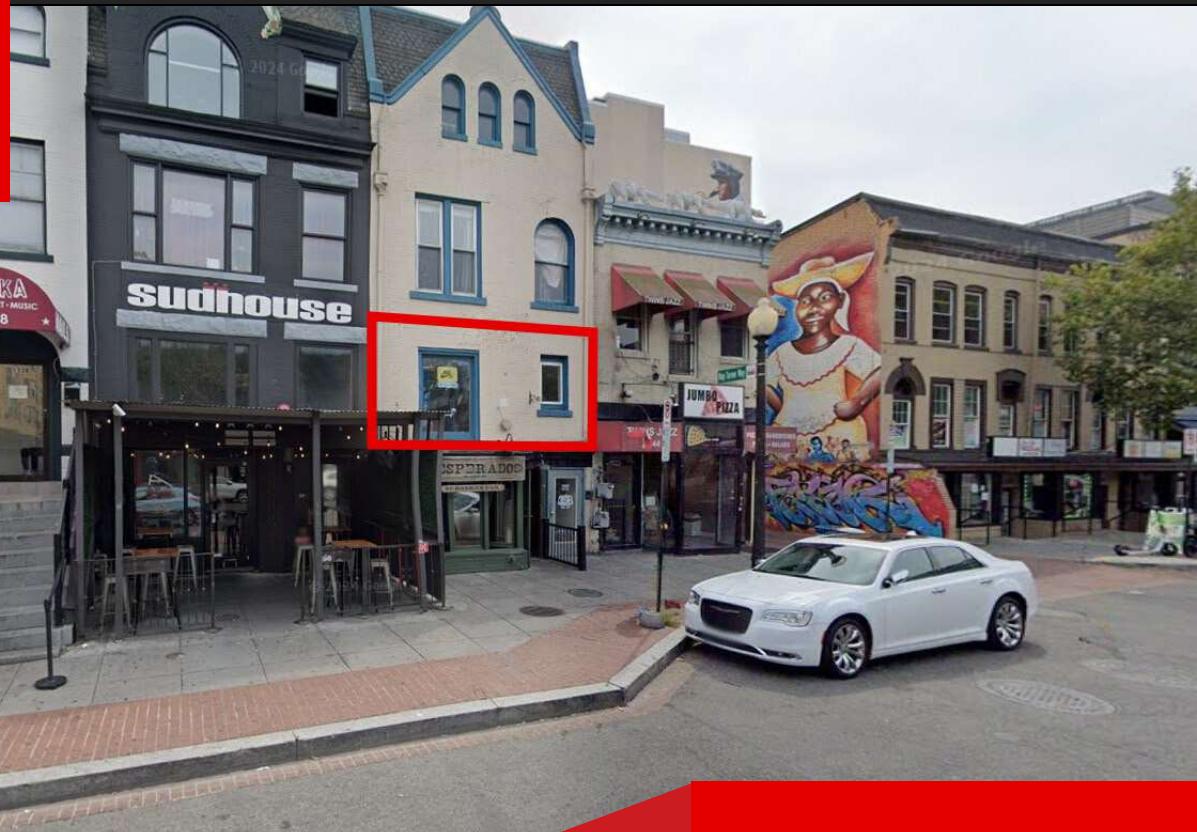


# FOR LEASE



## 2ND GENERATION RETAIL SPACE

Lease Rate:  
Negotiable

### PROPERTY OVERVIEW

Available for lease is a 630 SF second floor retail space in a boutique, four-story mixed-use property at 1342 U St NW, Washington, DC. Zoned ARTS-1 for moderate density mixed-use, this retail space offers a prime location just a block from the popular U Street and 14th Street intersection. The property includes two private parking spaces at the rear, providing added convenience for customers and tenants alike.

