

1326 PARK ROAD NW

WASHINGTON, DC 20010

Space Available for Lease



BUILDING SIZE:

5,940 SF

AVAILABILITY:

2,830 SF on lower level and 1st floor with great patio fronting Park Rd and potential rear patio and outdoor seating for music venues

ABOUT THE PROPERTY:

The space available is the lower level and first floor of the building for a total of 2,830 SF. With strong visibility, heavy foot traffic, and proximity to national and local retailers, this property is ideal for operators seeking a prime urban location.

- Existing infrastructure for full-service dining
- Prominent storefront with signage potential
- Surrounded by established retail, dining, and dense residential base
- Convenient access to Metro, bus lines, and major DC thoroughfares

1326 Park Road NW delivers a high-exposure opportunity in one of DC's most vibrant neighborhoods.

James O'Neill

D | 571.765.4435

C | 703.862.1277

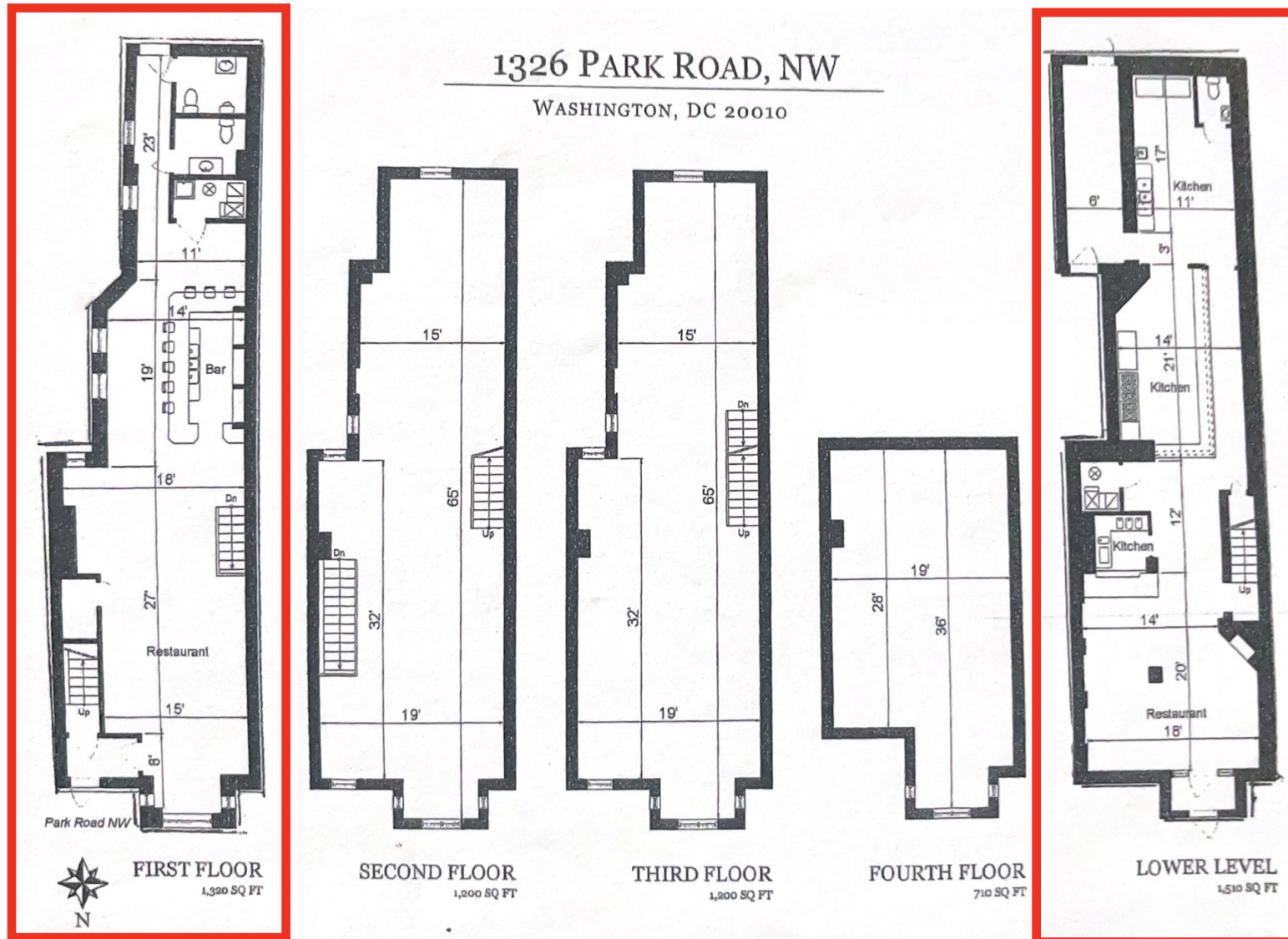
joneill@renaudconsulting.net



Photos



Site Plan



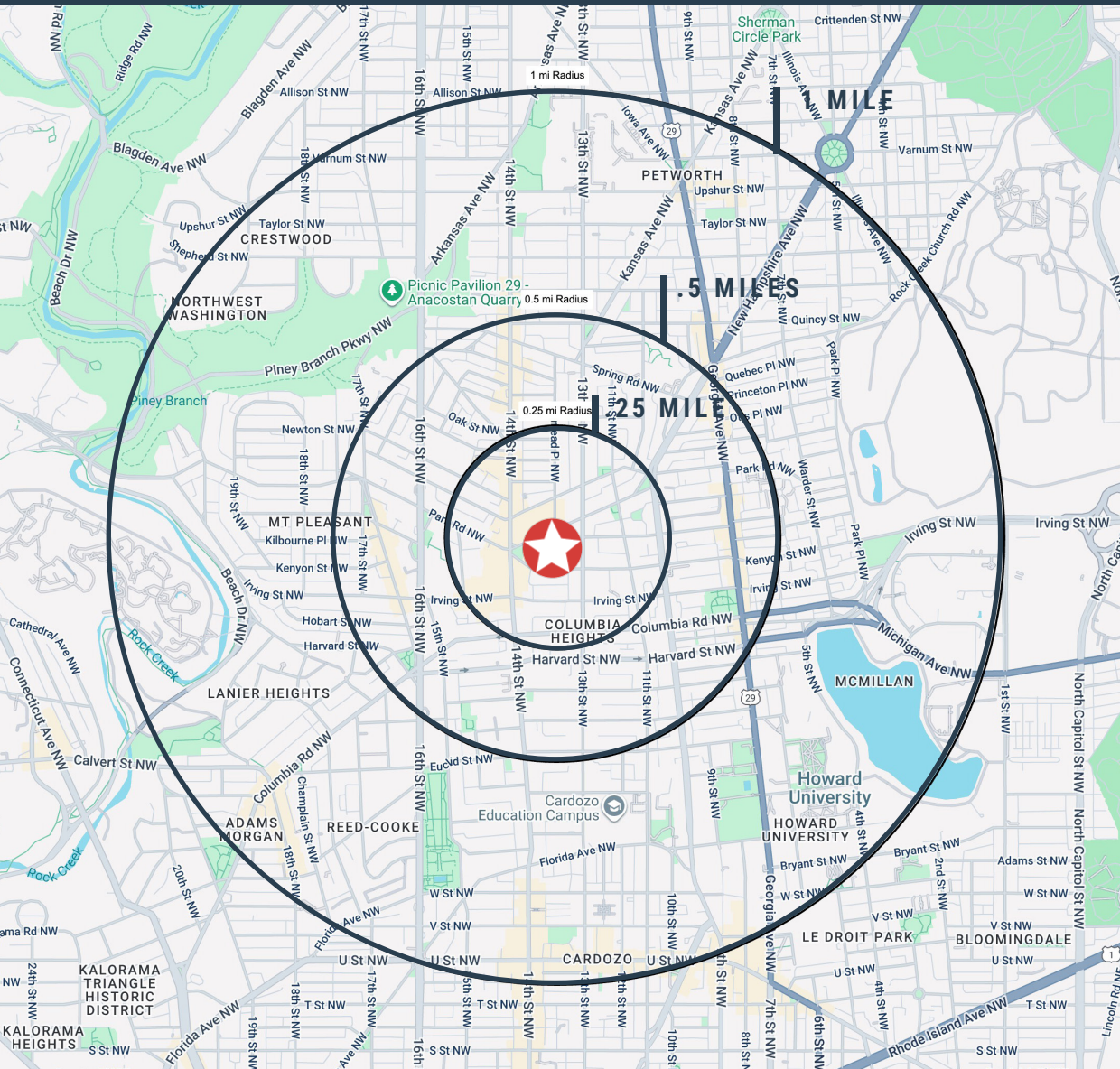
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Location Map



DEMOGRAPHICS

	POPULATION	AVG. INCOME	DAYTIME EMP
.25 mile	8,120	\$167,855	2,559
.5 mile	32,700	\$163,923	6,870
1 mile	87,982	\$192,304	23,304

[CLICK FOR DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS

PARK RD NW	2,434 VDP
13H ST NW	10,994 VDP
KENYON ST NW	5,261 VDP
14TH ST NW	11,060 VDP

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Aerial Retail Map



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