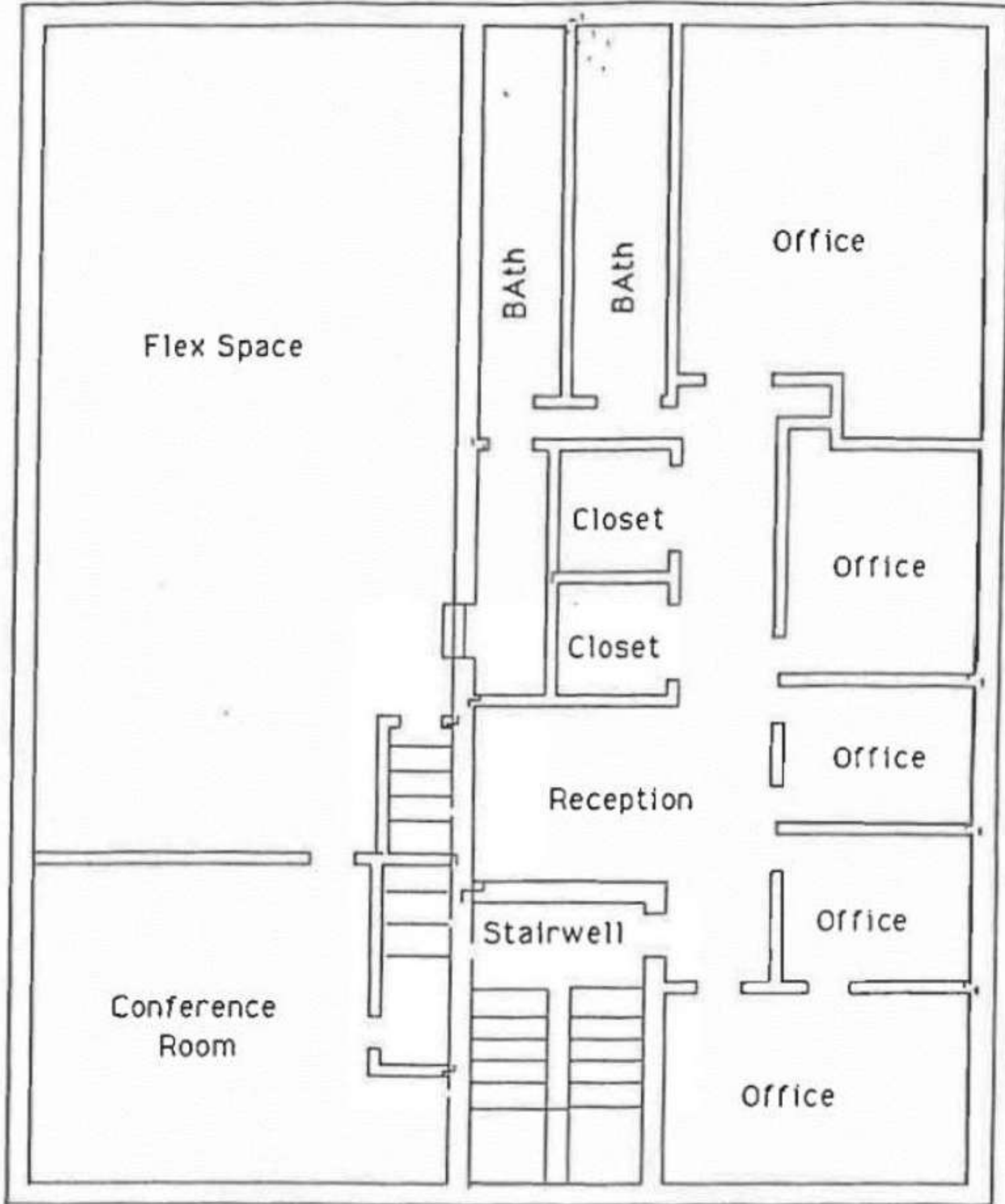


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