

MIXED-USE OPPORTUNITY

1454 PARK RD NW
WASHINGTON, DC 20010



1454 PARK RD NW

PROPERTY SUMMARY



PROPERTY DESCRIPTION

1454 Park Road NW presents a unique opportunity to acquire a fully vacant mixed-use asset in the heart of Columbia Heights, one of Washington, D.C.’s most dynamic and walkable neighborhoods. Positioned just off 14th Street NW

The property consists of two retail spaces and a residential apartment above, offering flexibility for an owner-user or investor. With the entire building delivered vacant, ownership has the rare ability to immediately occupy, lease, or reposition the asset to maximize value.

PROPERTY HIGHLIGHTS

- ±2,400 SF fully vacant mixed-use building
- Two ±800 SF retail spaces
- One ±800 SF two-bedroom / one-bath apartment
- Delivered fully vacant providing immediate flexibility for occupancy or lease-up
- Located in the heart of Columbia Heights near 14th Street NW retail corridor

OFFERING SUMMARY

Sale Price:	Contact Broker for Pricing
Lot Size:	1,360 SF
Building Size:	2,400 SF

DEMOGRAPHICS

	1 MILE	1.5 MILES	2 MILES
Total Households	42,092	70,309	109,052
Total Population	83,453	136,976	210,192
Average HH Income	\$173,532	\$184,713	\$178,652

1454 PARK RD NW

MARKET OVERVIEW



14TH STREET NW DRIVES STRENGTH IN RETAIL MARKET

The Washington, D.C. retail market remains one of the most resilient urban retail environments in the Mid-Atlantic, supported by strong household incomes, dense residential neighborhoods, tourism, and a diversified economy anchored by government and professional services. While some downtown retail corridors continue to adjust to changing office patterns, neighborhood-based retail has remained strong, particularly in high-density, walkable areas with strong experiential tenants.

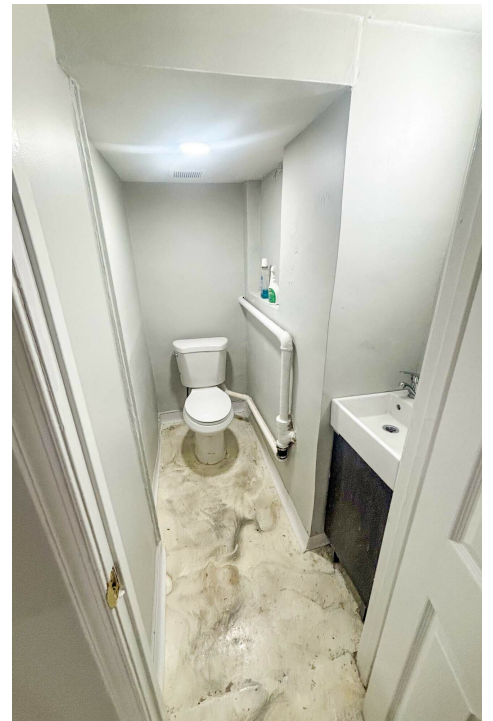
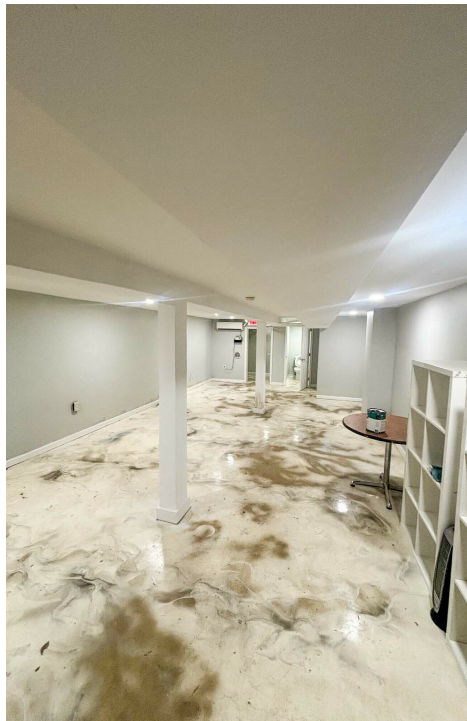
The 14th Street NW corridor, especially between Logan Circle and U Street, benefits from strong demographics, consistent pedestrian activity, and a well-established mix of national retailers, boutique concepts, wellness tenants, and destination restaurants. Operators such as Sephora, Warby Parker, and Le Diplomate reflect the corridor's positioning as a high-demand urban retail destination. Continued residential development, limited availability of prime storefronts, and sustained consumer demand continue to support leasing activity and reinforce 14th Street NW as one of Washington's most competitive and stable retail corridors.



