



OFFERING SUMMARY

FOR LEASE OR SALE

Basement:	2,651 SF
First Floor:	2,651 SF
Second Floor:	1,481 SF
Type:	Retail Storefront Retail/Residential
Tenancy:	Multi
Stories:	2

LAND INFORMATION

Land Acres:	0.07 Acres
Zoning:	MU-4
Parcels:	4132-0804

TRANSPORTATION

Parking:	Ratio of 3.67/1,000 SF
Transit/Subway:	3 min drive to Rhode Island Ave-Brentwood Metro (Red Line)
Commuter Rail:	8 min drive to Union Station
Airport:	18 min drive to Ronald Reagan Washington National Airport

Inquiries:

Reza Sabaii
202.580.5010
reza@capitalinvestmentllc.com

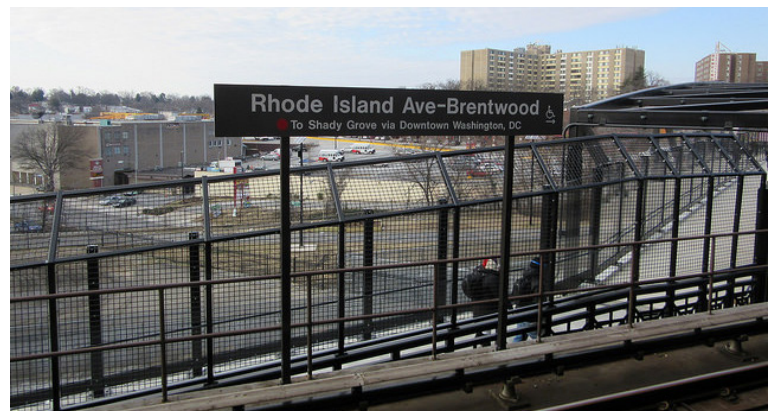
Capital Investment LLC
202.723.5500
capitalinvestmentllc.com

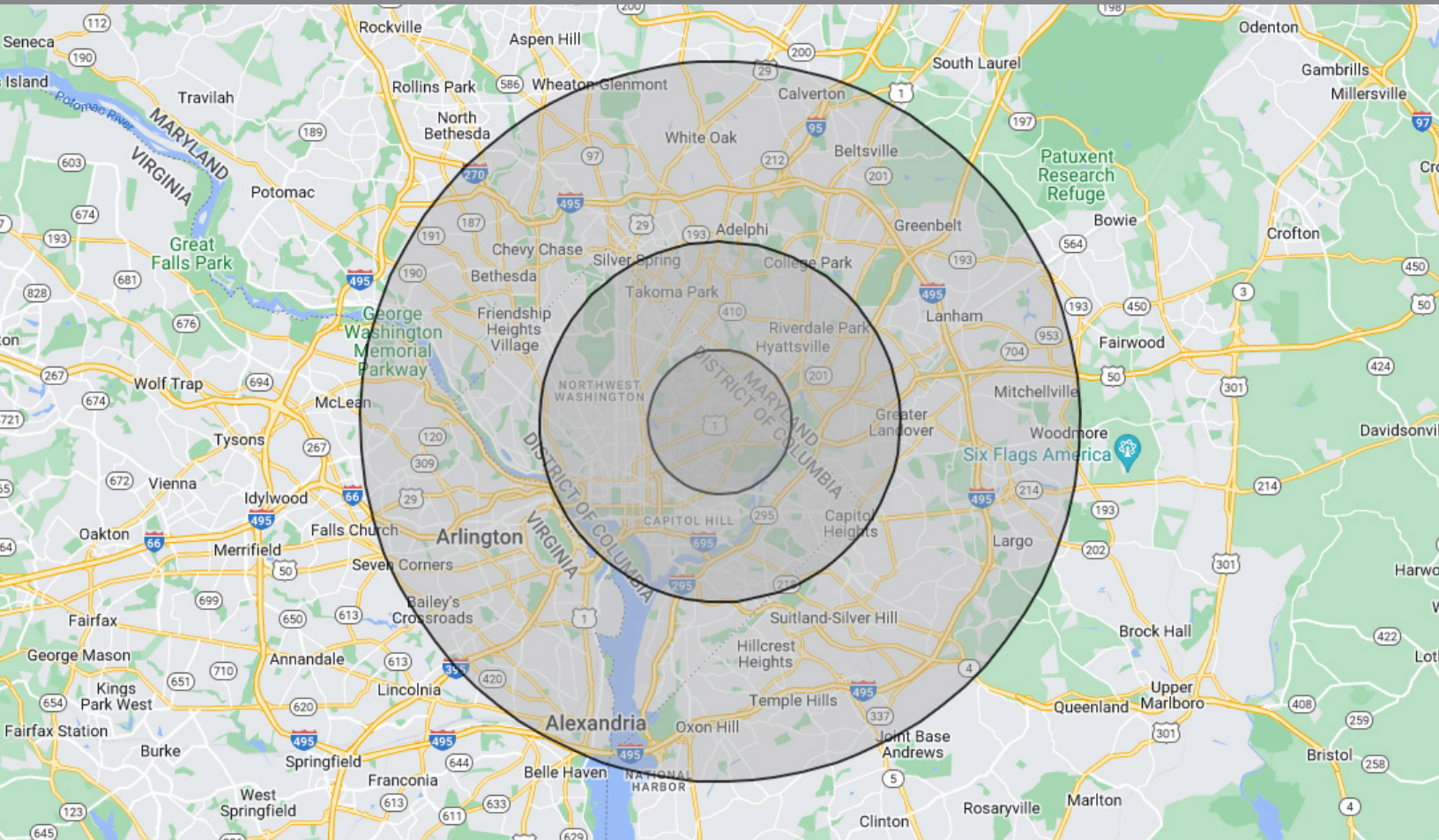


86 WALK SCORE



67 BIKE SCORE





POPULATION	2 Miles	5 Mile	10 Miles
Total Population	118,143	779,871	1,990,882
Average Age	36.3	36.3	37.5
Bachelor's Degree or Higher	45%	48%	50%
HOUSEHOLDS & INCOME	2 Miles	5 Mile	10 Miles
Total Households	48,764	328,766	826,763
# Of Persons Per HH	2.3	2.2	2.3
Average HH Income	\$114,837	\$122,608	\$128,663
Average House Value	\$618,985	\$544,104	\$489,073

**Demographic data derived from 2022 US Census*

Inquiries:

Reza Sabaii
202.580.5010
reza@capitalinvestmentllc.com

Capital Investment LLC
202.723.5500
capitalinvestmentllc.com





Capital Investment LLC

COMMERCIAL REAL ESTATE ADVISORS

Reza Sabaii
202.580.5010
reza@capitalinvestmentllc.com

Capital Investment LLC
202.723.5500
capitalinvestmentllc.com

Washington, D.C.

6323 Georgia Avenue NW
Suite 107 Washington, DC 20001

Tysons, VA

8230 Old Courthouse Road
Suite 110 Vienna, VA 22182

Bethesda, MD

7809 Woodmont Avenue
#3A Bethesda, MD 20814

The information contained in this offering memorandum, contains selected information pertaining to the property detailed herein, and based upon sources deemed to be accurate. It does not purport to be all-inclusive or to contain all the information which a prospective purchaser may desire, and each potential purchaser is encouraged to verify the information contained herein. The offering memorandum is not a substitute for buyer's thorough due diligence investigation. Any verification or analysis or information contained herein are solely the responsibility of the recipient. Capital Investment, LLC and the offeror makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information contained herein. Capital Investment, LLC and its client expressly disclaim any responsibility for any incompleteness or inaccuracies herein.