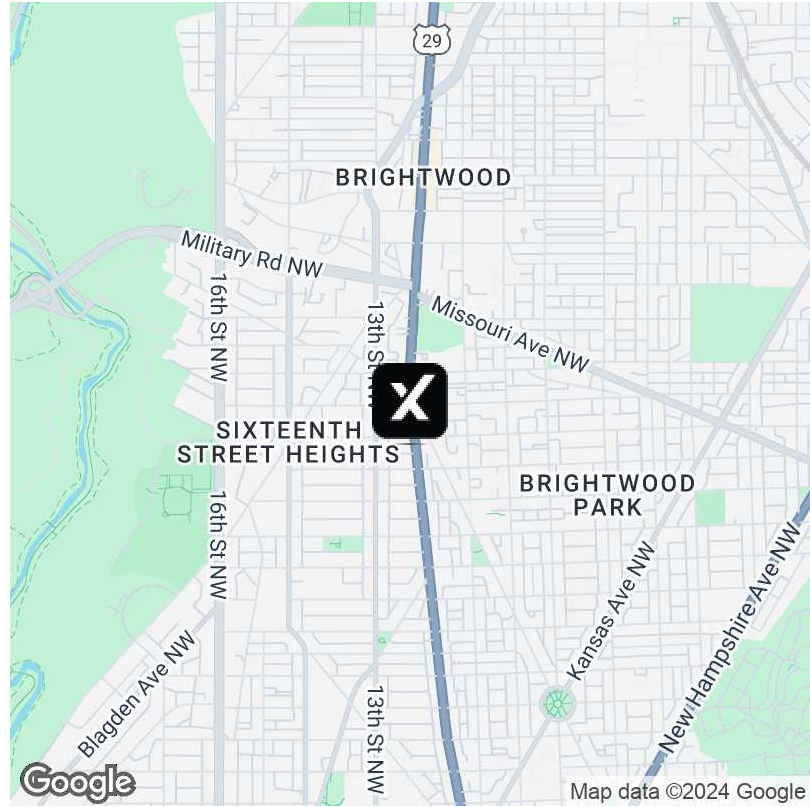


FOR LEASE | Newly Renovated Restaurant Space



OFFERING SUMMARY

Lease Rate:	\$50.00 SF/yr (NNN)
Building Size:	7,641 SF
Available SF:	5,004 SF
Lot Size:	2,388 SF
Number of Units:	1
Year Built:	1950
Renovated:	2024
Zoning:	2-Commercial
Market:	Washington MSA
Submarket:	Northwest Washington, DC

PROPERTY OVERVIEW

This soon-to-be renovated restaurant space at 5422 Georgia Ave NW offers a prime opportunity for food enthusiasts and entrepreneurs. Currently under renovation with a December 2024 availability timeframe. Located in the heart of the historic Sixteenth Street Heights neighborhood, this property benefits from a thriving community and convenient access to nearby amenities.

Key Features:

Modern Interior: The space features a contemporary design with high-quality finishes, providing a welcoming and inviting atmosphere for patrons.

Fully Equipped Kitchen: The commercial kitchen is outfitted with top-of-the-line equipment, making it ready to handle a variety of culinary endeavors.

Ample Seating: The dining area offers ample seating to accommodate a diverse clientele, from casual diners to special events.

Prime Location: Situated on Georgia Avenue, this property enjoys high visibility and easy access to public transportation and nearby attractions.

Strong Community: Sixteenth Street Heights is a vibrant neighborhood with a growing population and a strong sense of community, providing a steady stream of potential customers.

Whether you're looking to open a new restaurant concept or expand your existing business, this turnkey space offers an exceptional opportunity. Don't miss out on this chance to make your culinary dreams a reality!

