



1720 NEW YORK AVE NE

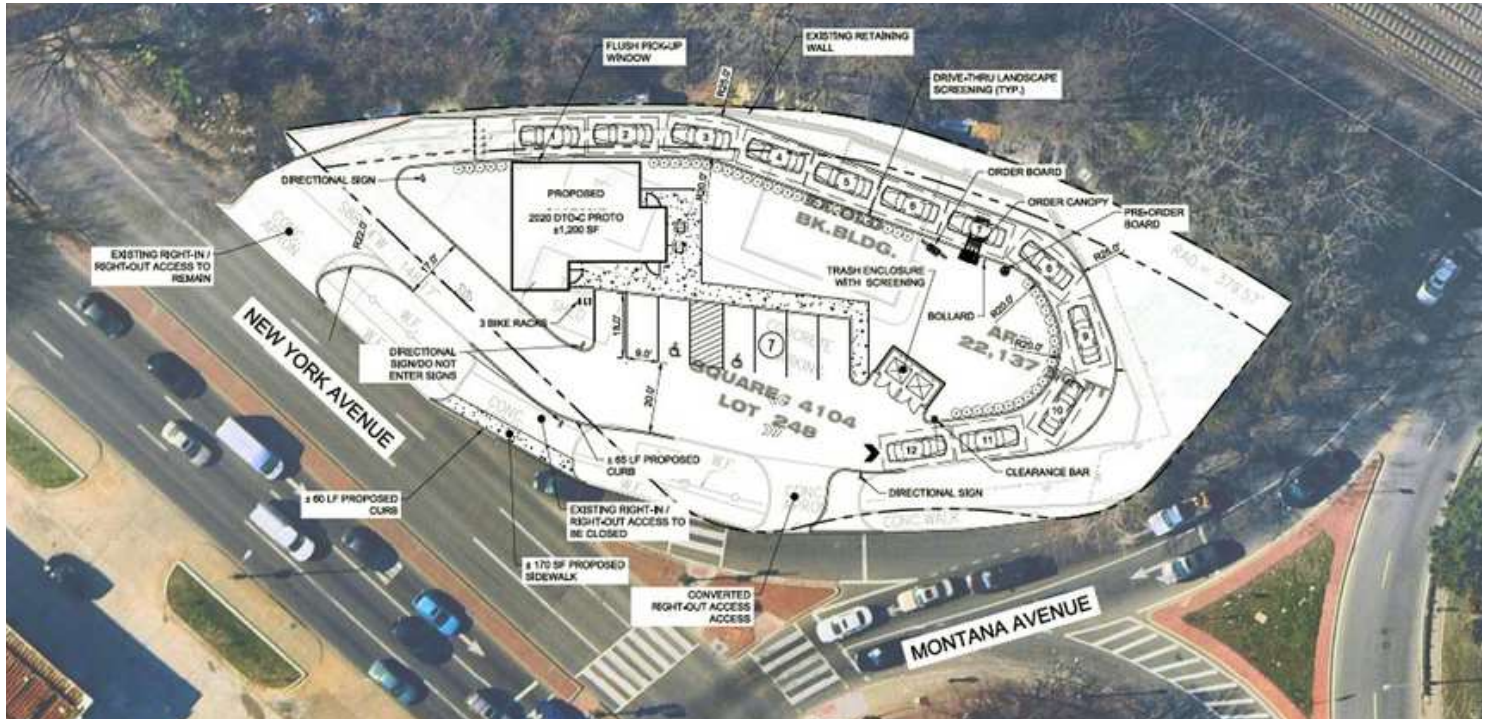
WASHINGTON, DC 20002



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PROPERTY OVERVIEW



OFFERING SUMMARY

Lease / Sale Rate: Negotiable
Lot Size: 0.51 Acres

PROPERTY OVERVIEW

The site is located off of the traffic circle where New York Ave, Montana Ave and West Virginia Ave all meet directly across from the Douglas Development's Mixed Use New City DC project.

