



DRIVE THRU PERMITTED PAD SITE FOR GROUND LEASE

# 1720 NEW YORK AVENUE NE

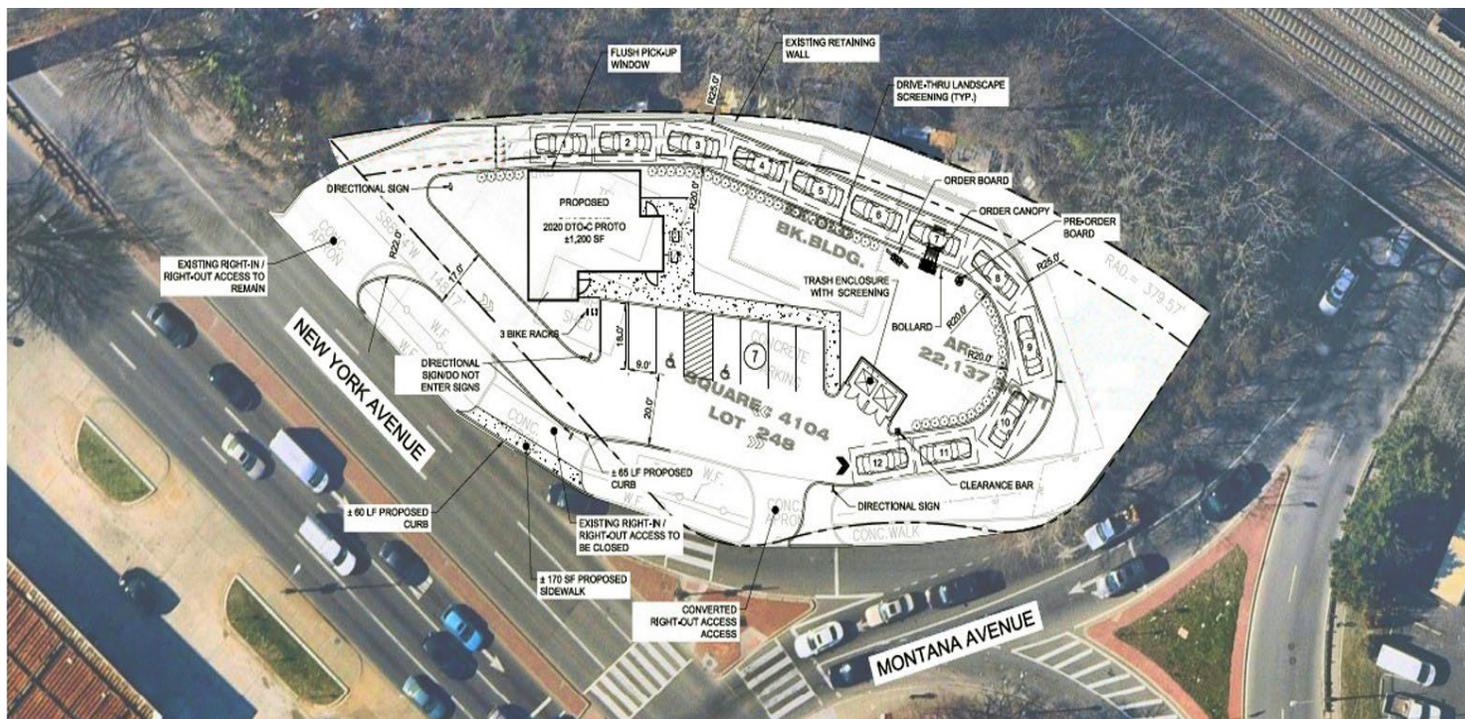
WASHINGTON, DC 20002



# 1720 NEW YORK AVENUE NE

WASHINGTON, DC 20002

## PROPERTY OVERVIEW



### OFFERING SUMMARY

**Available SF:** 0.51 Acres  
**Lease Rate:** Negotiable  
**Lot Size:** 0.51 Acres

### AVAILABLE SPACES SF

Ground Lease 0.51 Acres

### PROPERTY OVERVIEW

Site is located on the traffic circle where New York Ave, Montana Ave and West Virginia Ave all meet. Unique opportunity for ground lease a half acre pad site with 71K of vehicle traffic on the AM side of the Street at a Lit Circular Intersection

