

**FOR  
LEASE**



**2ND GENERATION RESTAURANT & BAR ON U STREET NW**

**Lease Rate:  
Negotiable**

## PROPERTY OVERVIEW

Available for lease is a 961 SF ground-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. This versatile ground-floor unit is ideal for retail operations seeking a vibrant, high-traffic area.

## DEMOGRAPHICS

**0.3 MILES    0.5 MILES    1 MILE**

	0.3 MILES	0.5 MILES	1 MILE
<b>Households:</b>	4,482	16,266	58,012
<b>Population:</b>	7,443	29,054	106,856
<b>Avg HH Income:</b>	\$199,832	\$191,714	\$170,760

## PROPERTY HIGHLIGHTS

- 961 SF ground-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
- 2nd Generation Restaurant and Bar
- Ideal for retail businesses seeking a high-traffic

## AVAILABLE SPACES

**961 SF Ground Floor Retail Space on U Street**

**FOR FURTHER INFORMATION, PLEASE CONTACT:**

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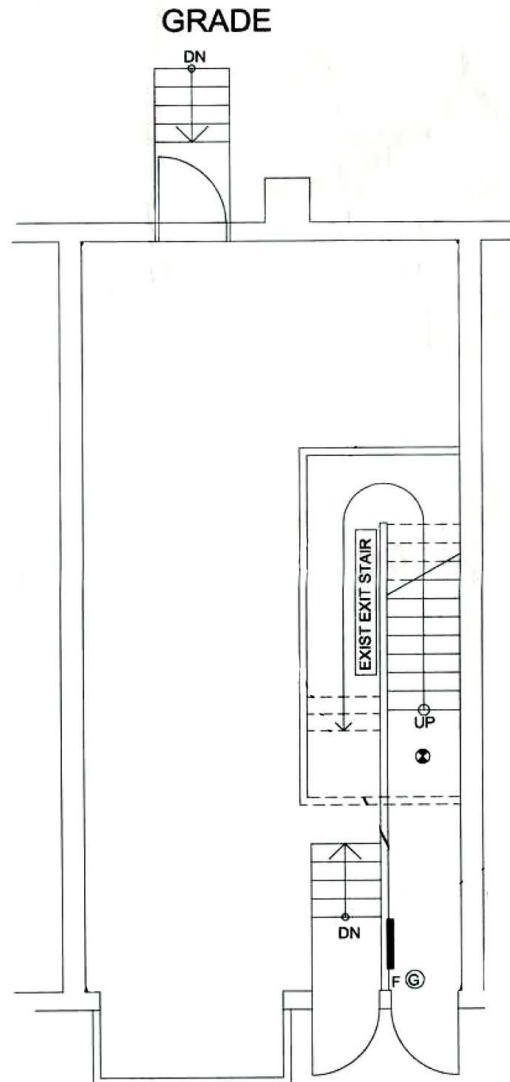
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# MIXED USE BUILDING FOR SALE ON U STREET NW