Jonathan Jefferson

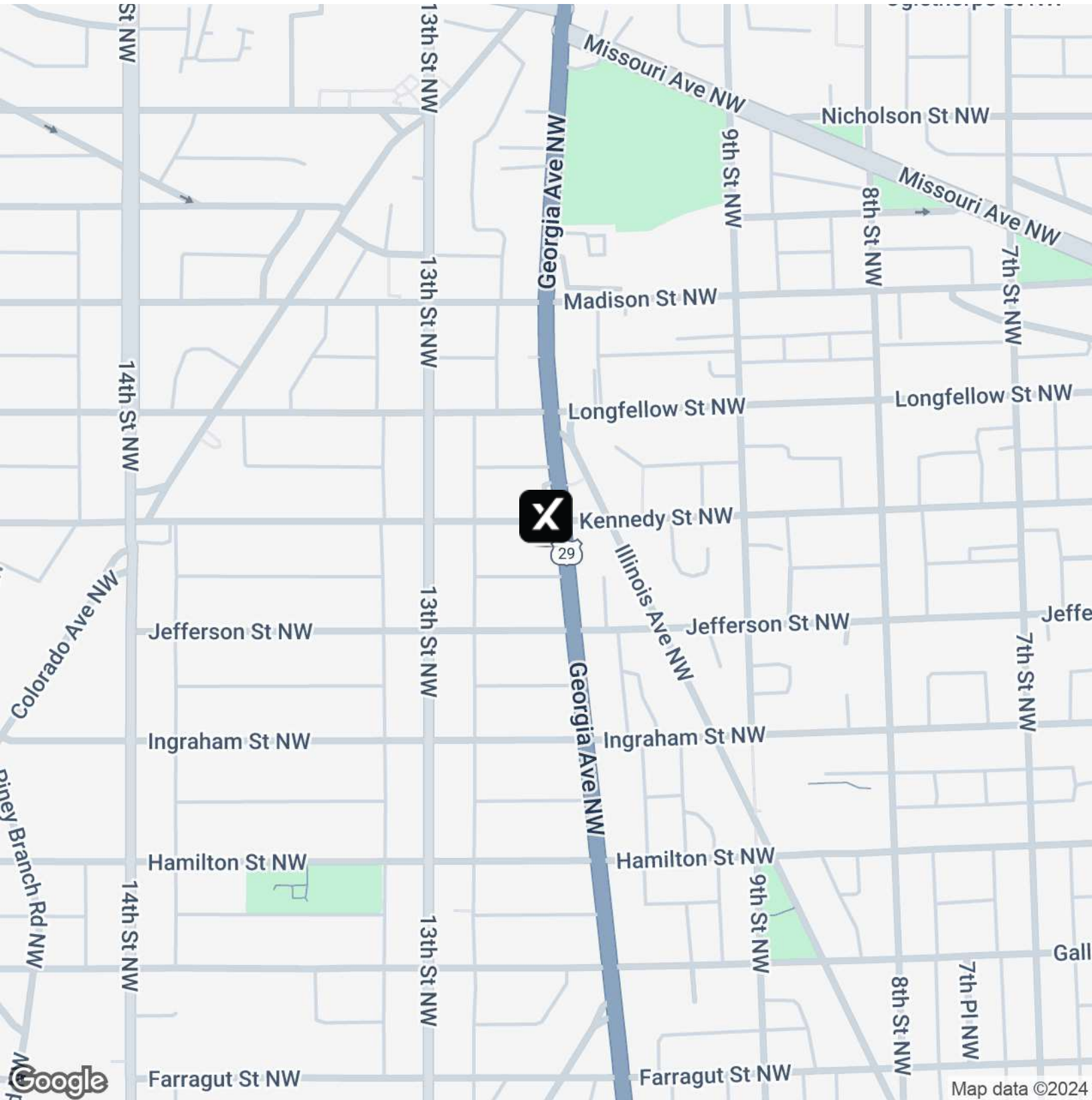
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