



**MIXED-USE PROPERTY FOR SALE**

**5420 3RD STREET NW**

WASHINGTON, DC 20011



## MIXED-USE PROPERTY FOR SALE

### PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Meticulously maintained mixed-use investment opportunity featuring a 2,929 SF ground-floor restaurant and six (6) 2-bedroom, 2-bath residential units above, along with three (3) deeded surface parking spaces. The retail space is leased to La Mia Italia, providing stable in-place income, while the residential units offer consistent cash flow and upside potential.

### PROPERTY HIGHLIGHTS

- Well maintained property
- Occupied restaurant space w/ large outdoor patio
- Excellent apartment layouts
- All units separately metered for gas & electric
- Washer/Dryers in all units
- 3 deeded surface parking spaces
- All units are 2 beds + 2 baths

### OFFERING SUMMARY

<b>Sale Price:</b>	\$3,500,000
<b>Building Size:</b>	8,140 SF
<b>Cap Rate:</b>	5.37%

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	17,694	148,659	337,123
<b>Total Population</b>	44,749	339,222	766,735
<b>Average HH Income</b>	\$144,831	\$155,322	\$168,957

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ADDITIONAL PHOTOS - UPPER LEVEL RESIDENTIAL UNITS



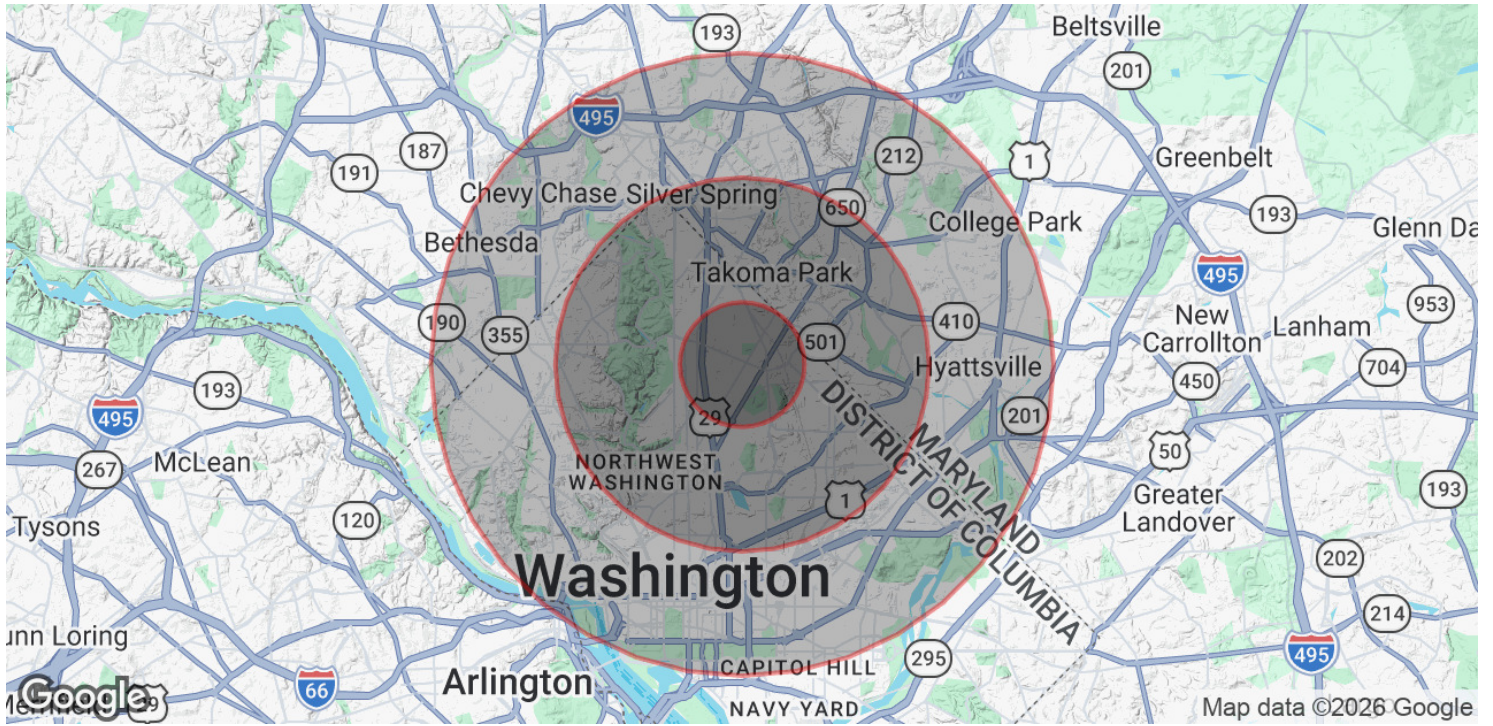
# MIXED-USE PROPERTY FOR SALE

RETAILER MAP



# MIXED-USE PROPERTY FOR SALE

## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	44,749	339,222	766,735
<b>Average Age</b>	36.4	36.9	36.9
<b>Average Age (Male)</b>	35.5	36.4	36.5
<b>Average Age (Female)</b>	38.0	37.1	37.2

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	17,694	148,659	337,123
<b># of Persons per HH</b>	2.5	2.3	2.3
<b>Average HH Income</b>	\$144,831	\$155,322	\$168,957
<b>Average House Value</b>	\$706,357	\$794,398	\$853,367

2023 American Community Survey (ACS)



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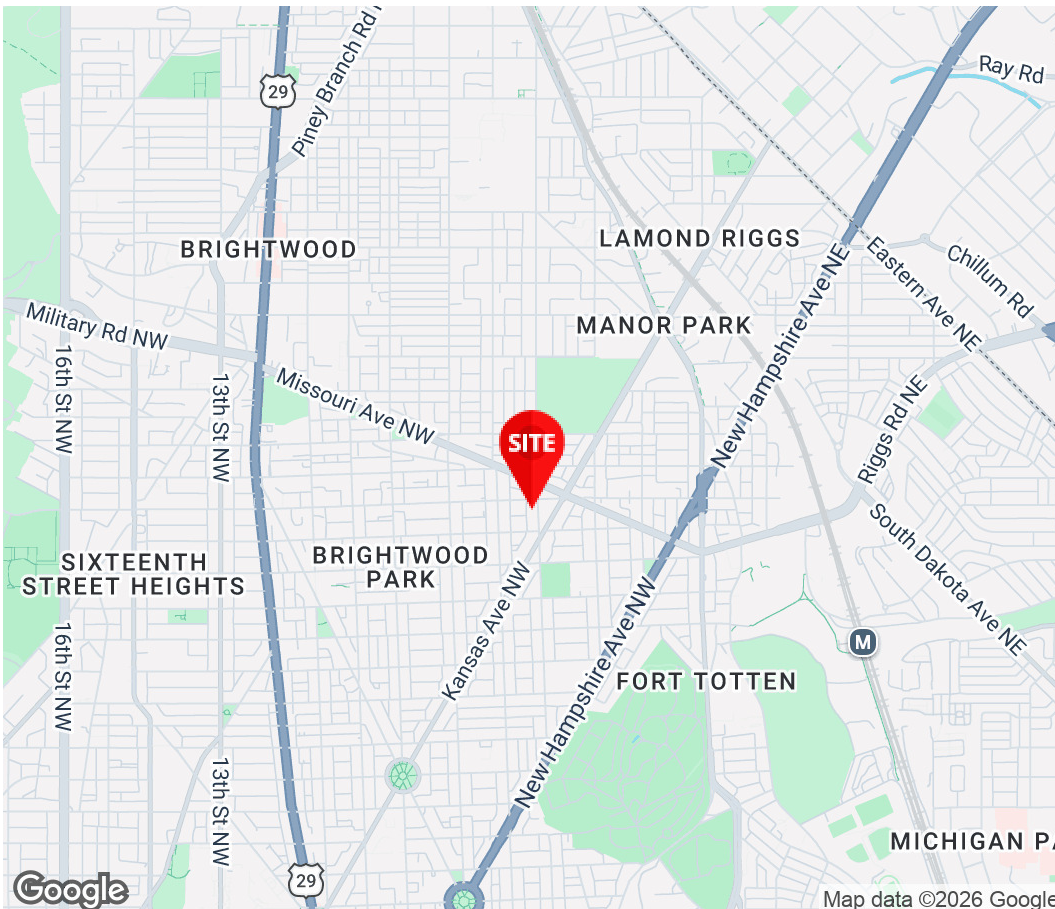
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