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ADDITIONAL PHOTOS



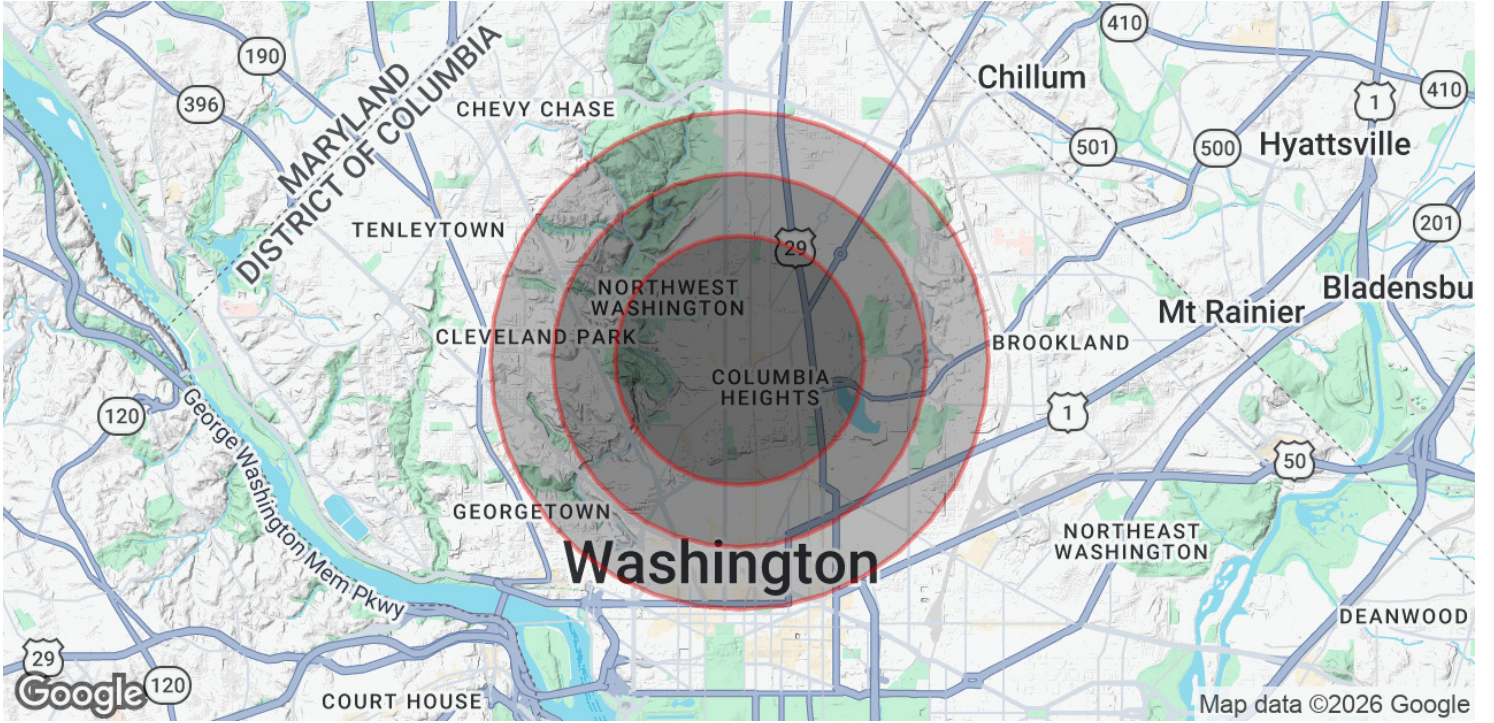
1454 PARK RD NW

RETAILER MAP



1454 PARK RD NW

DEMOGRAPHICS MAP & REPORT