1342 U ST NW, WASHINGTON, DC 20009

FLOOR PLAN



1ST FLOOR PLAN  
961 SF

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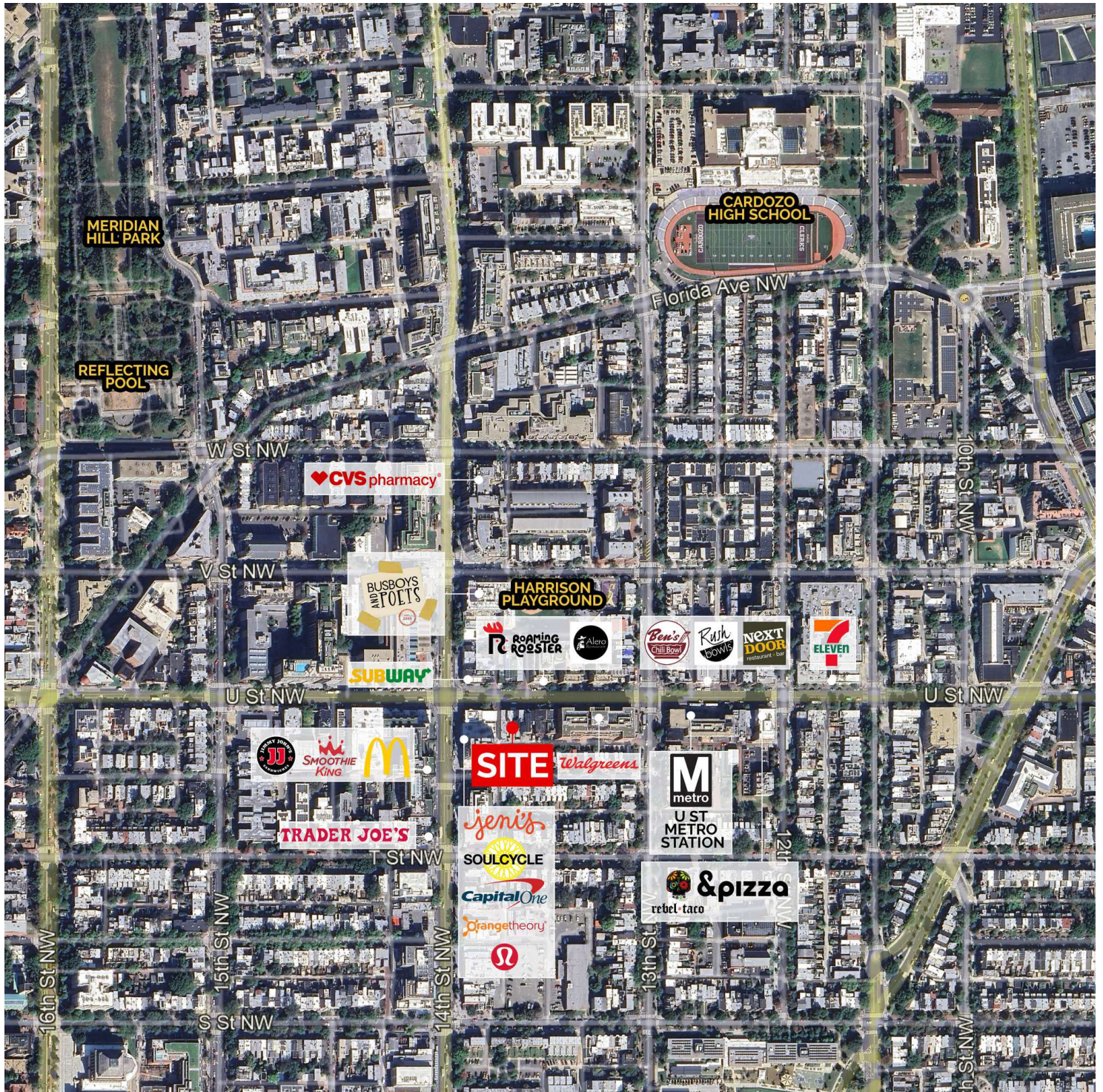