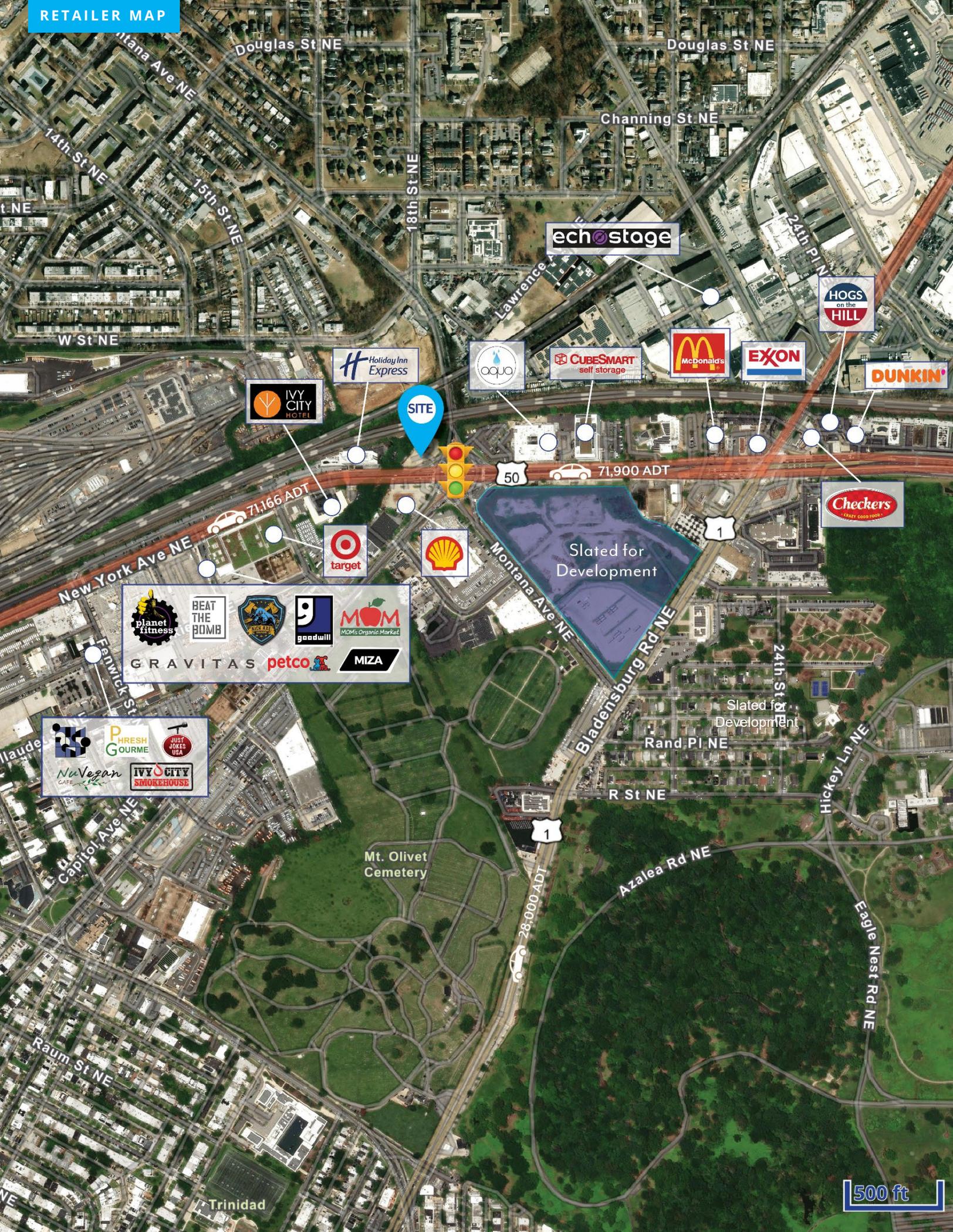
### PROPERTY HIGHLIGHTS

- 71,000+ Drivers Per Day
- Long term Ground Lease available

### DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
Total Households:	6,764	40,973	97,511
Total Population:	17,366	98,491	239,592
Average HH Income:	\$51,632	\$67,934	\$75,134

