

RETAIL PROPERTY FOR LEASE OR SALE

# RESTAURANT BUILDING FOR SALE OR LEASE: H ST NE

1245 H ST NE, WASHINGTON, DC 20002



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## PROPERTY SUMMARY



VIDEO

360° VIRTUAL TOUR

## PROPERTY DESCRIPTION

For Sale: 1245 H St NE offers an exceptional opportunity to lease or own a fully built-out restaurant space across four expansive floors, totaling 5,306 SF. This property features two outdoor patio areas, one on the 2nd floor and one on the 3rd floor, and is meticulously finished with high-end details. The space is versatile and can be divided to accommodate two distinct concepts, offering flexibility for business owners. Located in the vibrant H Street Corridor, it provides a dynamic environment with abundant foot traffic, making it ideal for businesses looking to capitalize on one of Northeast Washington, DC's most bustling neighborhoods.

## PROPERTY HIGHLIGHTS

- 5,306 SF Restaurant Space
- Spanning four floors
- Fully built-out restaurant space
- Can accommodate two different concepts
- Two Large Outdoor Patio Areas - 2nd and 3rd floor

## OFFERING SUMMARY

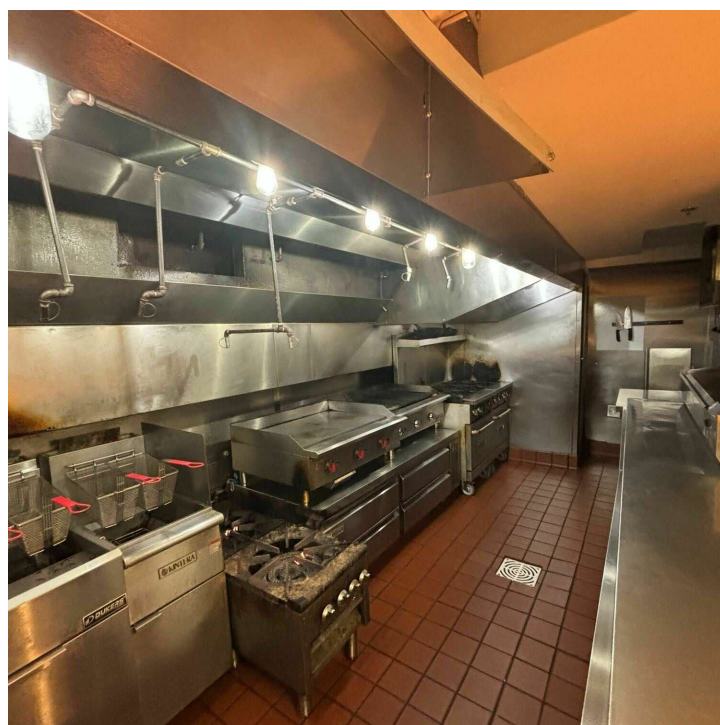
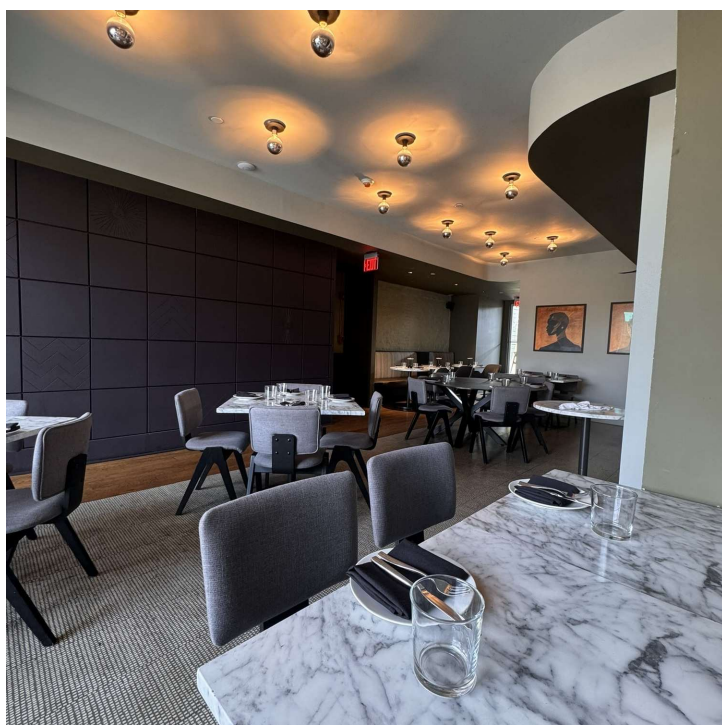
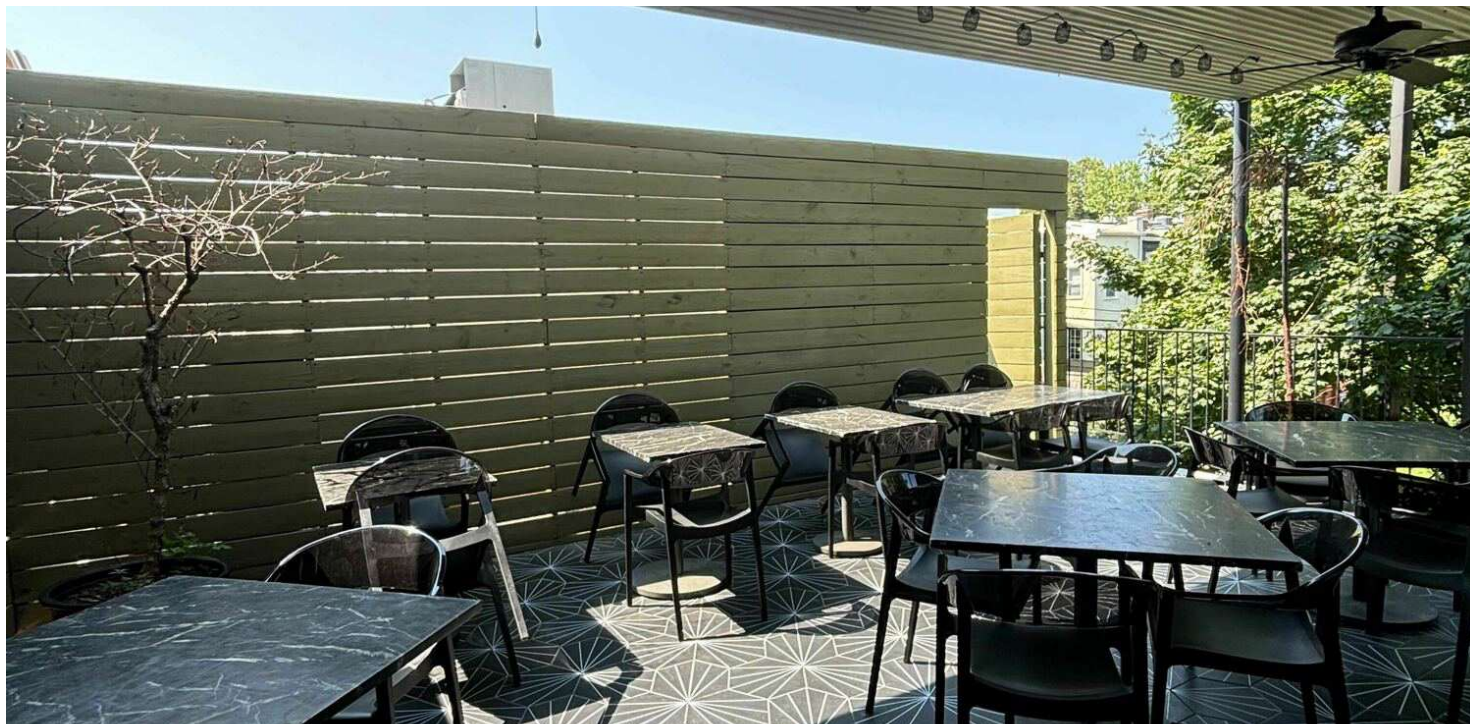
Lease Rate:	Negotiable
Number of Units:	1
Available SF:	5,306 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,111	8,783	28,707
Total Population	4,487	19,253	60,861
Average HH Income	\$202,035	\$192,529	\$174,272