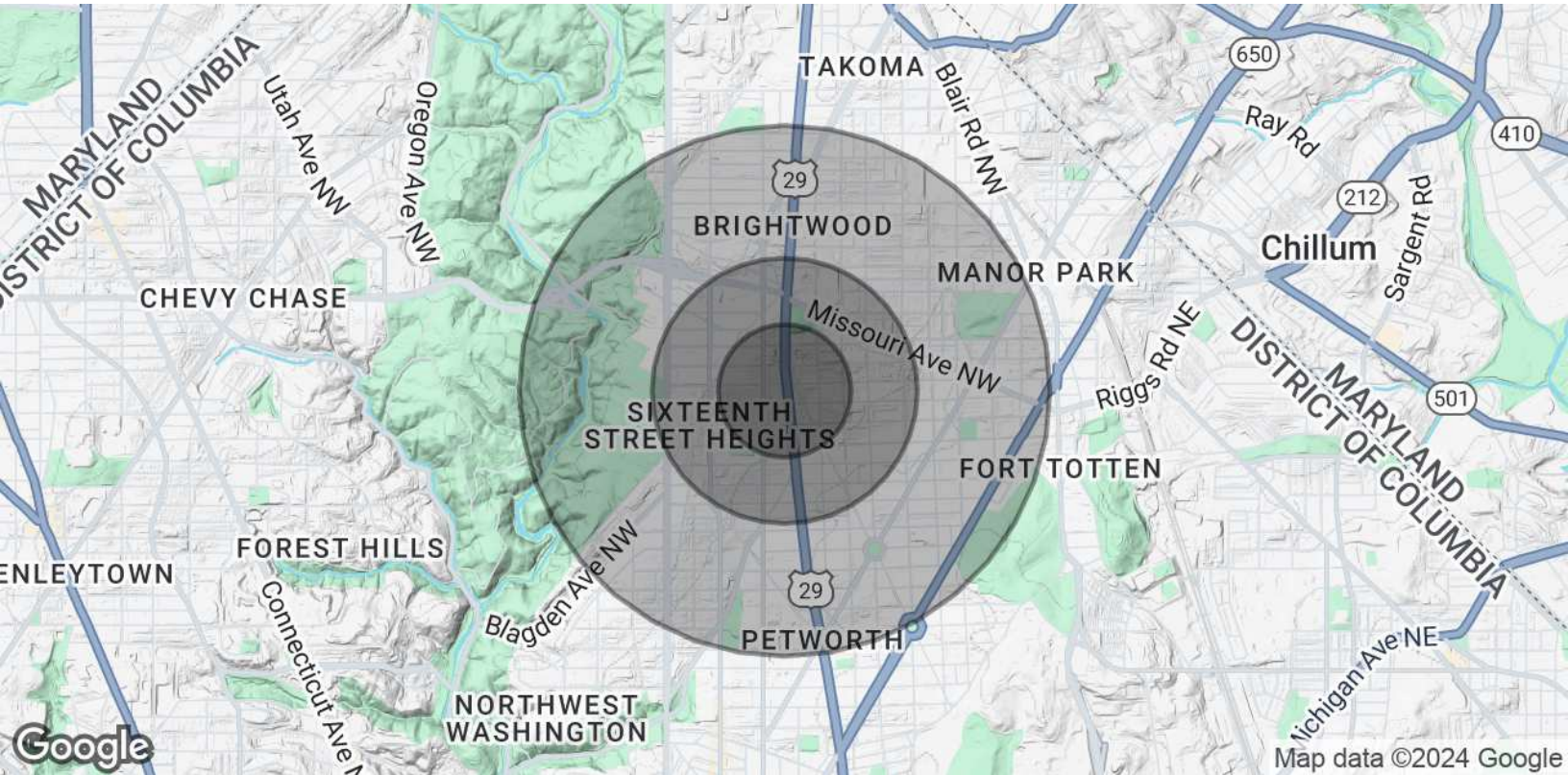
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FOR LEASE