### DEMOGRAPHICS

1 MILE    3 MILES    5 MILES

<b>Households:</b>	58,012	198,613	378,639
<b>Population:</b>	106,856	404,291	813,574
<b>Avg HH Income:</b>	\$170,760	\$170,333	\$166,533

### PROPERTY HIGHLIGHTS

- 630 SF second-floor retail space available for lease in a boutique, four-story mixed-use property.
- Located one block from the iconic U Street and 14th Street intersection
- Also available for sale - inquire within
- Ideal for retail businesses seeking a high-traffic

### AVAILABLE SPACES

630 SF 2nd Flr Space on U Street NW    630 SF

#### FOR FURTHER INFORMATION, PLEASE CONTACT:

**SHADI AYYOUBI** • shadi.ayyoubi@divaris.com • 703.946.6003

**ERIK ULSAKER** • erik.ulsaiker@divaris.com • 703.861.0373

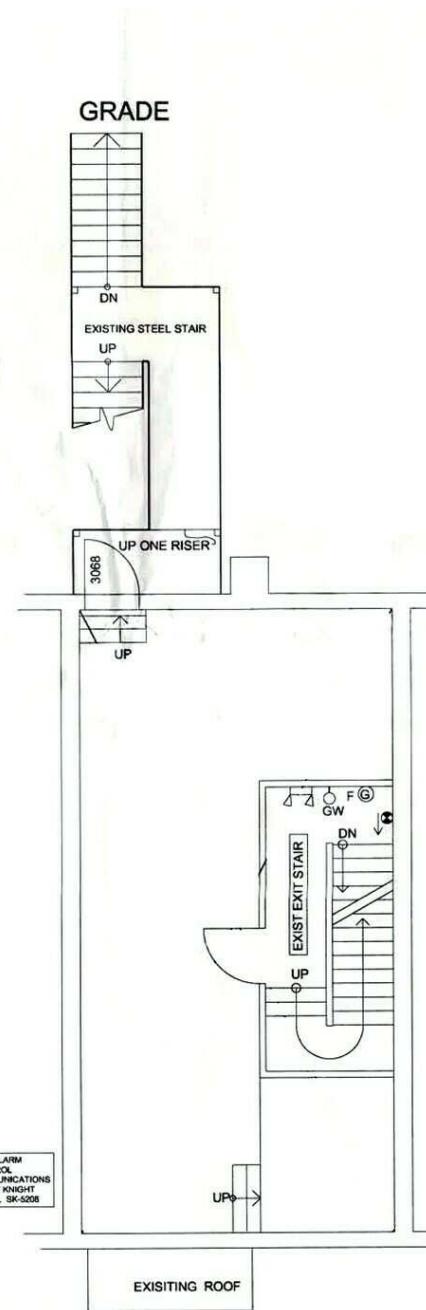
**MATTHEW GARCIA** • matthew.garcia@divaris.com • 703.969.0208

8150 Leesburg Pike, Suite 501, Tysons, VA 22182 | [www.divaris.com](http://www.divaris.com)

# 2ND GENERATION RETAIL SPACE FOR LEASE ON U ST NW

1342 U ST NW, WASHINGTON, DC 20009

## FLOOR PLAN



FOR FURTHER INFORMATION, PLEASE CONTACT:

**SHADI AYYOUBI** • shadi.ayyoubi@divaris.com • 703.946.6003

**ERIK ULSAKER** • erik.ulsaiker@divaris.com • 703.861.0373

**MATTHEW GARCIA** • matthew.garcia@divaris.com • 703.969.0208

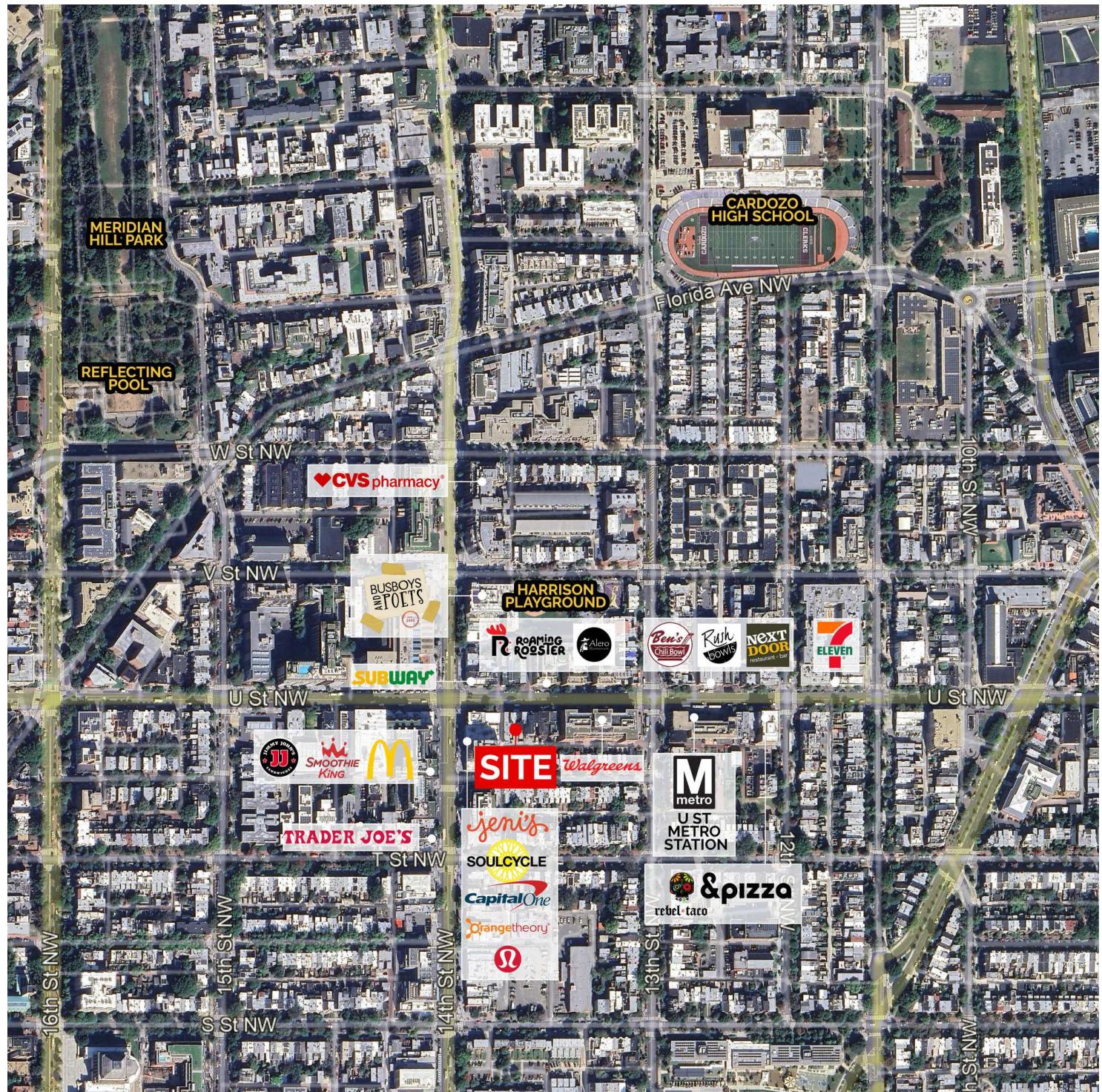
8150 Leesburg Pike, Suite 501, Tysons, VA 22182 | [www.divaris.com](http://www.divaris.com)



# 2ND GENERATION RETAIL SPACE FOR LEASE ON U ST NW

1342 U ST NW, WASHINGTON, DC 20009

## AERIAL MAP



FOR FURTHER INFORMATION, PLEASE CONTACT:

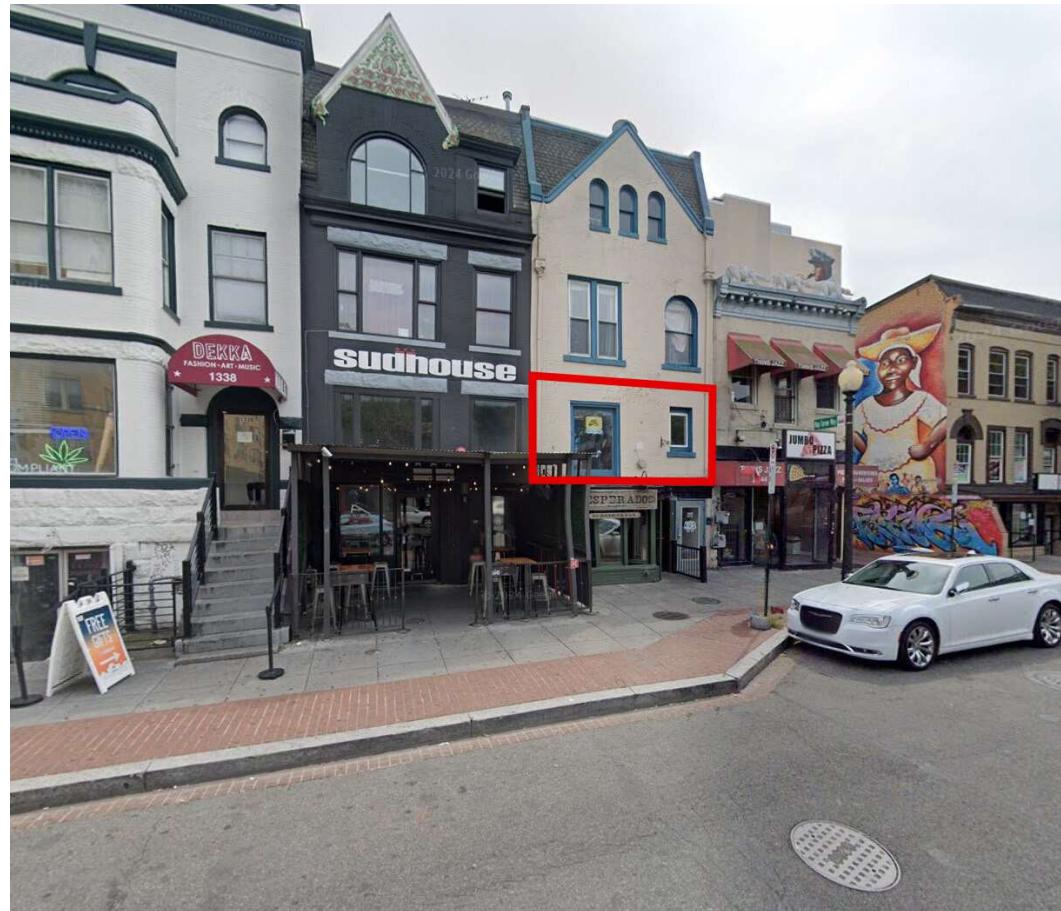
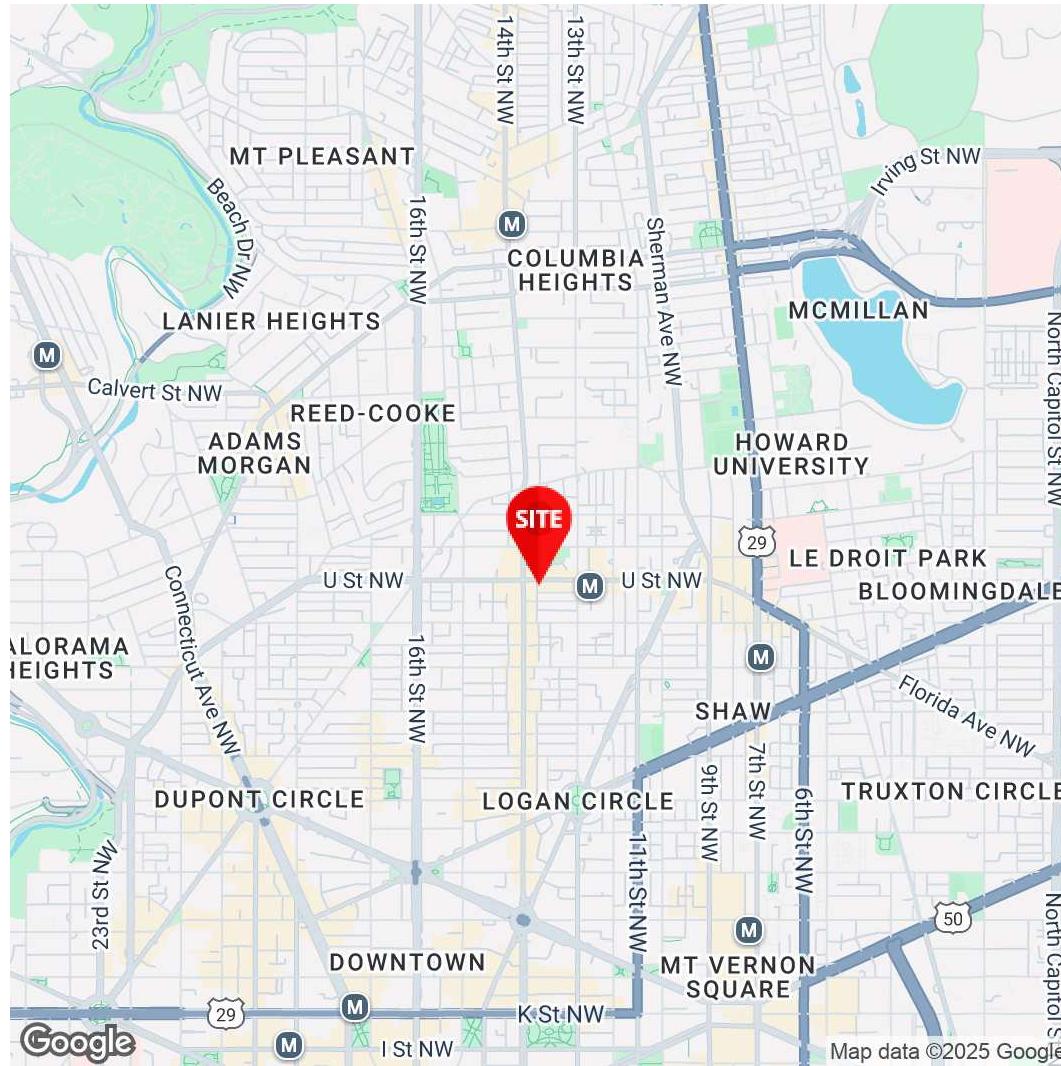
**SHADI AYYOUBI** • shadi.ayyoubi@divaris.com • 703.946.6003

**ERIK ULSAKER** • erik.ulsaiker@divaris.com • 703.861.0373

**MATTHEW GARCIA** • matthew.garcia@divaris.com • 703.969.0208

8150 Leesburg Pike, Suite 501, Tysons, VA 22182 | [www.divaris.com](http://www.divaris.com)





**Shadi Ayyoubi**  
Assistant Vice President  
703.946.6003  
shadi.ayyoubi@divaris.com

**Erik Ulsaker**  
Executive Vice President  
703.861.0373  
erik.ulaker@divaris.com

**Matthew Garcia**  
Vice President  
703.969.0208  
matthew.garcia@divaris.com

The information contained herein should be considered confidential and remains the sole property of Divaris Real Estate, Inc. at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Divaris Real Estate, Inc.