



SITE
0.51 AC

CUBESMART
self storage

LAQUINTA
BY WYNDHAM

ooco
NIGHTCLUB & LOUNGE

NEW YORK AVE NE / ROUTE 50 - 71,200 VPD

HECHT WAREHOUSE AT IVY CITY
petco
target **ExxonMobil** **MOM's Organic Market**



WEST VIRGINIA AVE NE - 10,316 VPD

DOUGLAS DEVELOPMENT, NEW CITY DC
MIXED USE DEVELOPMENT
2,380 RESIDENTIAL UNITS
177,889 SF OFFICE
338,464 SF RETAIL

LAND FOR LEASE OR SALE

1720 NEW YORK AVE NE

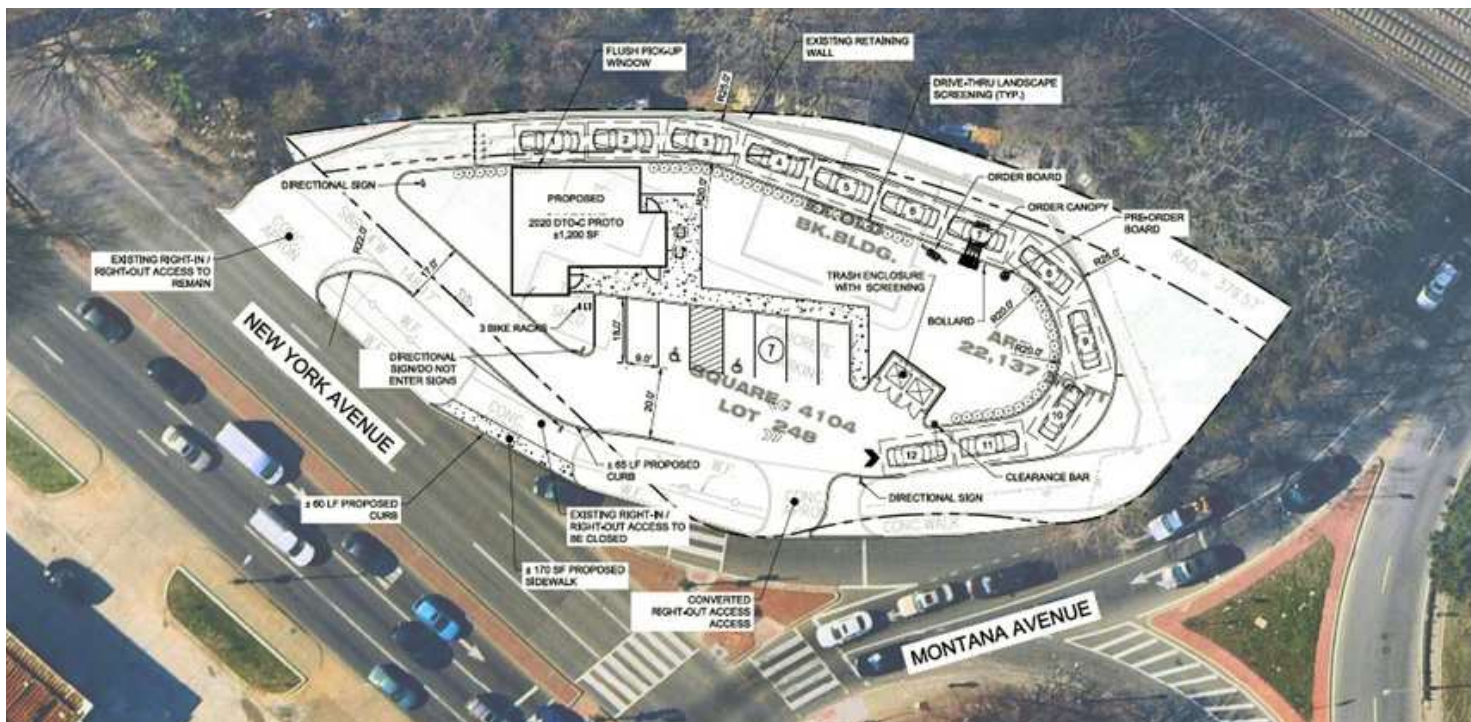
WASHINGTON, DC 20002



1720 NEW YORK AVE NE

WASHINGTON, DC 20002

PROPERTY OVERVIEW



OFFERING SUMMARY

Lease / Sale Rate: Negotiable
Lot Size: 0.51 Acres

PROPERTY OVERVIEW

The site is located off of the traffic circle where New York Ave, Montana Ave and West Virginia Ave all meet directly across from the Douglas Development's Mixed Use New City DC project.