Newly Renovated Restaurant Space



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,688	14,728	46,025
Average Age	40.0	37.7	38.4
Average Age (Male)	36.3	36.4	36.7
Average Age (Female)	39.7	38.3	40.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,673	5,596	16,863
# of Persons per HH	2.2	2.6	2.7
Average HH Income	\$124,510	\$111,238	\$107,709
Average House Value	\$538,885	\$638,455	\$623,918

2020 American Community Survey (ACS)

Jonathan Jefferson

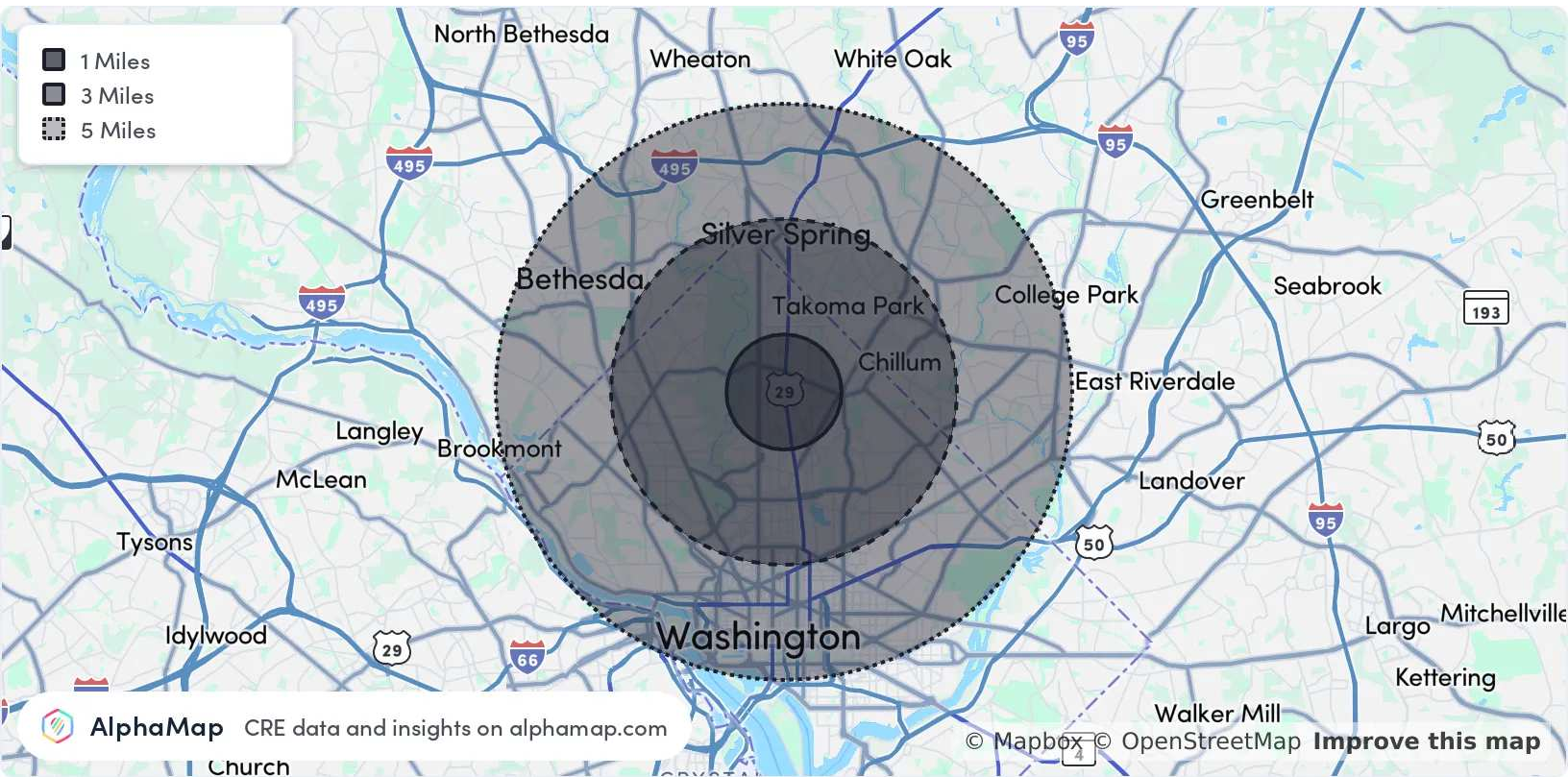
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FOR LEASE | Newly Renovated Restaurant Space



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	40,672	327,940	776,635
Average Age	39	39	38
Average Age (Male)	38	38	38
Average Age (Female)	40	39	39

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	14,921	145,052	336,061
Persons per HH	2.7	2.3	2.3
Average HH Income	\$152,817	\$164,541	\$164,758
Average House Value	\$792,433	\$864,837	\$838,777
Per Capita Income	\$56,598	\$71,539	\$71,633

Map and demographics data derived from AlphaMap

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