



JOIN THESE RETAILERS



Coffee Nature



RETAIL FOR LEASE

- Prime retail space available in the dense and affluent Upper Northwest
- Excellent visibility from Wisconsin Ave and 3 blocks to Friendship Heights Metro
- Rare small 805 square foot space
- Adjacent to neighborhood favorites Pete's Pizza and Coffee Nature

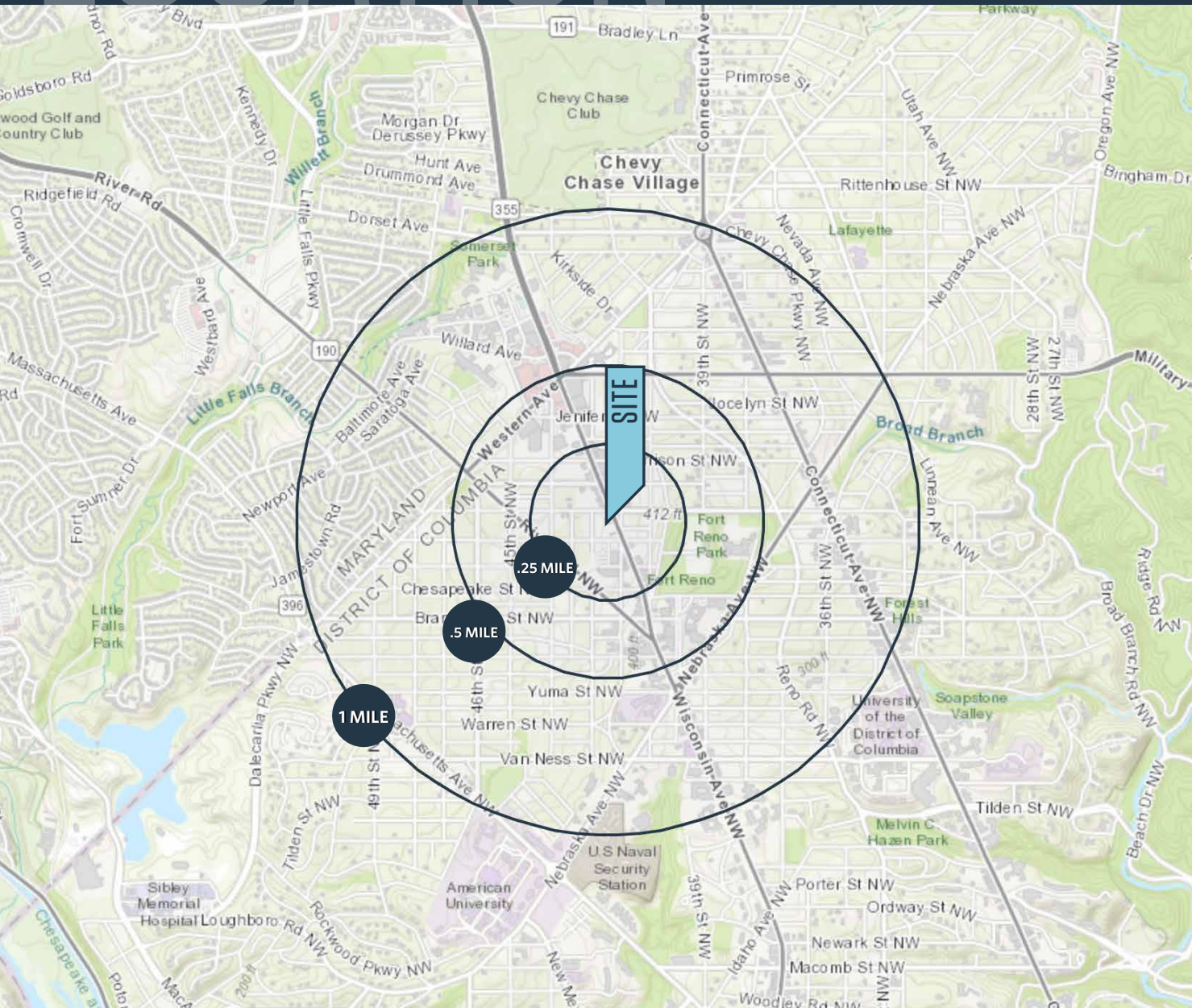
MATT SKALET

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LOCATION

4220 FESSENDEN STREET NW

WASHINGTON, DC 20016



AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
805 SF	\$4,500/Month + utilities	As-Is	Immediate

