



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

Sale Price: Undisclosed

Building Size: 8,140 SF

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

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ADDITIONAL PHOTOS - UPPER LEVEL RESIDENTIAL UNITS



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ADDITIONAL PHOTOS // 3

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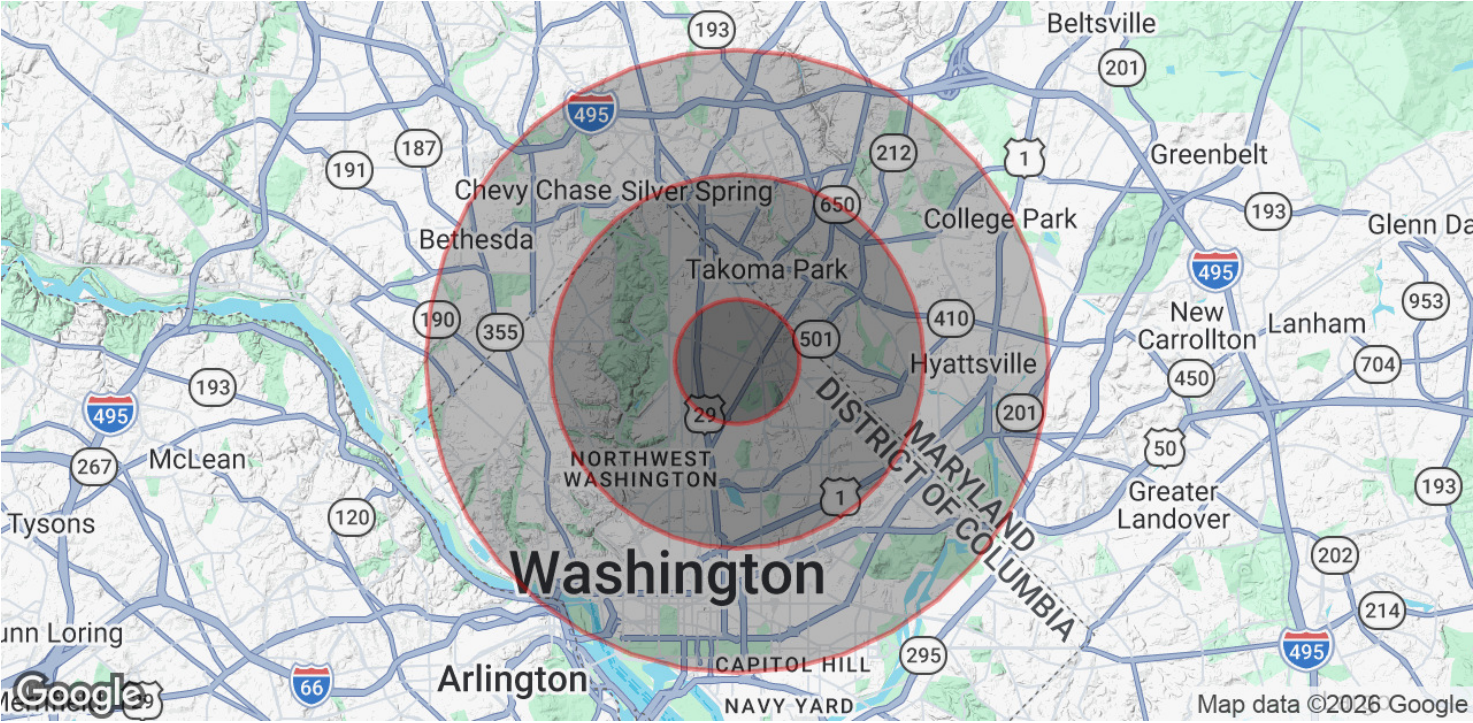
MIXED-USE PROPERTY FOR SALE

RETAILER MAP



MIXED-USE PROPERTY FOR SALE

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	44,749	339,222	766,735
Average Age	36.4	36.9	36.9
Average Age (Male)	35.5	36.4	36.5
Average Age (Female)	38.0	37.1	37.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	17,694	148,659	337,123
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$144,831	\$155,322	\$168,957
Average House Value	\$706,357	\$794,398	\$853,367

2023 American Community Survey (ACS)



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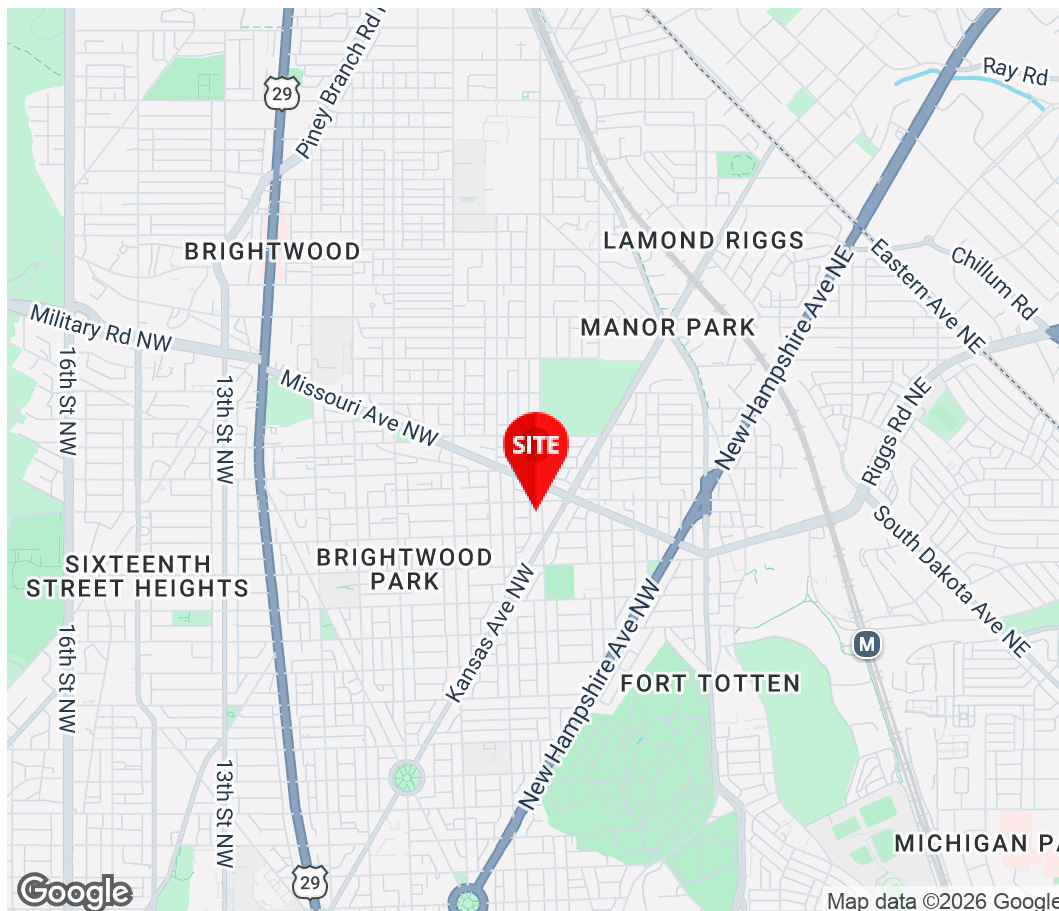
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