

COMMERCIAL SPACE FOR LEASE

FEATURING:

COLLECTION STREET	CROSS STREET	TRAFFIC VOL.
18th St NW	Belmont Rd NW	9,200
Adams Mill Rd NW	Columbia Rd NW	17,100
Columbia Rd NW	Mintwood Pl NW	16,000

SITE MAP:



18th Street

2434 18th Street NW, Washington, DC 20009

OVERVIEW:

2434 18th street is 3,649 sq. ft. of Turn-Key prime restaurant and entertainment space in the heart of Adams Morgan. Perfect location for a High End restaurant/Lounge. Two stories with 15 ft. of frontage on 18th St NW. Fixtures include hoods, gas grills, ovens, full bar, stainless kitchen sinks and coolers. Starbucks, McDonald's and other popular restaurants are located within a 1/4 mile radius of the property. Excellent walk and transit score.

STREET VISIBILITY:



GREAT LOCATION

DEMOGRAPHICS:

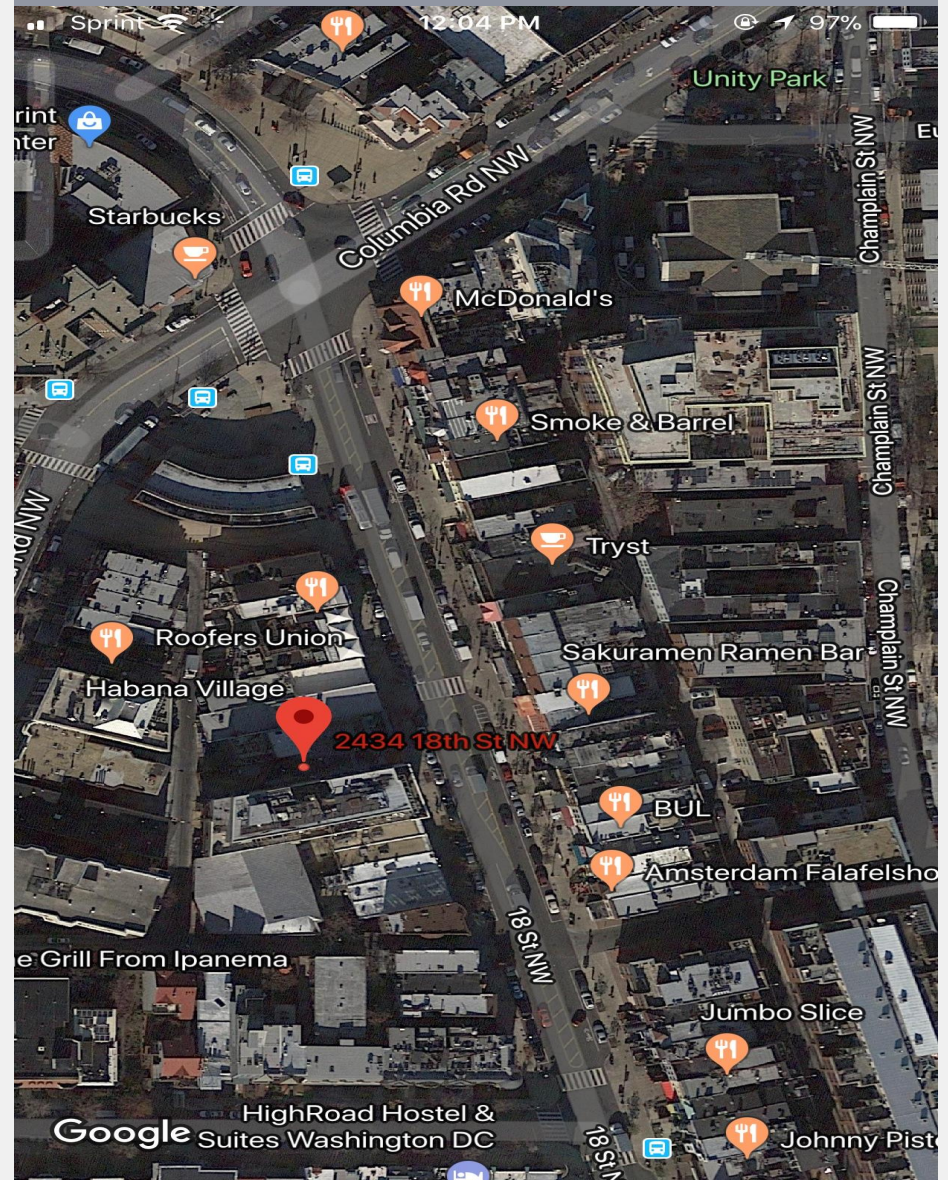
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	88,993	374,320	769,757
AVERAGE HH INCOME	\$103,715	\$96,995	\$96,634
ANNUAL CONSUMER SPENDING (FOOD & ALCOHOL)	\$169,408	\$600,155	\$1,194,603

ADAMS MORGAN:

GREAT LOCATION



LOCATION VIA GOOGLE MAPS:



WOODMONT PROPERTIES

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WWW.WOODMONT.US

DAVID SMITH

CELL: (202) 258-3175 | OFFICE: (301) 652-2303
dsmith@woodmont.us | 4919 Bethesda Ave Suite 200, Bethesda, MD



INTERIOR:



For additional interior photos, please click [here](#).

MAIN LEVEL:



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