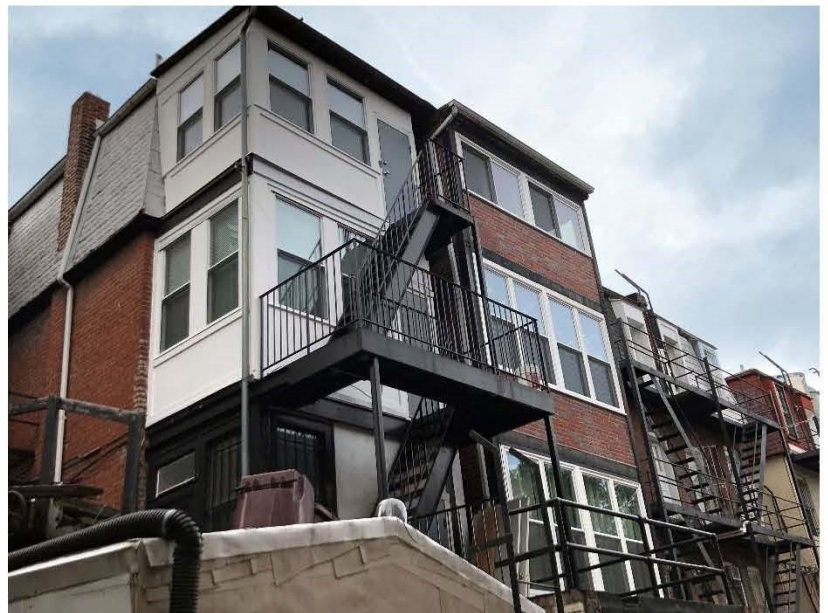


Two Mixed Use Buildings For Sale

**1768-1770 Columbia Rd. NW
Washington, DC 20009**

Two 4 story, mixed-use buildings, a total of approximately 9,200 square feet on 2 contiguous lots, totaling 3,113 square feet.

- Located in sought-after Adams Morgan in NW, Washington DC with more than 600 upcoming or recently delivered residential units, the popular LINE DC Hotel, and several top-rated restaurants.
- Very strong demographics (81% of population have Bachelor's Degrees and higher) with an Average Household Income of \$149,000 (2020).
- Close proximity to 2 different Metro Stops, with a strong residential rental market.
- Strong income with potential value-add renovations, or additional square footage.
- MU-5A zoning — allows for approximately an additional 4,500 square feet on the site (subject to approval).
- The property consists of 4 two-bedroom units plus 4 commercial units.
- The buildings were completely renovated in the late 1980s to early 90s and maintained with professional management.
- Investors could potentially increase the number of units, enlarge the property (given the favorable zoning), or create a condo project to create even more value.



For further information contact:

Jonathan Wilson
(202)232-0950 x1
jwilson@demersre.com

The information contained herein comes from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

DEMERS
Real Estate, Inc.