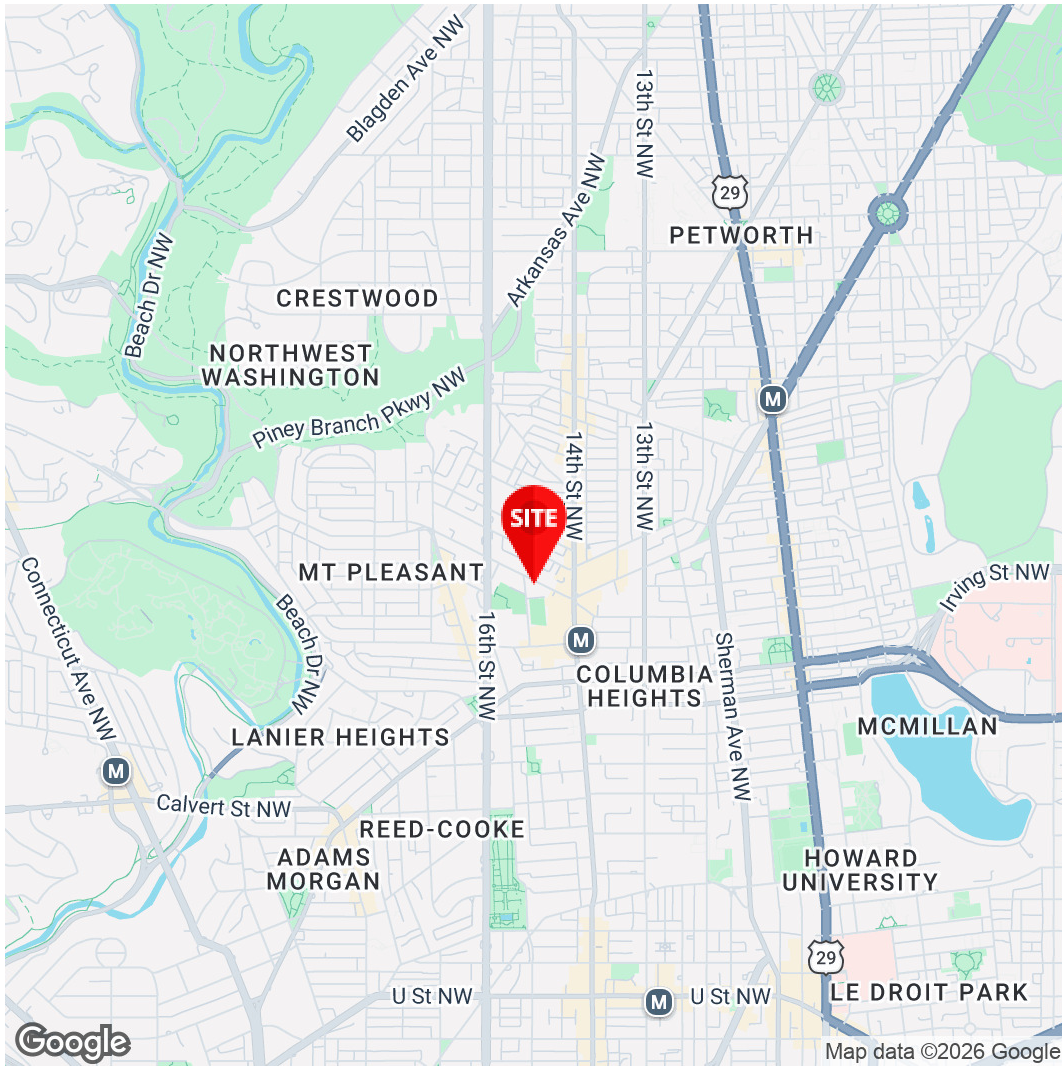
POPULATION

	1 MILE	1.5 MILES	2 MILES
Total Population	83,453	136,976	210,192
Average Age	34.1	35.4	35.8
Average Age (Male)	34.2	36.0	36.4
Average Age (Female)	34.5	35.3	35.5

