



RETAILERS NEARBY



The Raven Grill

Taquería Nacional



RETAIL FOR LEASE

- Up to 5,237 SF of prime retail space in underserved submarket of Mt. Pleasant
 - 2,372 SF former Bank of America
 - 2,865 SF Dollar Star
- Large Outdoor Patio opportunity along Mt. Pleasant Street
- 7 Day Trade Area with 245,493 population and 280,744 employees within a 10

STEVE COMBS

scombs@klnb.com | 202-420-7776

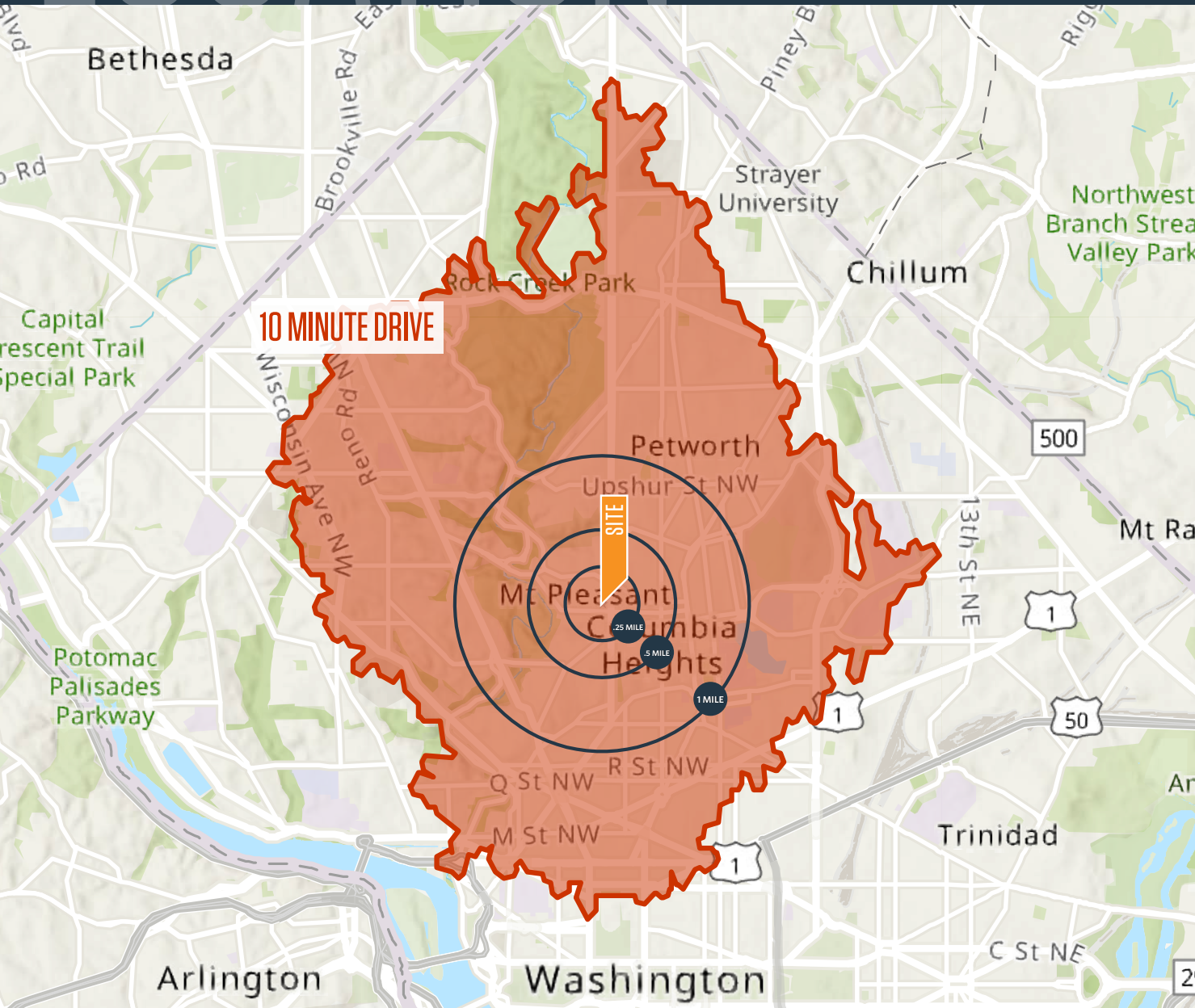
MATT SKALET

mskalet@klnb.com | 202-420-7775

LOCATION

3131 MT. PLEASANT ST, NW

WASHINGTON, DC 20010



AVAILABLE SPACE

SIZE	RATE	CONDITION	AVAILABLE
