

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Seize the opportunity to lease a 5,470 SF fully built-out restaurant space in the heart of the Capitol Hill District. Formerly home to Grill on the Hill, this space served as a beloved community gathering place for 17 years, hosting locals, business leaders, and political events. Now, it's ready for a new concept to carry on its tradition of great food and hospitality in a high-visibility location on SW 25th Street. With a spacious dining area, fully equipped kitchen, and strong community presence, this is a rare chance to establish your restaurant in a historic and thriving district with built-in demand.

PROPERTY HIGHLIGHTS

- Furniture, Fixtures, and Equipment Negotiable
- Prime Location – Positioned in the heart of Capitol Hill with strong foot traffic
- Established Community Presence – Loyal customer base and a history as a gathering space
- Flexible Layout – Spacious dining area adaptable for casual or upscale dining

OFFERING SUMMARY

Lease Rate:	\$8.00 SF/yr (NNN)
NNN Rate:	\$2.50 SF/yr
Available SF:	5,470 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,571	30,123	85,838
Total Population	10,097	84,923	220,803
Average HH Income	\$53,377	\$54,992	\$60,563

AJ TOLBERT

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ADEN STRUBLE

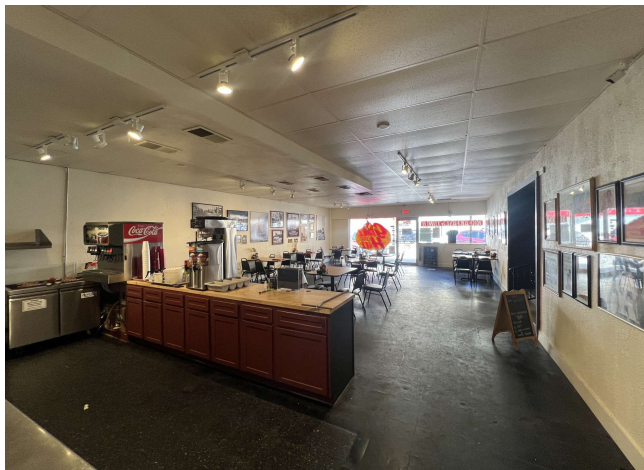
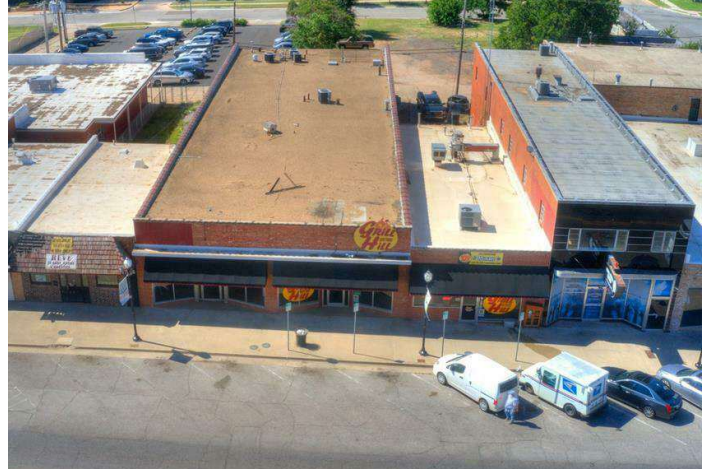
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ADDITIONAL PHOTOS

