

FOR LEASE



1618 7TH ST NW

**Lease Rate:
Negotiable**

PROPERTY OVERVIEW

Second generation retail opportunity located along the prominent 7th Street NW corridor in the heart of Shaw. The property offers excellent visibility and is surrounded by a dense mix of residential, retail, dining, and entertainment uses, with convenient access to the Shaw-Howard University Metro.

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Households:	3,010	10,803	48,400
Population:	5,429	19,852	84,122
Avg HH Income:	\$160,627	\$188,908	\$176,880

PROPERTY HIGHLIGHTS

- Prominent frontage along the 7th Street NW corridor
- Located in the heart of Shaw
- Strong visibility and pedestrian activity
- Convenient access to the Shaw-Howard University Metro
- In the heart of the Shaw neighborhood

AVAILABLE SPACES

Ground Level	1,573 SF
Basement	965 SF

FOR FURTHER INFORMATION, PLEASE CONTACT:

SHADI AYYOUBI • shadi.ayyoubi@divaris.com • 703.946.6003

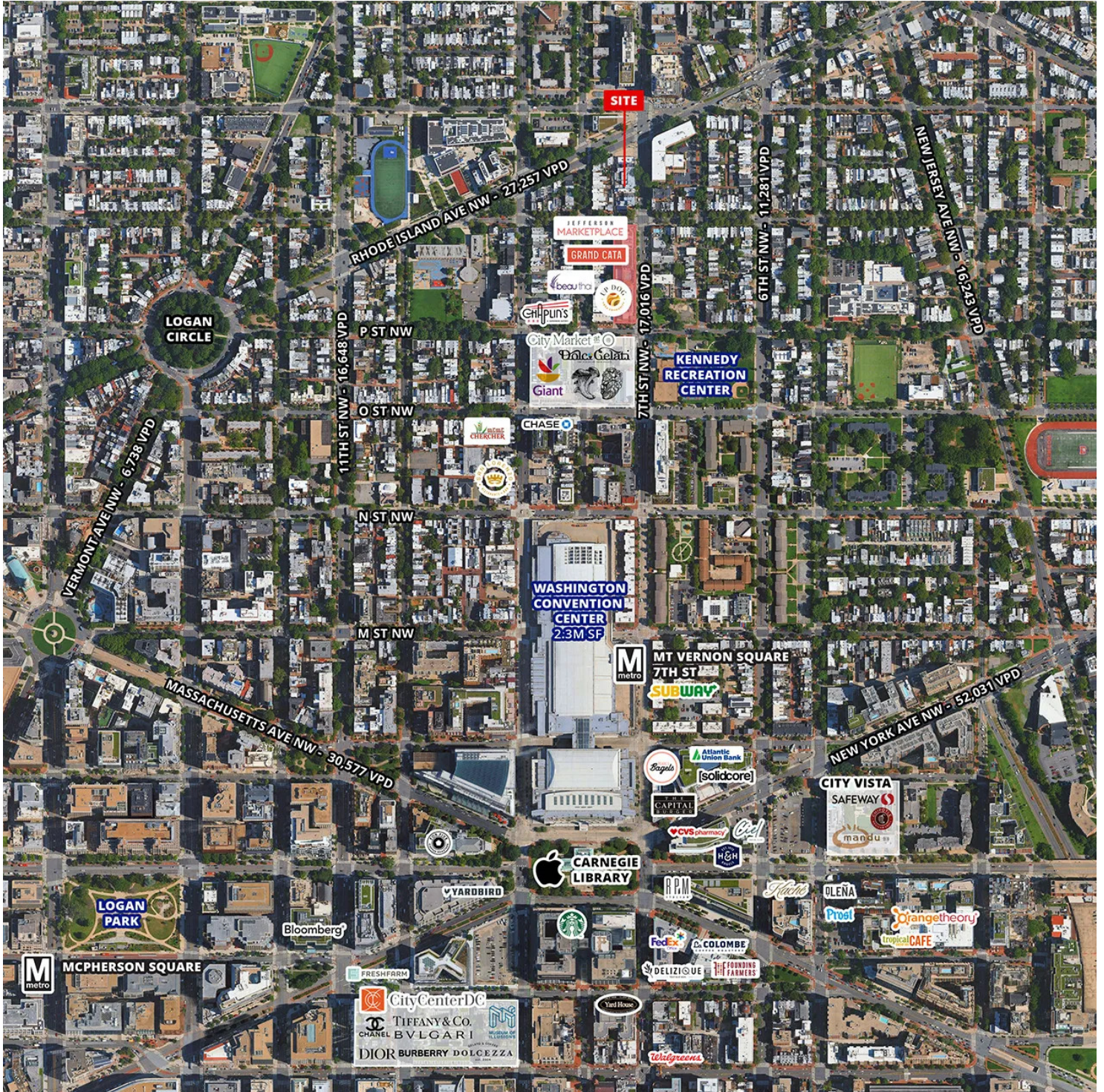
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WASHINGTON, DC 20001