HOUSEHOLDS & INCOME

	1 MILE	1.5 MILES	2 MILES
Total Households	42,092	70,309	109,052
# of Persons per HH	2.0	1.9	1.9
Average HH Income	\$173,532	\$184,713	\$178,652
Average House Value	\$842,693	\$867,768	\$867,619

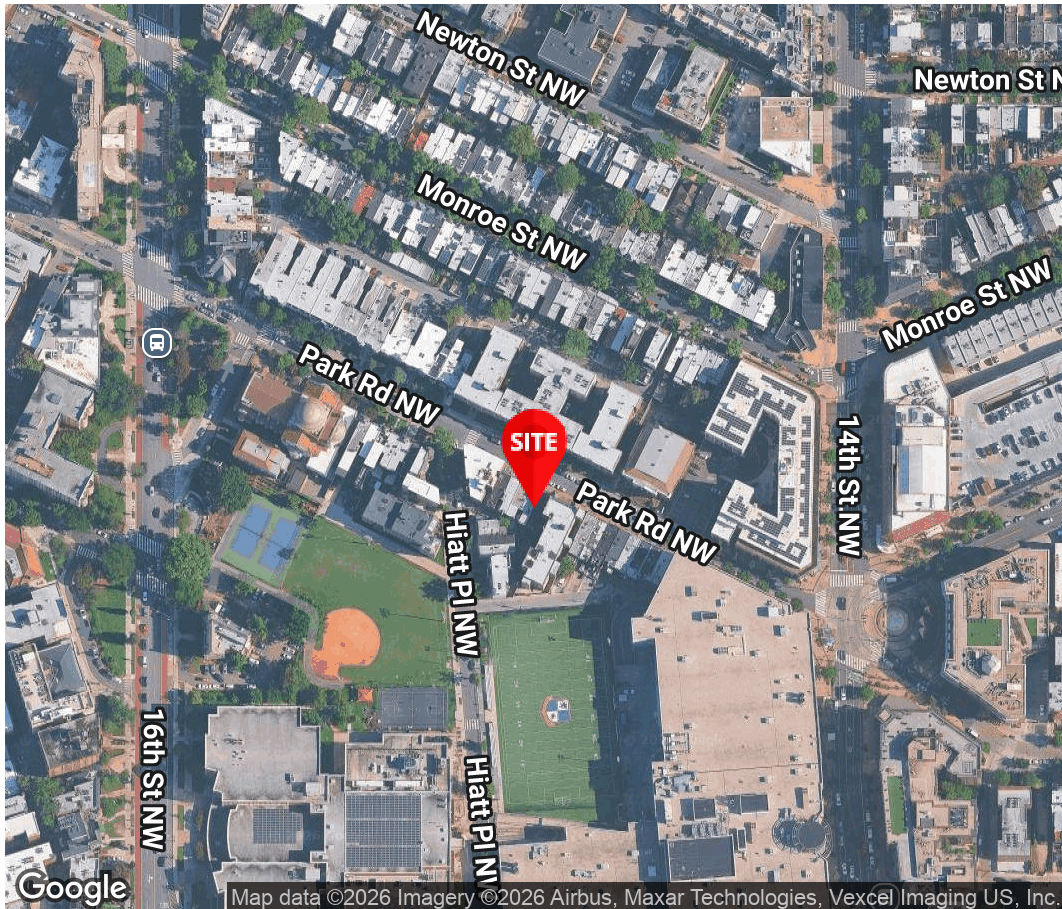
2023 American Community Survey (ACS)



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