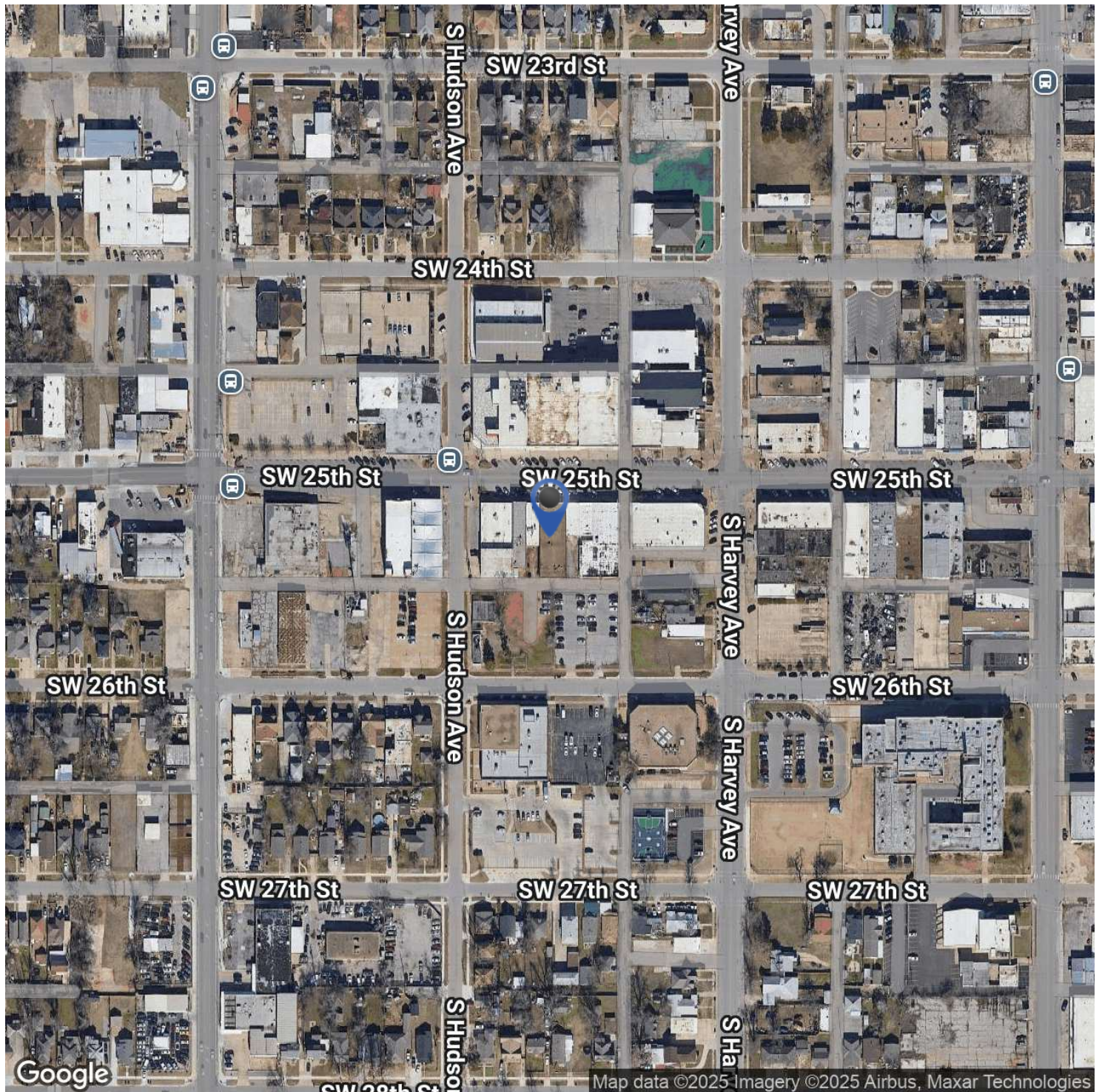


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LOCATION MAP

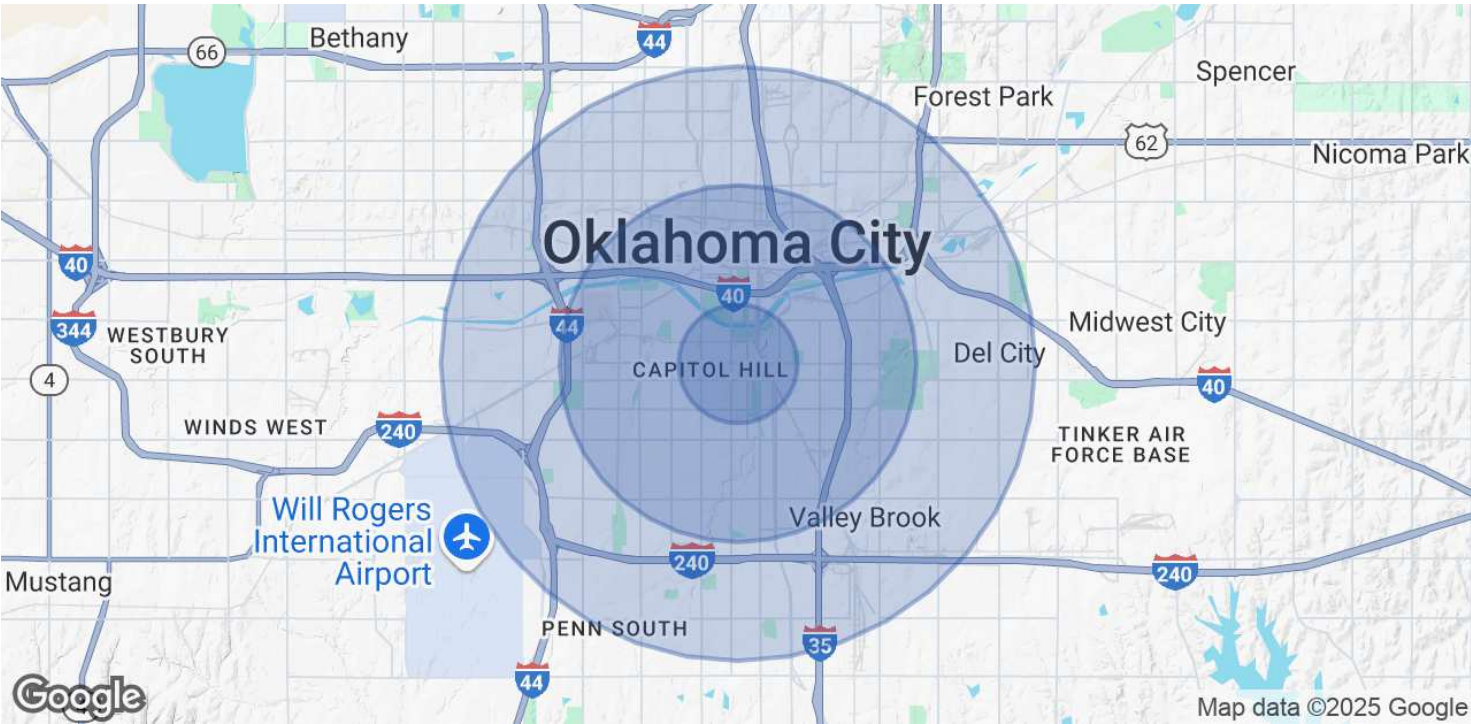


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DEMOGRAPHICS MAP & REPORT

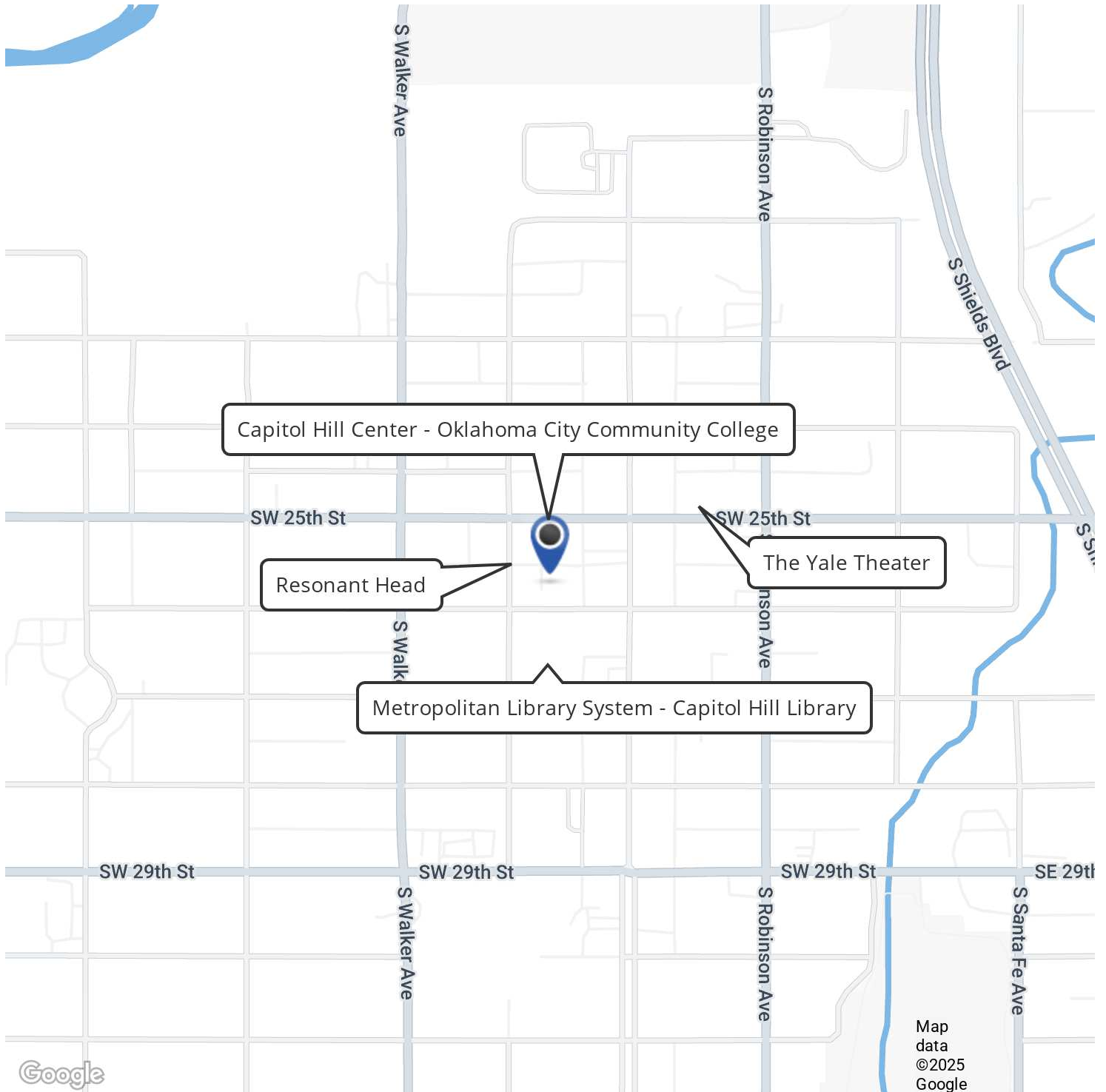


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,097	84,923	220,803
Average Age	35	35	36
Average Age (Male)	35	34	35
Average Age (Female)	35	35	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,571	30,123	85,838
# of Persons per HH	2.8	2.8	2.6
Average HH Income	\$53,377	\$54,992	\$60,563
Average House Value	\$162,998	\$164,184	\$176,787

Demographics data derived from AlphaMap

RETAILER MAP



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