RETAILER MAP



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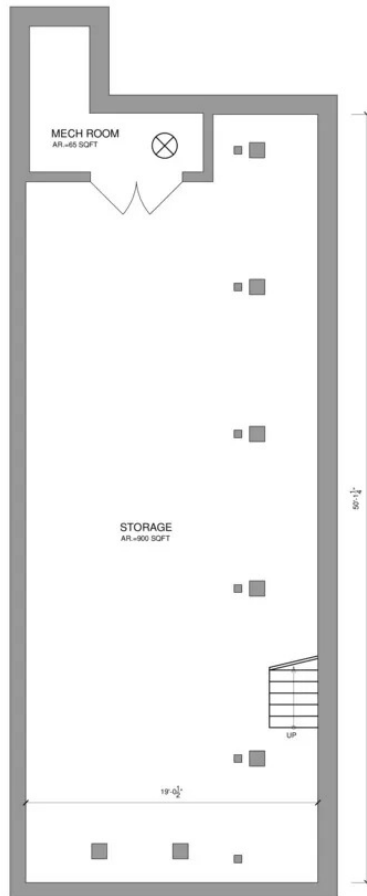


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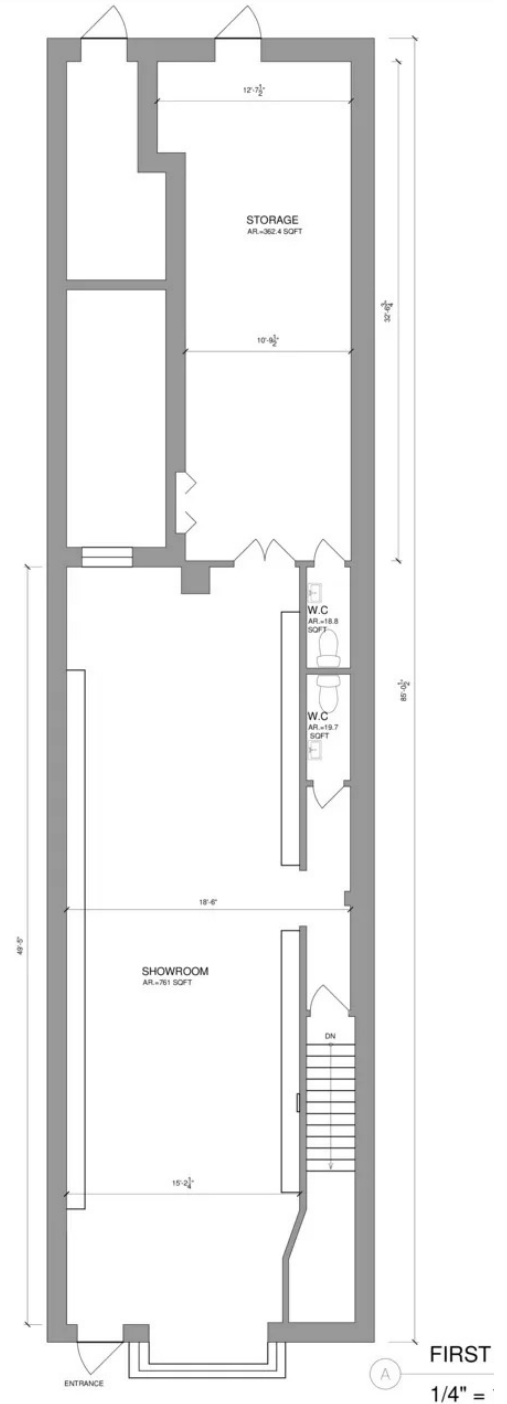
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FLOOR PLANS



LOWER FLOOR PLAN

1/4" = 1'-0"



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