1664 Columbia Rd. NW, 2nd FL
Washington, DC 20009
t 202-232-0950
www.demersre.com

**1768
Columbia
Road**



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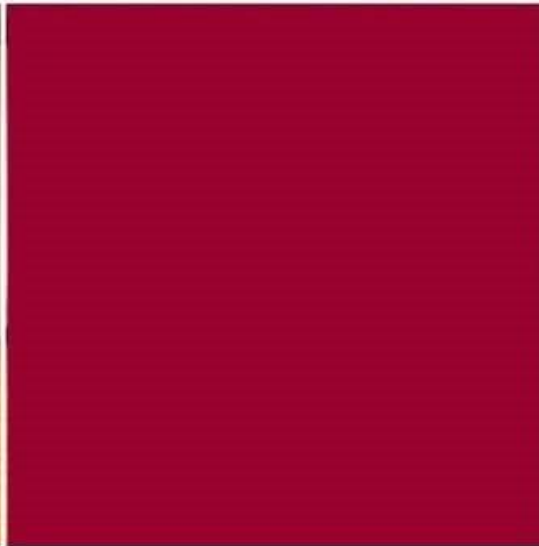
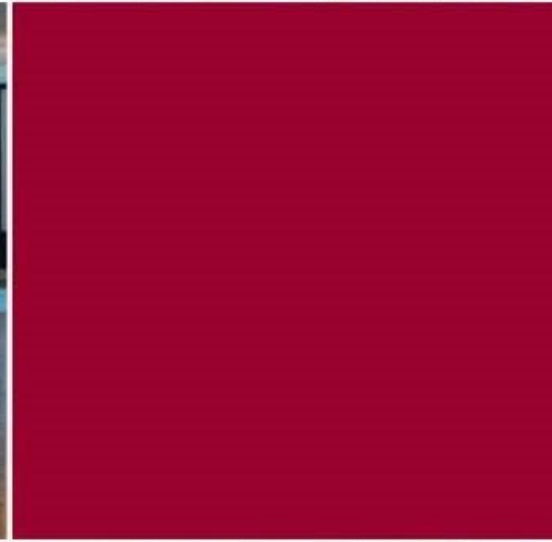
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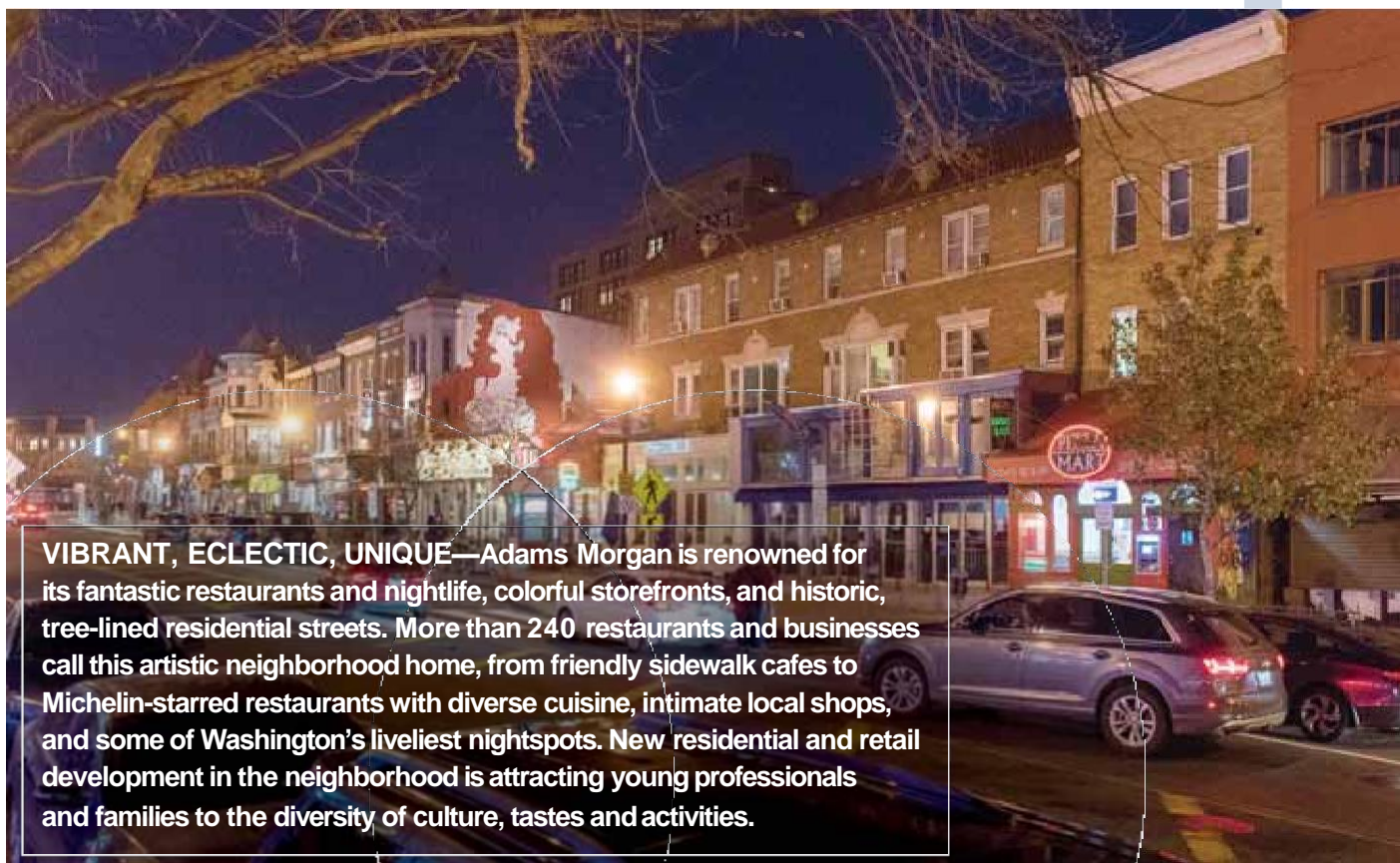


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VIBRANT, ECLECTIC, UNIQUE—Adams Morgan is renowned for its fantastic restaurants and nightlife, colorful storefronts, and historic, tree-lined residential streets. More than 240 restaurants and businesses call this artistic neighborhood home, from friendly sidewalk cafes to Michelin-starred restaurants with diverse cuisine, intimate local shops, and some of Washington's liveliest nightspots. New residential and retail development in the neighborhood is attracting young professionals and families to the diversity of culture, tastes and activities.

ACCLAIMED DINING

- The Michelin Guide reviewed nearly a dozen restaurants in the area, with A Rake's Progress and Spoken English added to the list.
- Exciting openings in 2019 included The Imperial, The Game Sports Pub, Tikki on 18th, and Isshin Ramen. In early 2020, expect Reveler's Hour by the owners of Tail Up Goat; and a new three-level Japanese concept from former DC restaurateur of the year Darren Norris.
- "Dwell Magazine" named Adams Morgan "DC's nightlife center" due to the wide array of venues that host live theater, comedy shows, and live music nearly every night.
- The neighborhood features one of the largest concentration of diverse and international restaurants in the city, with dining options including Asian, African, South American, and Latin American cuisine.