DEMOGRAPHICS | 2018:

	.25-MILE	.5-MILE	1-MILE	1.5 MILE
Population	1,340	5,984	33,507	63,939
Daytime Population	2,997	9,785	25,441	41,308
Households	523	2,445	15,872	28,361
Average HH Income	\$215,787	\$208,181	\$195,262	\$208,510

TRAFFIC COUNTS | 2018:

Wisconsin Ave NW	23,350 ADT
Walk Score	92 Walker's Paradise
Friendship Heights Metro	7,900 RPD

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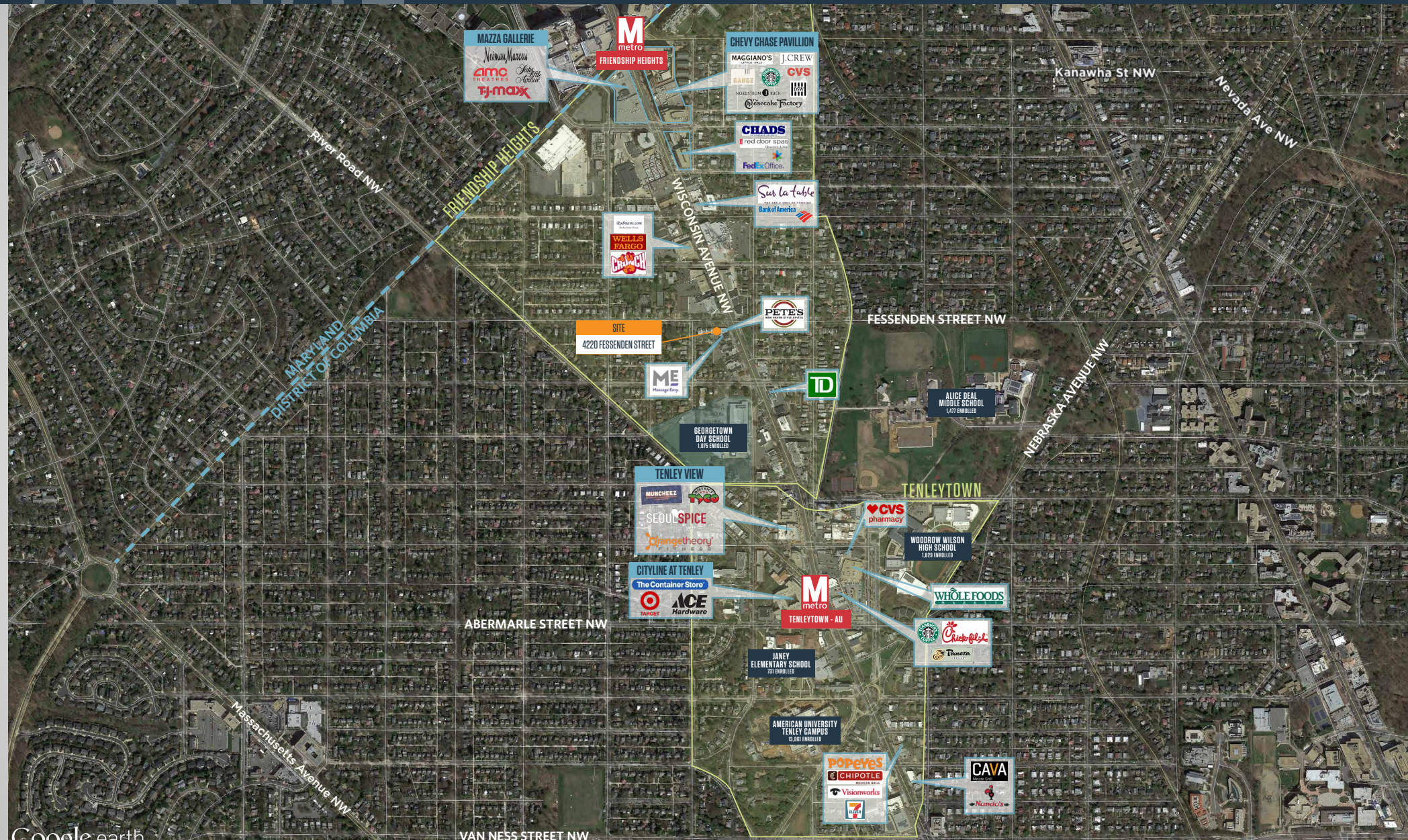
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AERIAL

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