Street Level 2,372 SF (Plus Small Basement)	TBD	Built-Out	January 1, 2023
2,865 SF (Plus Full Basement)	TBD	Built-Out	September 1, 2022

DEMOGRAPHICS | 2021:

DRIVE TIME

10-MIN	.25-MILE	.5-MILE	1-MILE
Population			
245,493	9,650	36,231	46,781
Daytime Population			
280,744	2,696	7,272	23,856
Households			
118,578	4,627	16,914	44,999
Average HH Income			
\$158,328	\$118,966	\$125,417	\$152,534

TRAFFIC COUNTS | 2019:

Mt. Pleasant St NW	9,311 ADT
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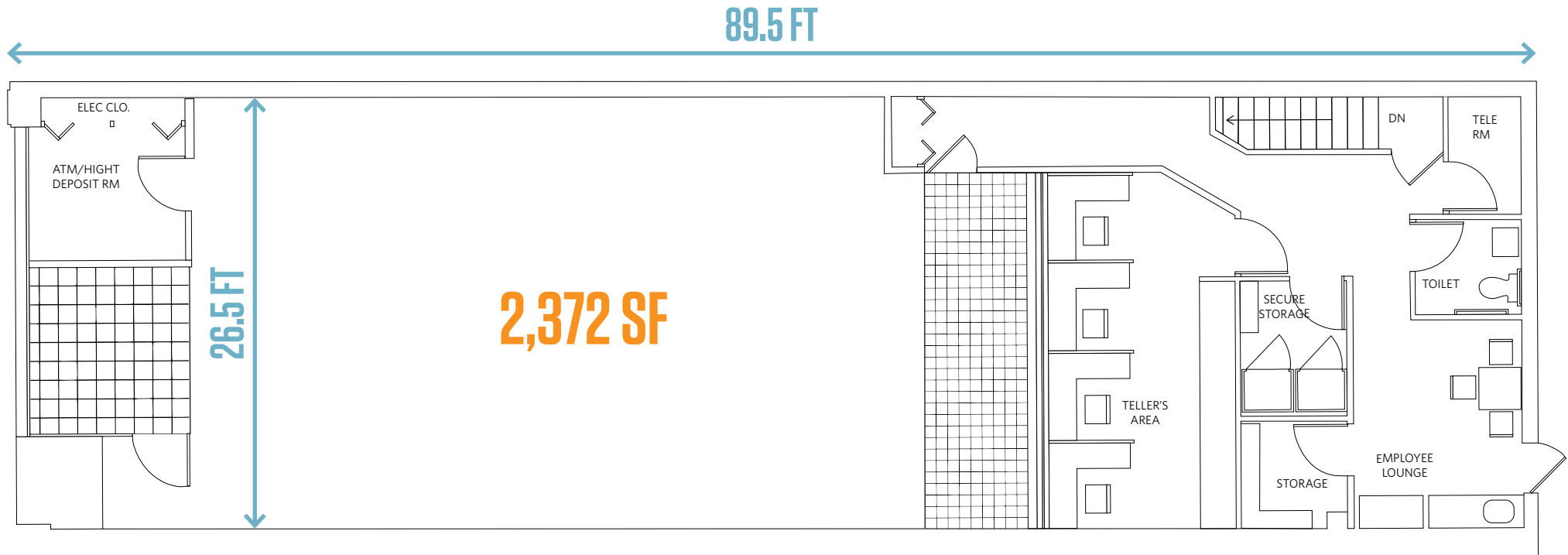
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klnb