NEW GROWTH

- More than 500+ residential units are beginning to deliver, with 160 still under construction and delivering in 2020.
- Urban Dwell, a neighborhood boutique specializing in unique gifts, housewares, accessories, and more, was a 2019 finalist for the U.S. Chamber of Commerce's "Dream Big" award for veteran-owned businesses.
- The LINE DC Hotel, with its renowned restaurants, is the buzziest hotel in DC (The Washington Post), and the best hotel for music-lovers (Budget Travel).

CULTURE & PROGRAMMING

The Adams Morgan Partnership organizes an array of events, attracting more than 24,000 people in 2019, including a summer outdoor movie series partnering with the Smithsonian's National Air & Space Museum, and the lauded Adams Morgan PorchFest, which features over 50 musical acts.

41%

population
aged 20–34

81%

population with
Bachelor's Degree
or higher

\$149K

average
household
income



ADAMS MORGAN

Retail/Restaurant Arts/Tourism Education Government Great Street Main Street BID Area



0-1/2 mi 0-1 mi 0-3 mi

POPULATION

	0-1/2 mi	0-1 mi	0-3 mi
Population	26,515	95,239	394,004
Male	49%	50%	49%
Female	51%	50%	51%
High School Graduate +	93%	92%	92%
Bachelor's Degree +	81%	77%	72%
Graduate / Professional Degree	50%	47%	43%

HOUSEHOLDS

	0-1/2 mi	0-1 mi	0-3 mi
Households (HH)	14,730	50,254	184,466
Average HH Size	1.8	1.8	2.0
Owner-occupied	36%	35%	39%
Renter-occupied	64%	65%	61%
Median HH Value	\$768,203	\$790,314	\$730,874

INCOME

	0-1/2 mi	0-1 mi	0-3 mi
Average HH	\$149,235	\$144,853	\$143,421
Median HH	\$108,617	\$108,501	\$101,600
HH Income <\$50k	20%	23%	26%
HH Income \$50-\$75k	12%	12%	12%
HH Income \$75k+	68%	64%	62%
Average HH Disposable	\$92,633	\$90,746	\$90,464

AGE

	0-1/2 mi	0-1 mi	0-3 mi
Age < 20	11%	12%	16%
Age 20-34	41%	39%	35%
Age 35-64	39%	39%	36%
Age 65+	10%	10%	13%
Median Age (years)	34.6	34.7	34.5

CONSUMER EXPENDITURES (\$ thousands)

	0-1/2 mi	0-1 mi	0-3 mi
Apparel	\$56,093	\$187,401	\$682,387
Child Care	\$15,381	\$50,020	\$177,342
Computers & Accessories	\$5,257	\$17,648	\$64,088
Entertainment & Recreation	\$77,704	\$257,386	\$942,015
- Pets	\$14,080	\$46,776	\$171,582
Food at Home	\$122,983	\$415,213	\$1,527,227
Food away from Home	\$94,844	\$318,966	\$1,152,363
Health Care	\$123,999	\$413,136	\$1,538,120
- Medical Care	\$41,126	\$136,813	\$509,860
Home Improvement	\$51,790	\$165,899	\$618,021
Household Furnishings	\$49,185	\$164,247	\$601,849
Personal Care Products	\$21,036	\$70,633	\$257,858
Vehicle Maint. & Repair	\$24,385	\$83,192	\$310,301

AVAILABLE VEHICLES PER HH¹

	0-1/2 mi	0-1 mi	0-3 mi
0	45%	46%	37%
1	44%	42%	45%
2-3	10%	11%	17%
4+	0%	0%	1%

MOBILITY

	0-1/2 mi	0-1 mi	0-3 mi
Metrorail Exits ²	6,301 / 3,989	Woodley Park/Zoo/ Adams Morgan	
	11,340 / 5,770	Columbia Heights	
Traffic Counts ³	22,400	Columbia Road, NW	
	10,300	18 th Street, NW	

Source: ESRI, 2019 Estimates & Projections; 1. American Community Survey (2013-2017), values are rounded to nearest whole percent; 2. WMATA (FY 2019); 3. DDoT (Daily Avg. 2017); 4. TransScreen

CONTACT

Adams Morgan Partnership BID
Kristen Barden, Executive Director
(202) 997-0783 • kbarden@adamsmorganonline.org
admodc.org

Total Metrorail Exits⁴
17,641 / 9,759
Avg weekday/Avg weekend

Capital Bikeshare Arrivals
7,176
2019 Avg Monthly

Traffic Counts³
22,400
Columbia Road, NW

Mobility Score⁴
100
Excellent Mobility

Walkscore
98
Walker's Paradise

Residents w/in 10 min. car ride
201,638

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