PROPERTY HIGHLIGHTS

- 0.51 AC lot positioned at the signalized intersection along New York Avenue (71,200 VPD)
- Drive thru permissible with full site plan approval
- Short or long term ground lease available
- Zoned PDR-2 and 4, which permits a variety of uses including industrial, retail, and office

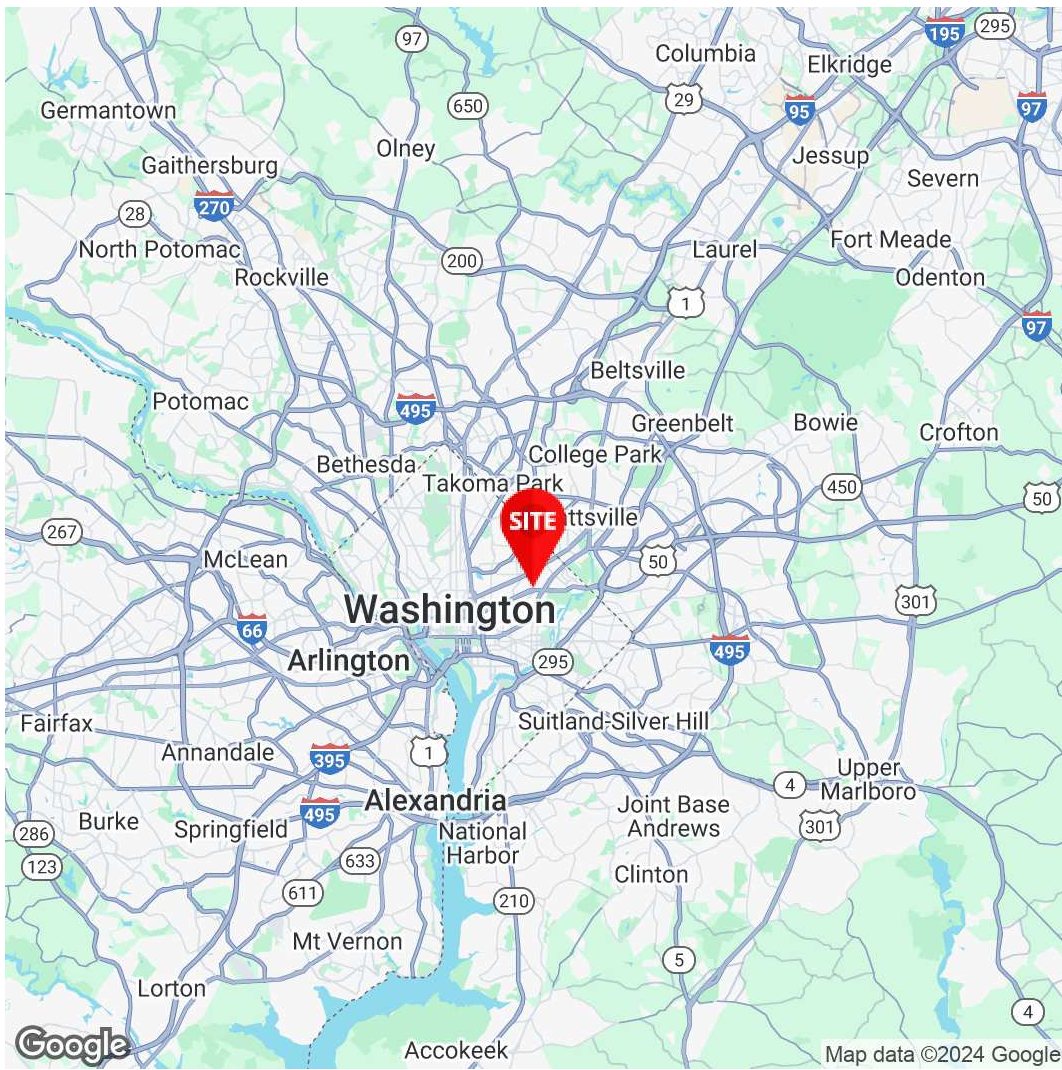
DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	10,241	60,148	151,270
Total Population	24,779	133,708	331,576
Average HH Income	\$133,935	\$175,841	\$178,877

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RETAILER MAP





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