# MIXED USE BUILDING FOR SALE ON U STREET NW

1342 U ST NW, WASHINGTON, DC 20009

AERIAL MAP

**de** **DIVARIS**  
REAL ESTATE, INC.



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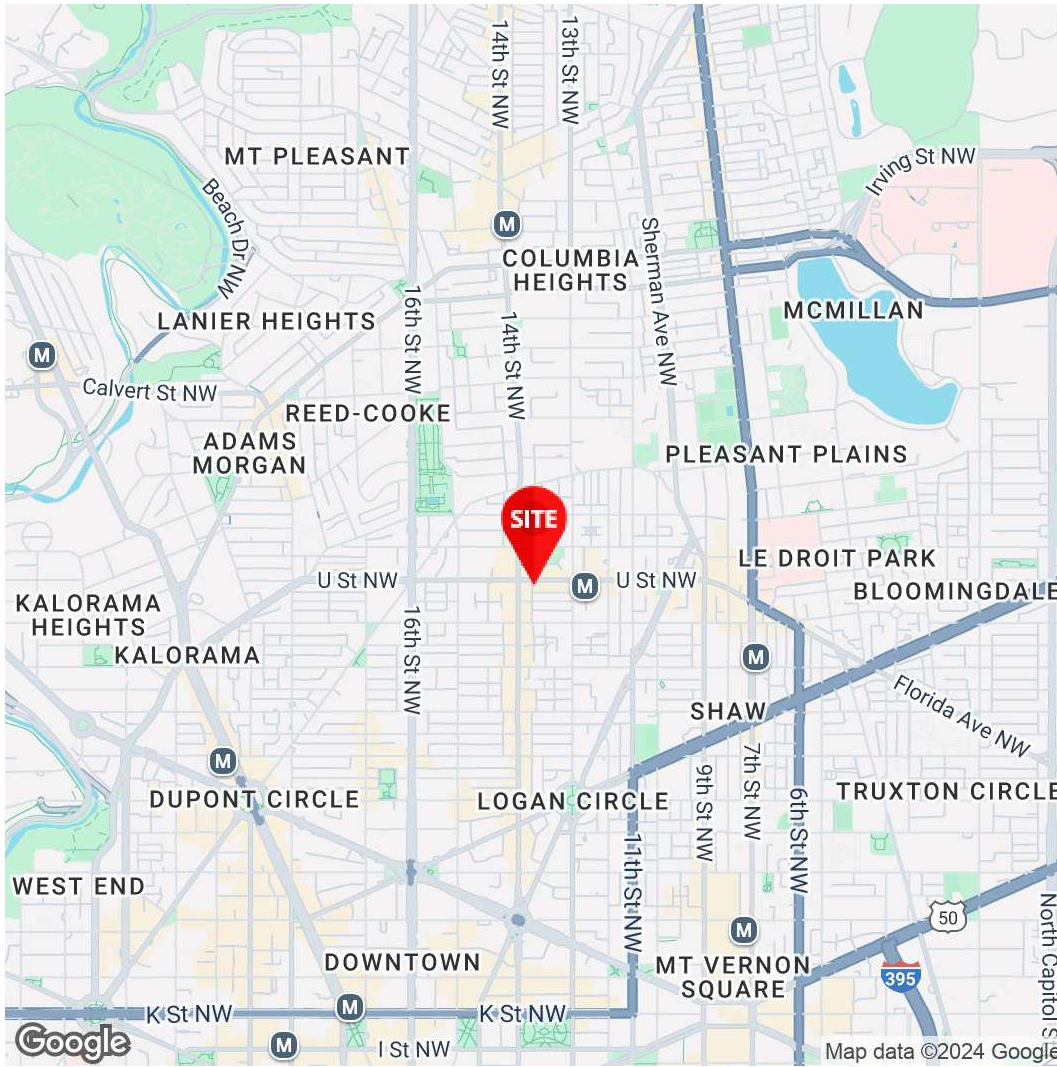
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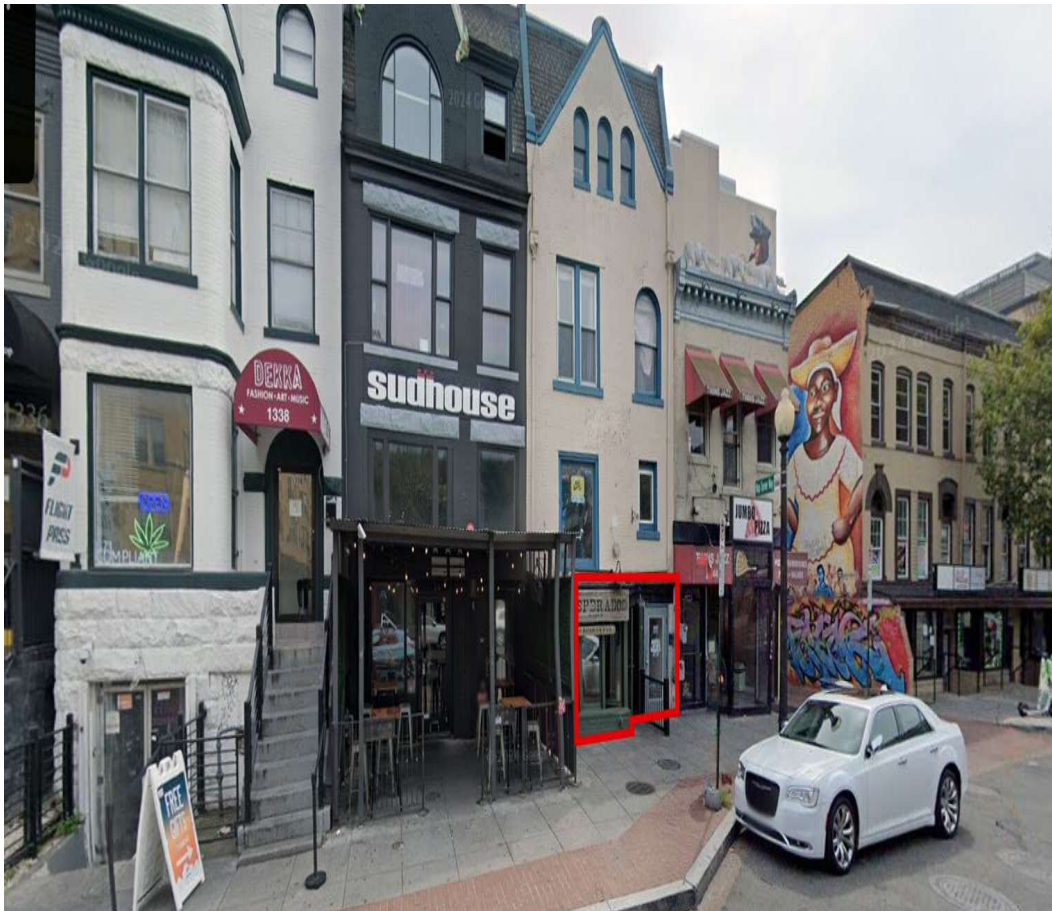
**de** **DIVARIS**  
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