SITE PLAN

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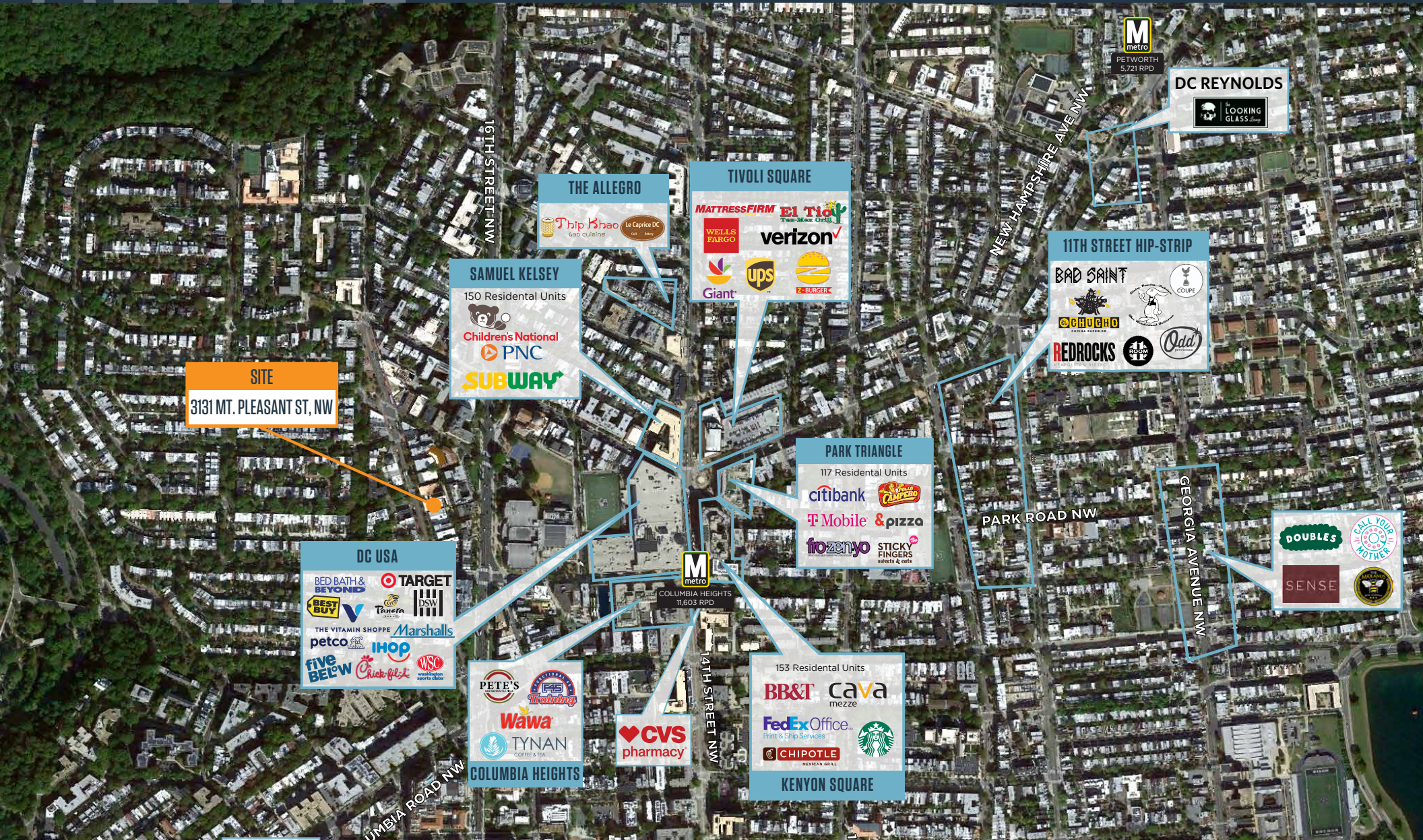
mskalet@klnb.com | 202-420-7775

