

2,250 ± SF RETAIL PROPERTY FOR LEASE



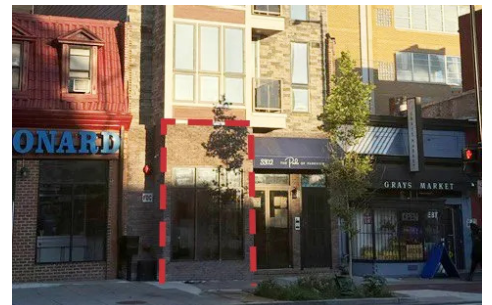
3302 GEORGIA AVE NW Washington, DC 20010

PROPERTY HIGHLIGHTS

- Prime Georgia Avenue Corridor
- Approx. 2,250 SF Available
- Built in 1913 | Renovated 2024
- Excellent visibility and signage
- Dense residential trade area
- Zoned NC-7 (Neighborhood Mixed Use)
- Metro accessible to the Green and Yellow Line (Columbia Heights), and the Red Line (Woodley Park & Zoo)
- Ideal for retail, beauty, wellness, medical or service users
- **LEASE RATE: \$50.00 PSF**

LOCATION DESCRIPTION

Located in a lively urban area, close to shops, restaurants, and entertainment. 3302 Georgia Avenue is also near Howard University, the Howard Theatre, and Meridian Hill Park. The diverse community and easy access to public transportation make it a great location and dynamic backdrop for retail businesses.



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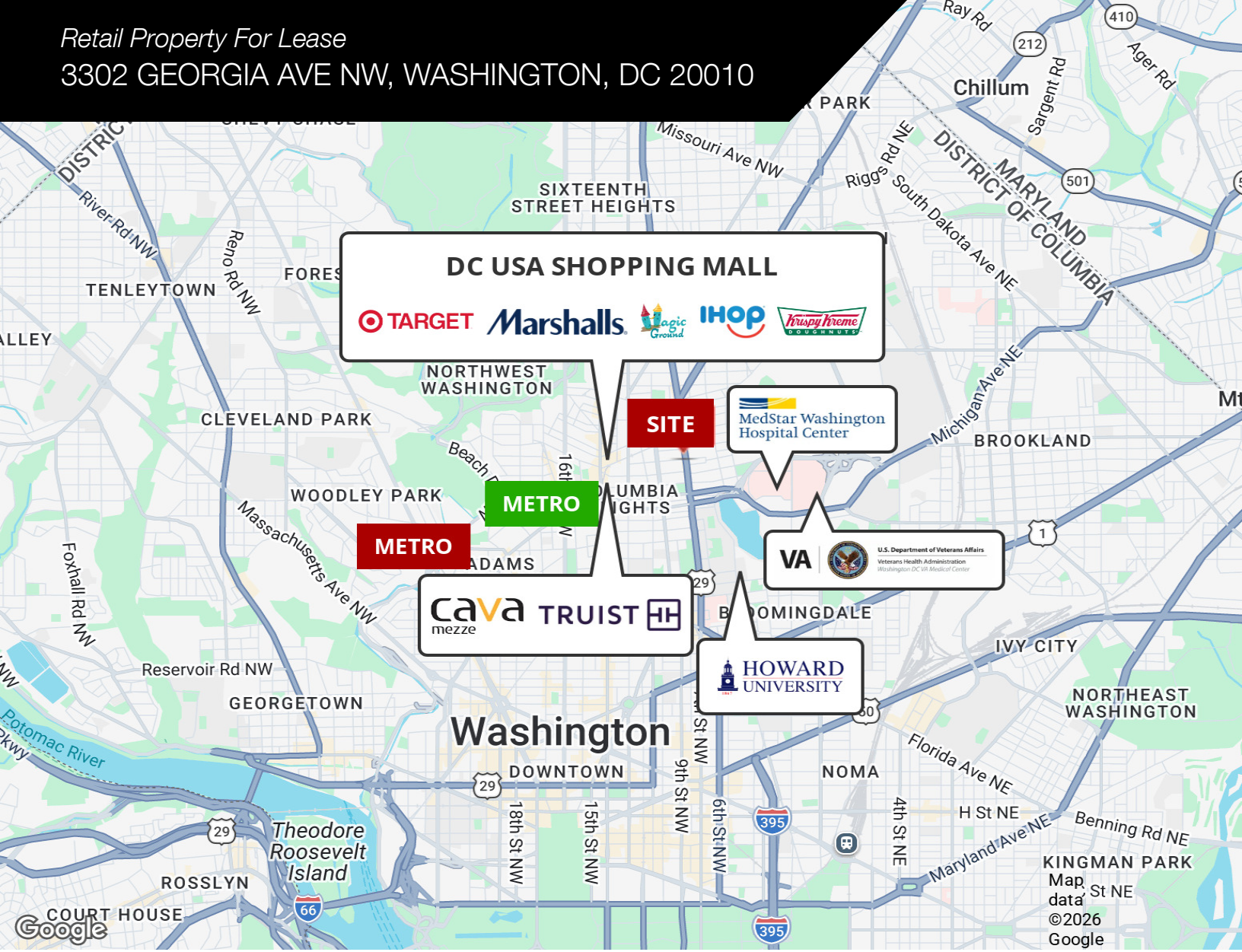
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 3302 GEORGIA AVE NW, WASHINGTON, DC 20010