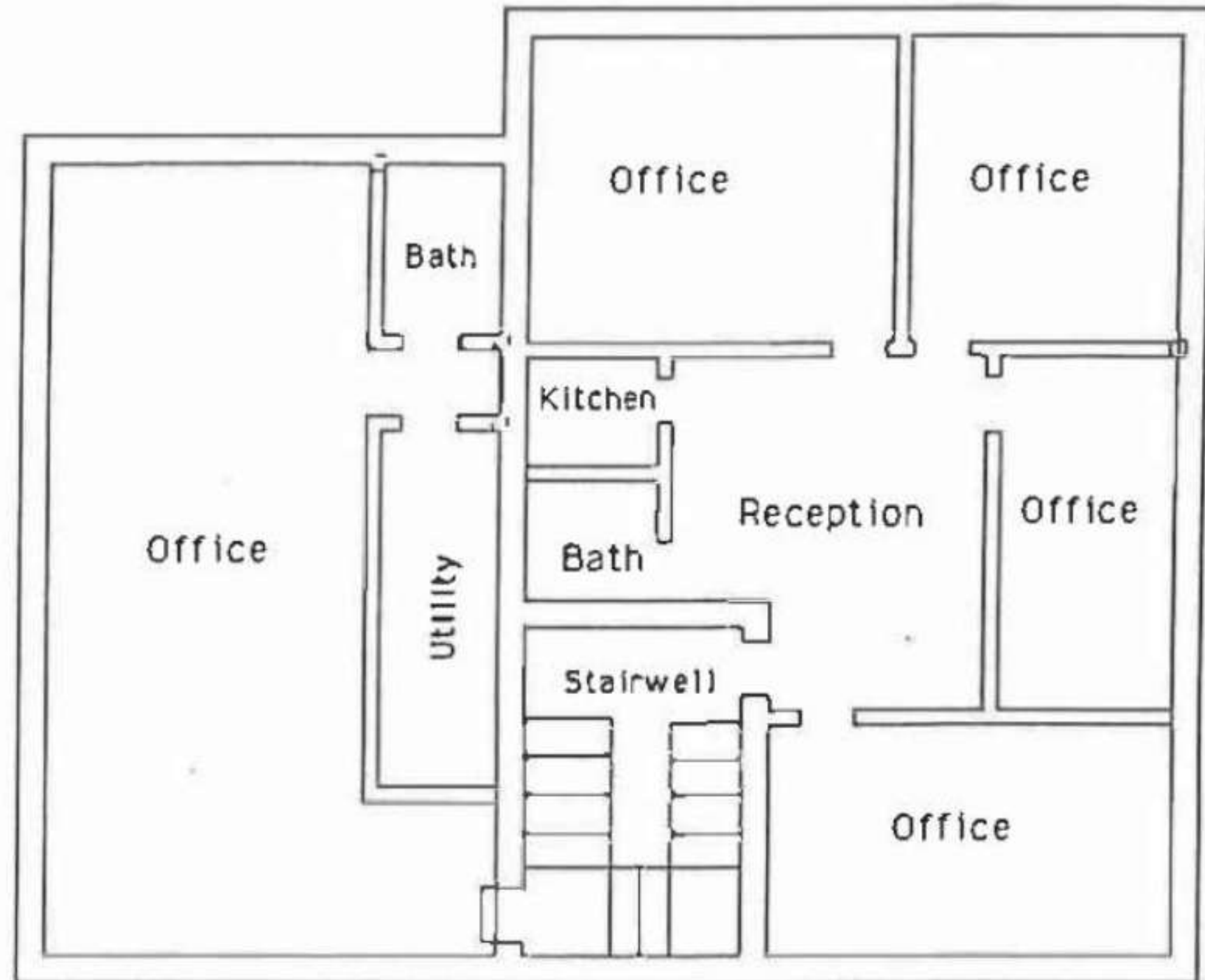
WASHINGTON, DC