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ADDITIONAL PHOTOS

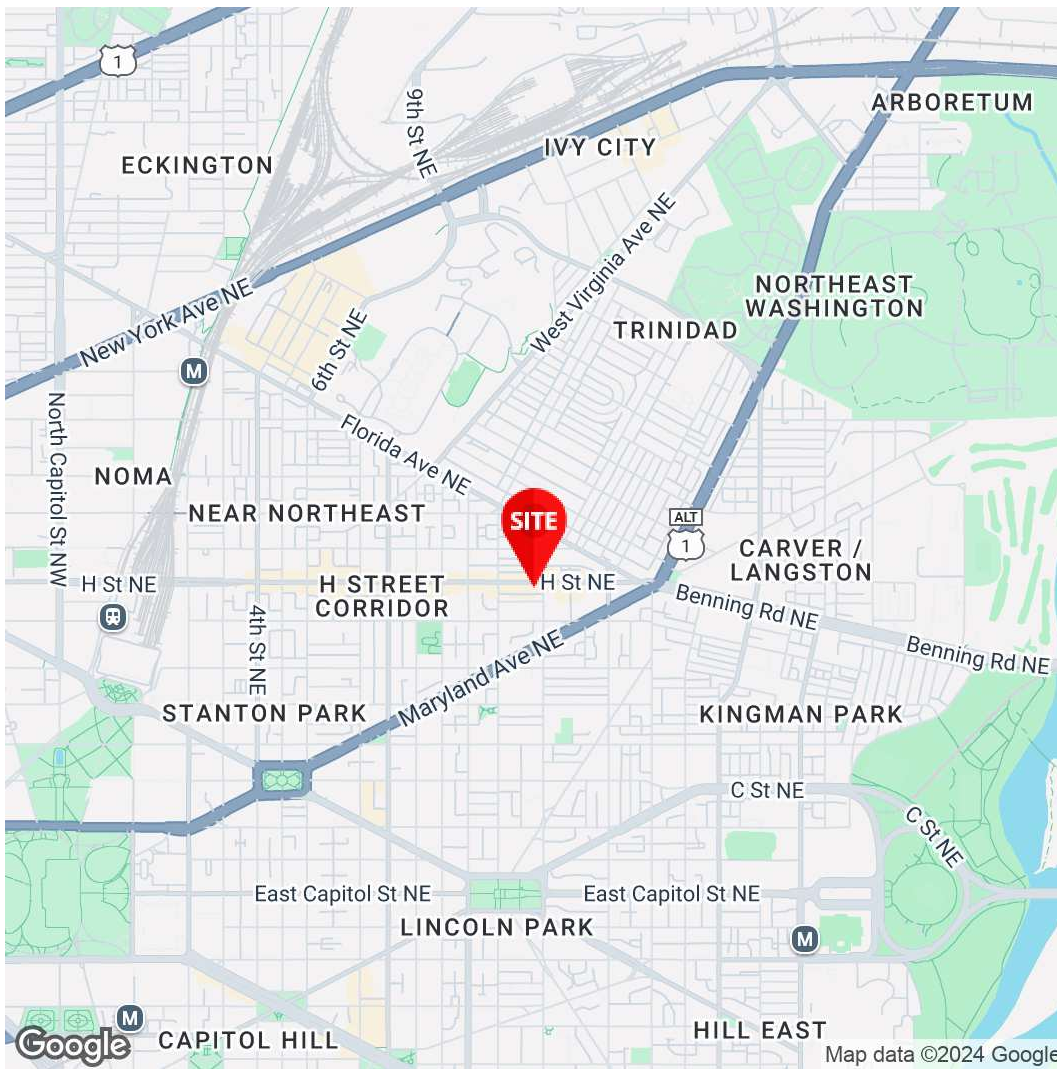


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RETAILER MAP





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