PROPERTY HIGHLIGHTS

- 0.51 AC lot positioned at the signalized intersection along New York Avenue (71,200 VPD)
- Drive thru permissible with full site plan approval
- Short or long term ground lease available
- Zoned PDR-2 and 4, which permits a variety of uses including industrial, retail, and office

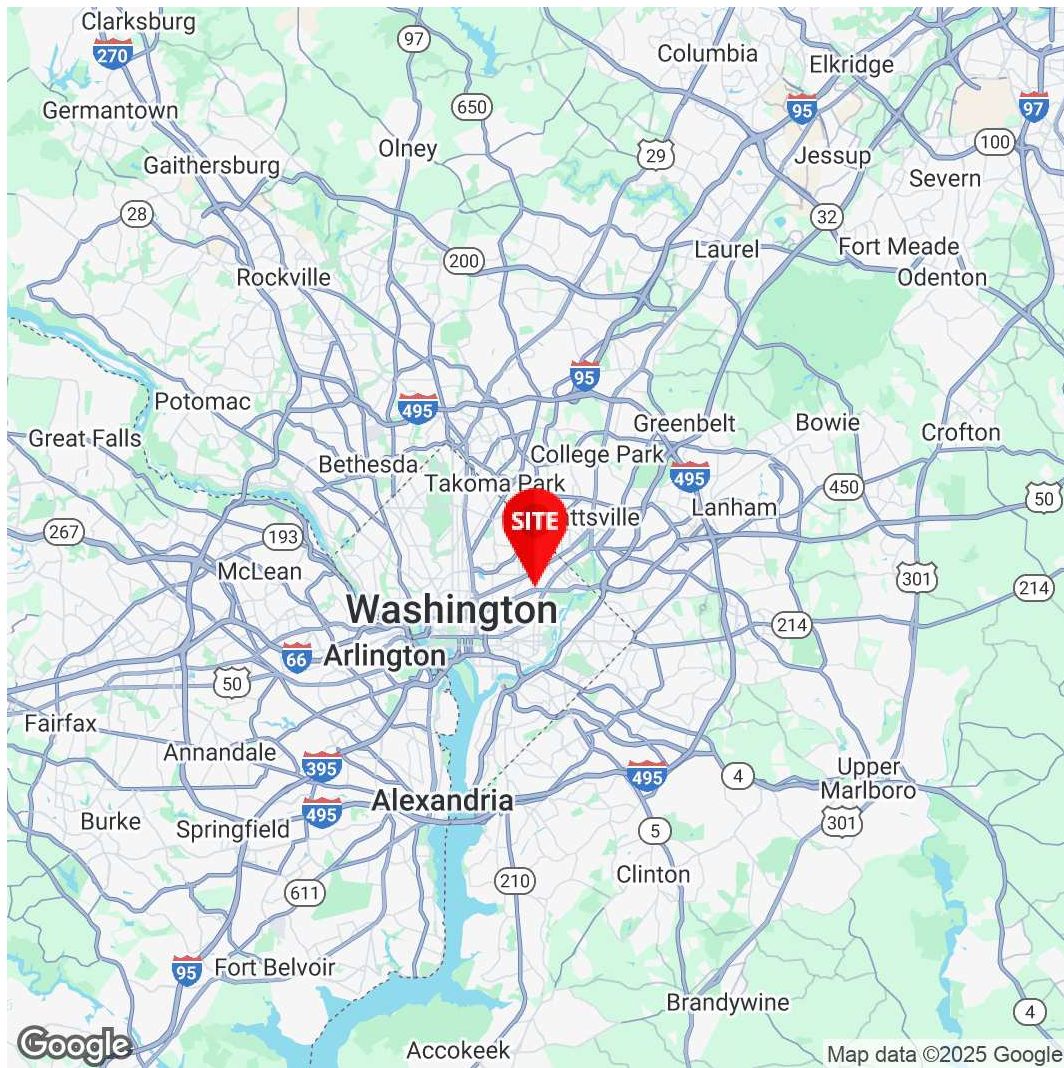
DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	10,241	60,148	151,270
Total Population	24,779	133,708	331,576
Average HH Income	\$133,935	\$175,841	\$178,877

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RETAILER MAP





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