FLOOR PLAN

308-312 PENNSYLVANIA AVE SE



Second Floor



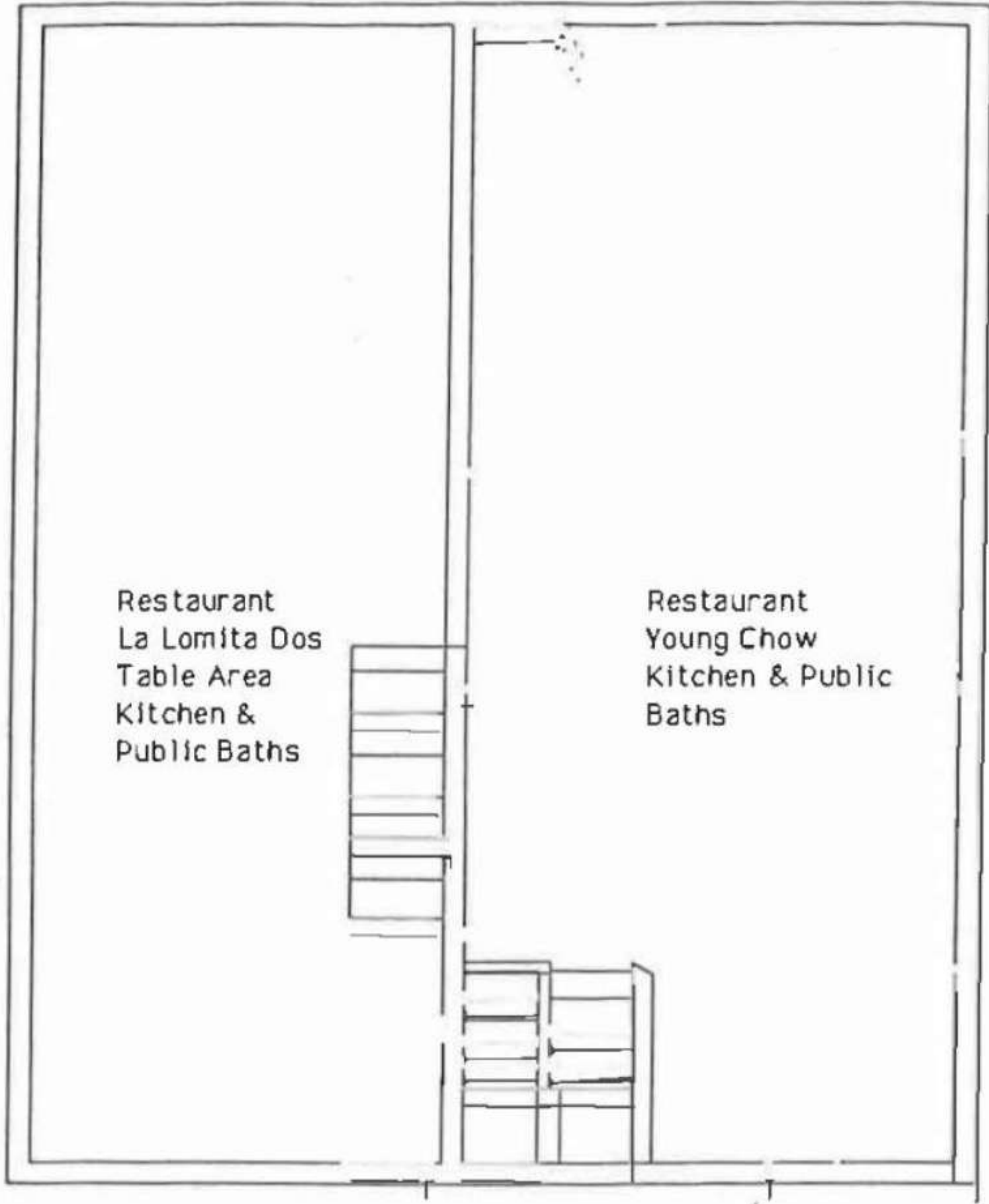
Third Floor

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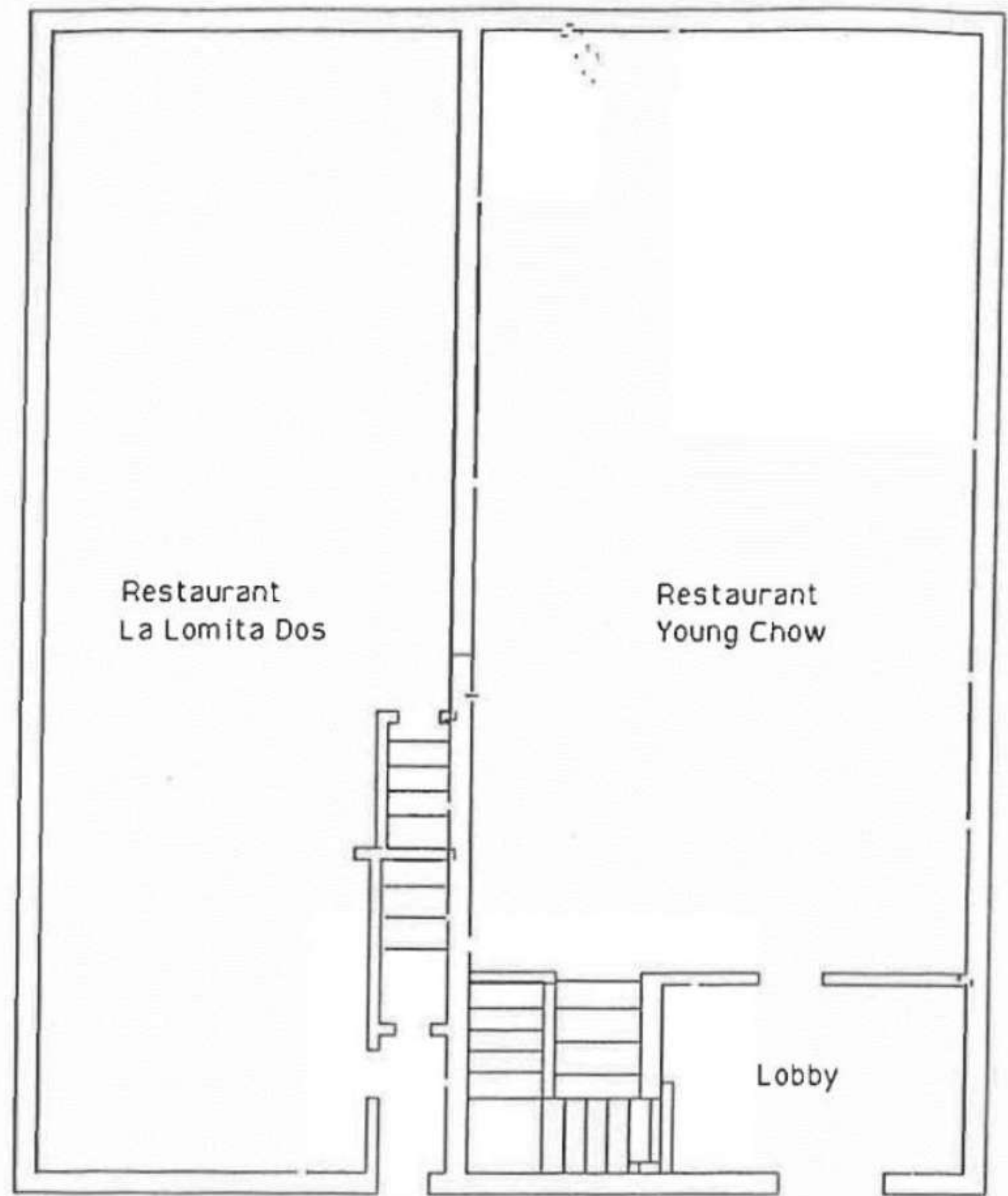
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FLOOR PLAN

308-312 PENNSYLVANIA AVE SE



Basement



First Floor

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DEMOGRAPHICS

308-312 PENNSYLVANIA AVE SE



95

WALKER'S PARADISE (90-100)

Daily errands
do not
require a car.

WALKER'S PARADISE

85

RIDER'S PARADISE (70-89)

Transit is
convenient
for most
trips.

TRANSIT SCORE

97

BIKER'S PARADISE (90-100)

Daily errands
can be
accomplished
on a bike.

BIKER SCORE

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DEMOGRAPHICS

308-312 PENNSYLVANIA AVE SE

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	10,102	37,607	80,074
Average Age	32.9	34.2	34.5
Average Age (Male)	36.9	36.1	35.4
Average Age (Female)	31.5	33.7	34.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	5,428	18,313	36,915
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$142,227	\$125,446	\$104,103
Average House Value	\$718,799	\$655,577	\$572,474

* Demographic data derived from 2010 US Census