DC USA SHOPPING MALL

TARGET Marshalls Magic Ground IHOP Krispy Kreme

SITE

MedStar Washington Hospital Center

METRO

ADAMS

Cava TRUIST HH

VA

U.S. Department of Veterans Affairs
 Veterans Health Administration
 Washington DC VA Medical Center

HOWARD UNIVERSITY

DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVG. HOUSEHOLD INCOME

1 Mile	71,173	34,216	\$162,747
3 Miles	383,383	191,434	\$167,637
5 Miles	781,354	364,544	\$168,630

2023 American Community Survey (ACS)



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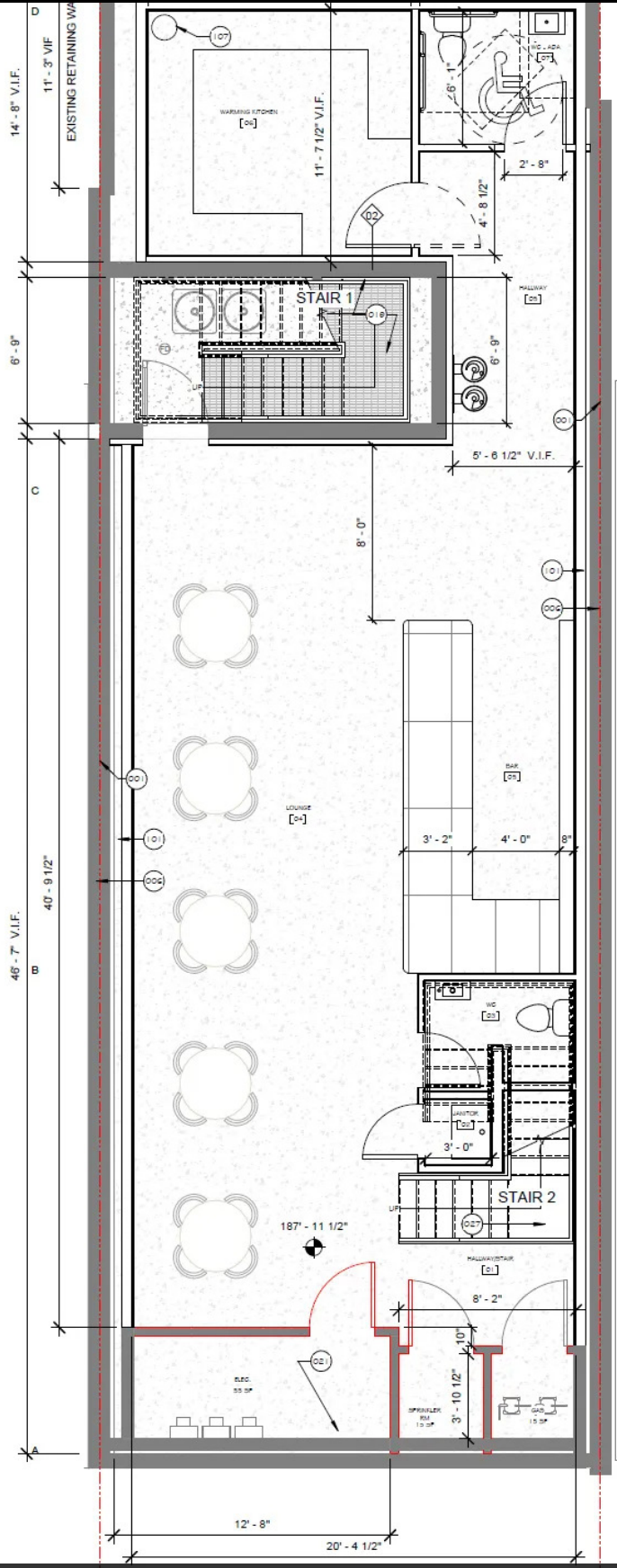
MARKET OVERVIEW

- Georgia Avenue corridor traffic reported around 22,000 vpd
- Walkable urban location
- Strong daytime population
- Dense surrounding residential neighborhoods
- Near Columbia Heights, Park View, Petworth and Howard University

TARGET USERS

- Beauty & Grooming
- Medical / Wellness
- Specialty Retail
- Restaurant / Cafe
- Professional Services

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FLOOR PLAN - A100 & A110

