

OFFERING SUMMARY

Sale Price:	\$4,995,000
Cap Rate:	5.08%
NOI:	\$253,798
Available SF:	
Lot Size:	0.02 Acres
Building Size:	6,106 SF
Zoning:	ARTS-3
Market:	14th St Corridor
Submarket:	Logan
Price / SF:	\$818.05

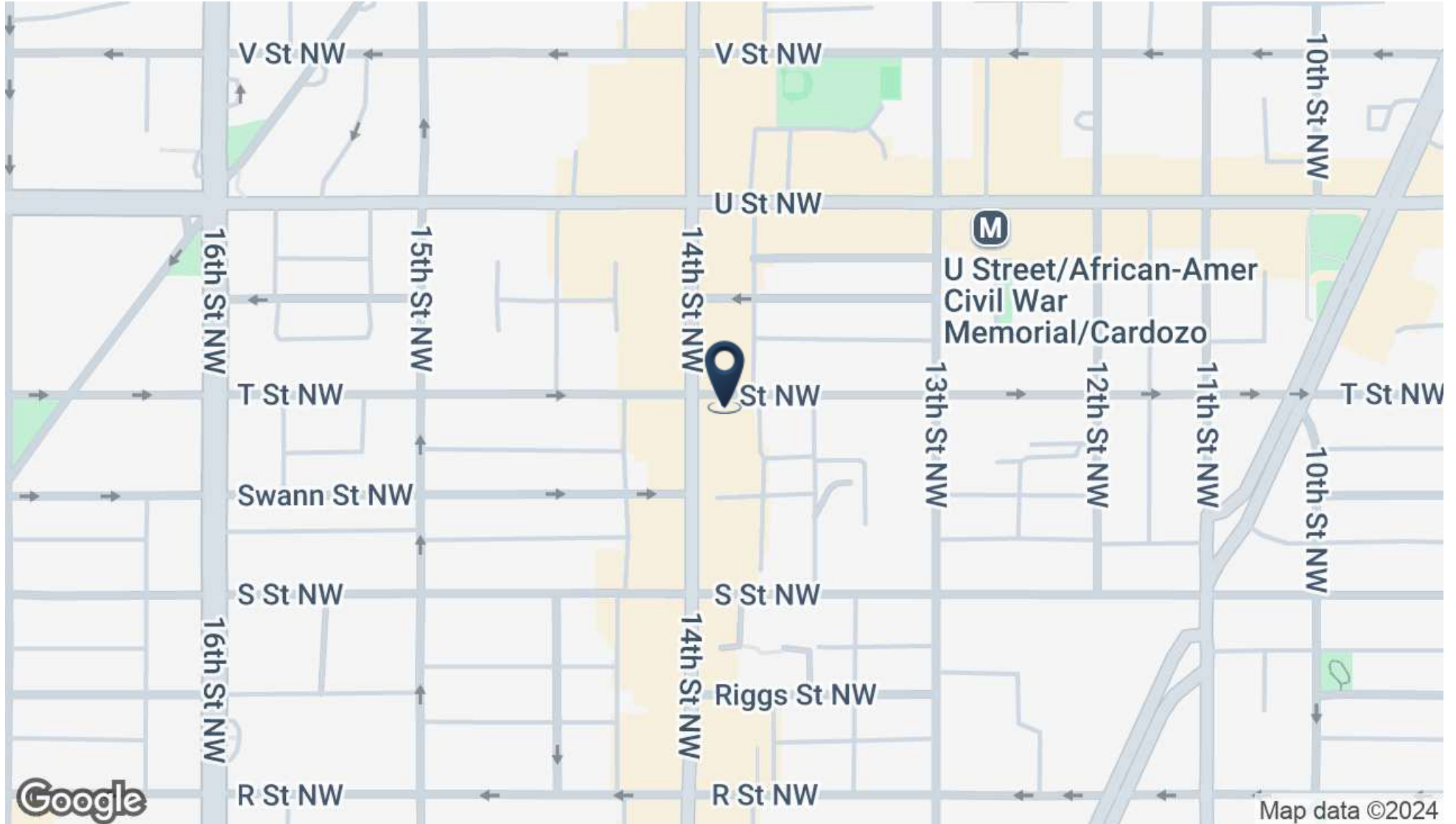
PROPERTY OVERVIEW

Introducing an exceptional investment opportunity in the heart of Washington, DC. This 6,106 SF building, strategically located in the 14th St Corridor area, is a prime acquisition for retail and street retail investors. Zoned ARTS-3, the property presents endless possibilities for retail and commercial use. Its impressive size and desirable location make it a standout option for those seeking to capitalize on the dynamic retail market in Washington, DC. Don't miss out on the chance to own a piece of this vibrant and thriving district.

PROPERTY HIGHLIGHTS

- - 6,106 SF building in a prime retail location
- - Zoned ARTS-3 for diverse retail and commercial use
- - High visibility and foot traffic in 14th St Corridor
- - Ideal for retail, restaurants, and boutique shops
- - Modern and versatile space for creative retail concepts
- - Proximity to popular dining and entertainment venues
- - Excellent signage and branding opportunities





POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	7,551	29,707	100,345
Average Age	38	37	37
Average Age (Male)	39	38	38
Average Age (Female)	37	35	36

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	4,534	16,892	55,395
# of Persons per HH	1.7	1.8	1.8
Average HH Income	\$196,307	\$197,557	\$172,415
Average House Value	\$1,015,281	\$951,126	\$902,262

Demographics data derived from AlphaMap