RETAILER MAP



echostage

HOGS on the HILL

Holiday Inn Express

oqya

CUBESMART self storage

McDonald's

EXXON

DUNKIN'

IVY CITY HOTEL

SITE

50

71,900 ADT

Checkers

Slated for Development

target

Shell

planet fitness | BEAT THE BOMB | goodwill | MOM'S Organic Market | GRAVITAS | petco | MIZA

Slated for Development

PHRESH GOURME | JUST JOICES USA | NuVegan CAFE | IVY CITY SMOKEHOUSE

Mt. Olivet Cemetery

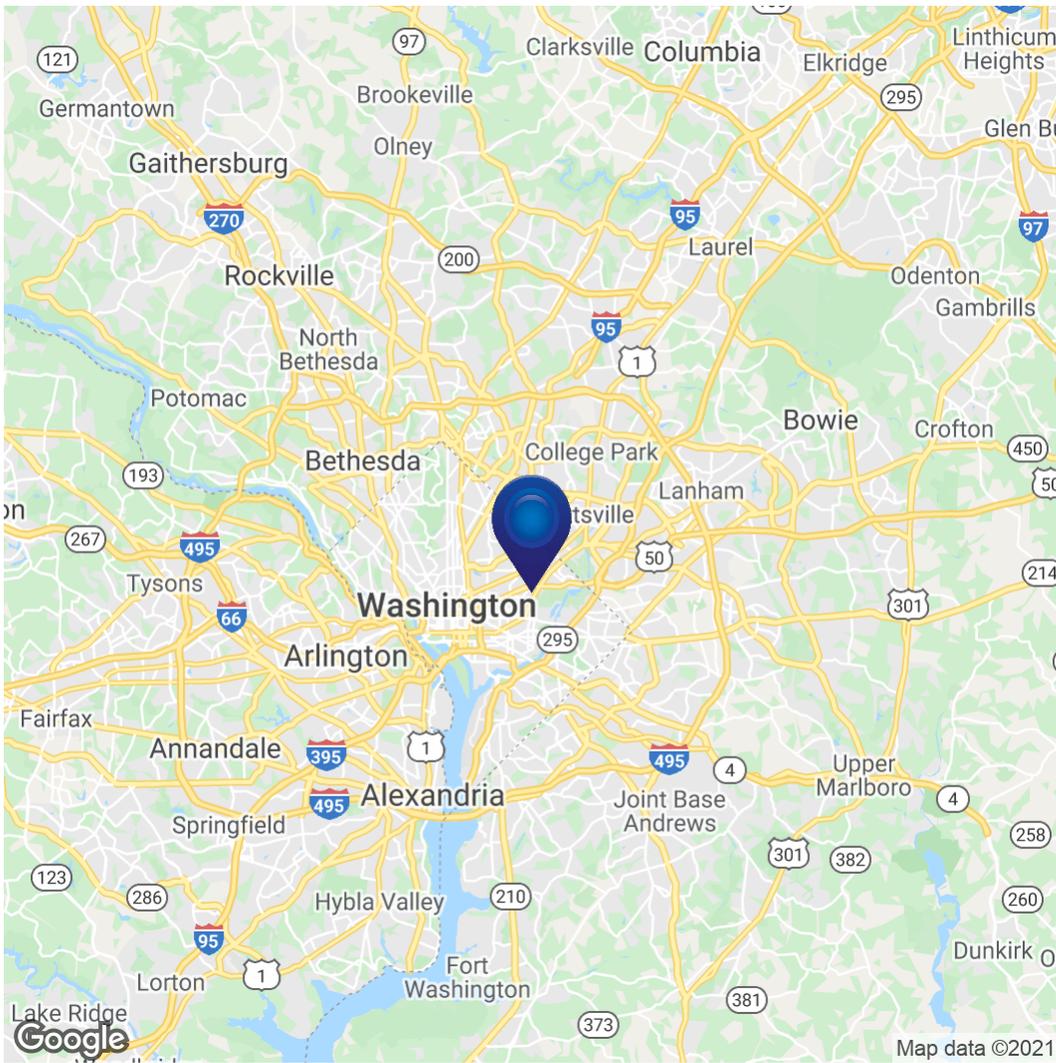
1

28,000 ADT

Azalea Rd NE

Eagle Nest Rd NE

500 ft



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