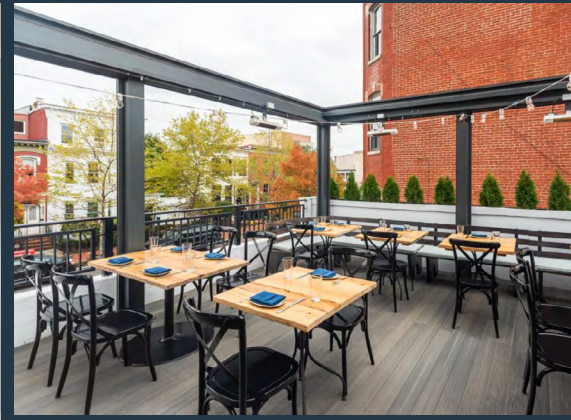


PRICE REDUCTION: ~~\$4,500,000~~ \$4,250,000



11TH & O STREET NW 1337 11th Street NW • Washington DC, 20001

- ± 5,270 SF full building renovation in 2016
- ± 3,100 SF multi-level restaurant featuring significant outdoor space, four-season enclosed patio and rooftop seating area
- Award winning restaurant tenant / operator (dba Nina May) has term through 2029 + options. Excellent performance during COVID
- Two luxury ± 1,100 SF 2 BR/2BA apartments on upper floors, vacated for sale
- Asset conveys with 4 parking spots directly adjacent to property

AN EXCLUSIVE INVESTMENT OFFERING PRESENTED BY THE KLNb INVESTMENT SALES GROUP

The offering consists of a NNN restaurant (7+ years remaining) as well as two residential apartments above. LL completed a full building renovation in 2016, including mechanical, roof, and structure replacements. Additionally, the tenant has improved the building through a fully enclosed outdoor seating area and retractable rooftop deck. The upper two floors are move-in ready apartments featuring private decks and top-of-the-line appliances. The building is within walking distance of two metro stations, Mt Vernon Square and Shaw.

VIEW SITE

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2021 DEMOGRAPHIC SUMMARY

	.25 MILE	.5 MILE	1 MILE
Population	11,225	28,719	89,127
10 Yr Pop. Growth	27.8%	18.4%	27.9%
Average HH Income	\$159,789	\$157,467	\$159,603