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AERIAL

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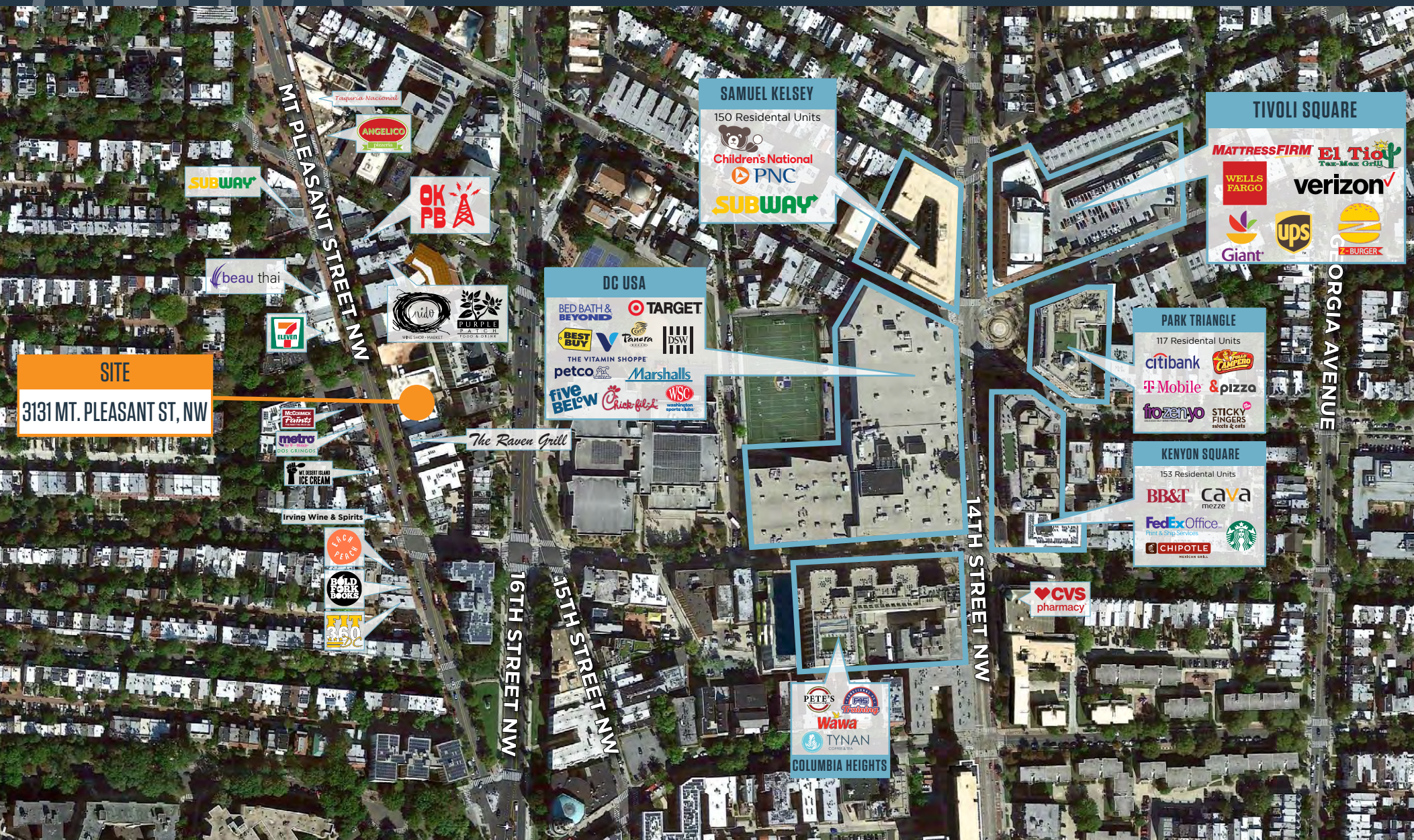
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FOR MORE INFORMATION, PLEASE CONTACT:

STEVE COMBS

scombs@klnb.com

202-420-7776

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mskalet@klnb.com

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1130 Connecticut Avenue, Suite 600, Washington, DC 20036

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klnb.com



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