



JOIN THESE RETAILERS



TARGET

BED BATH &
BEYOND



Marshalls®



Giant



RETAIL FOR LEASE

- Rare 864 SF retail bay in Columbia Heights, DC
- On 1st floor of The Allegro Residential Building – 300 Five Star Units
- 3 blocks from Columbia Heights Metro Station
- Outdoor seating available
- Previously occupied by Allegro Cleaners
- Apartments have remained 95% leased

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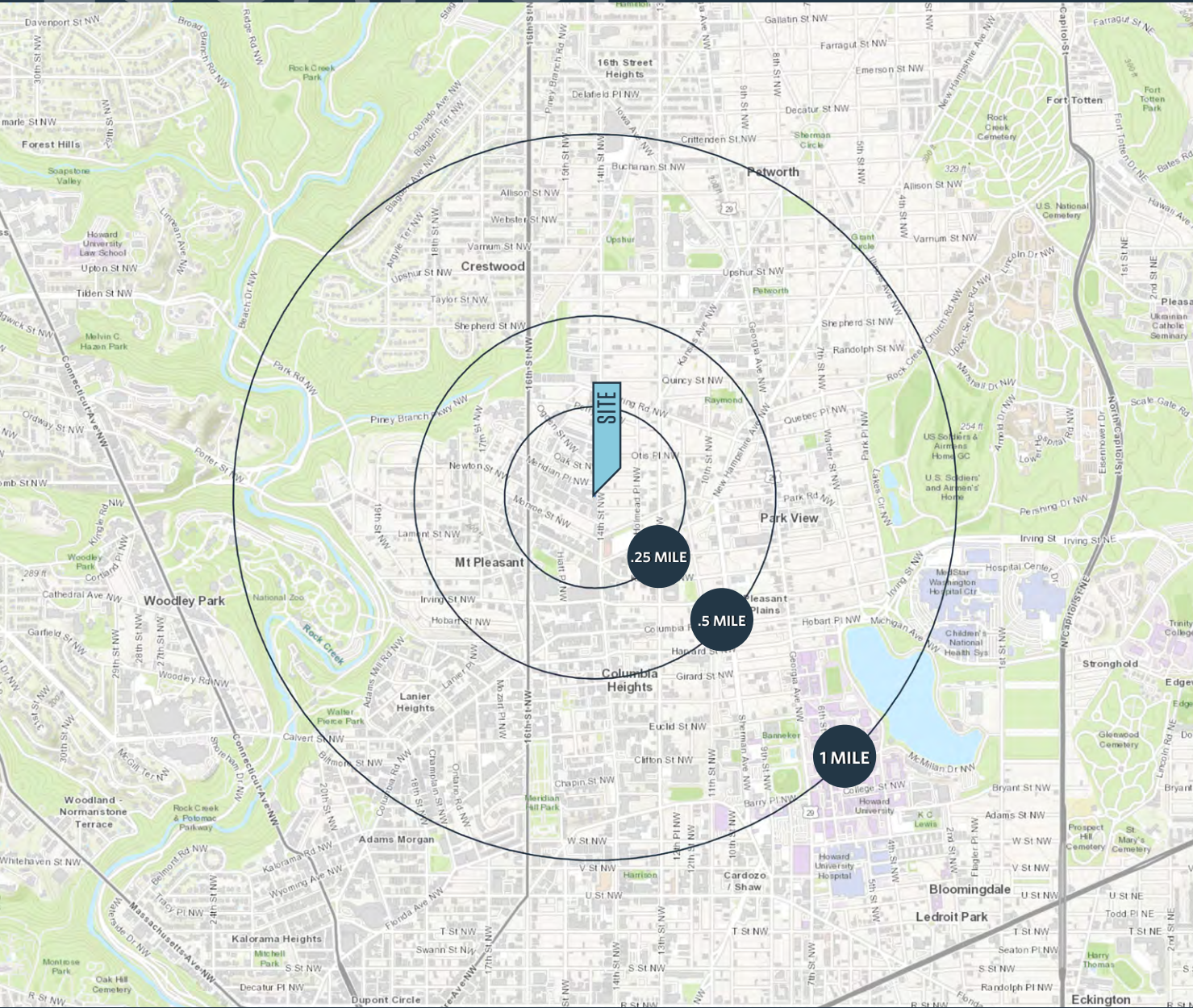
KELLY ATKINSON

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LOCATION

THE ALLEGRO

3460 14TH STREET NW, WASHINGTON, DC 20010



AVAILABLE SPACE

SIZE	RATE	CONDITION	AVAILABLE
864 SF	Negotiable	Built Out	Vacant

*\$12.15 PSF NNN

DEMOGRAPHICS | 2022:

	WALK TIME			.25-MILE	.5-MILE	1-MILE
	5-MIN	10-MIN	15-MIN			
Population	8,398	28,180	53,127	9,620	33,422	84,176
Daytime Population	6,796	20,773	39,171	7,605	24,670	65,159
Households	3,707	12,843	24,169	4,240	15,031	38,441
Average HH Income	\$153,092	\$145,105	\$151,294	\$155,046	\$149,382	\$165,088

TRAFFIC COUNTS | 2021:

14th Street NW 12,980 ADT

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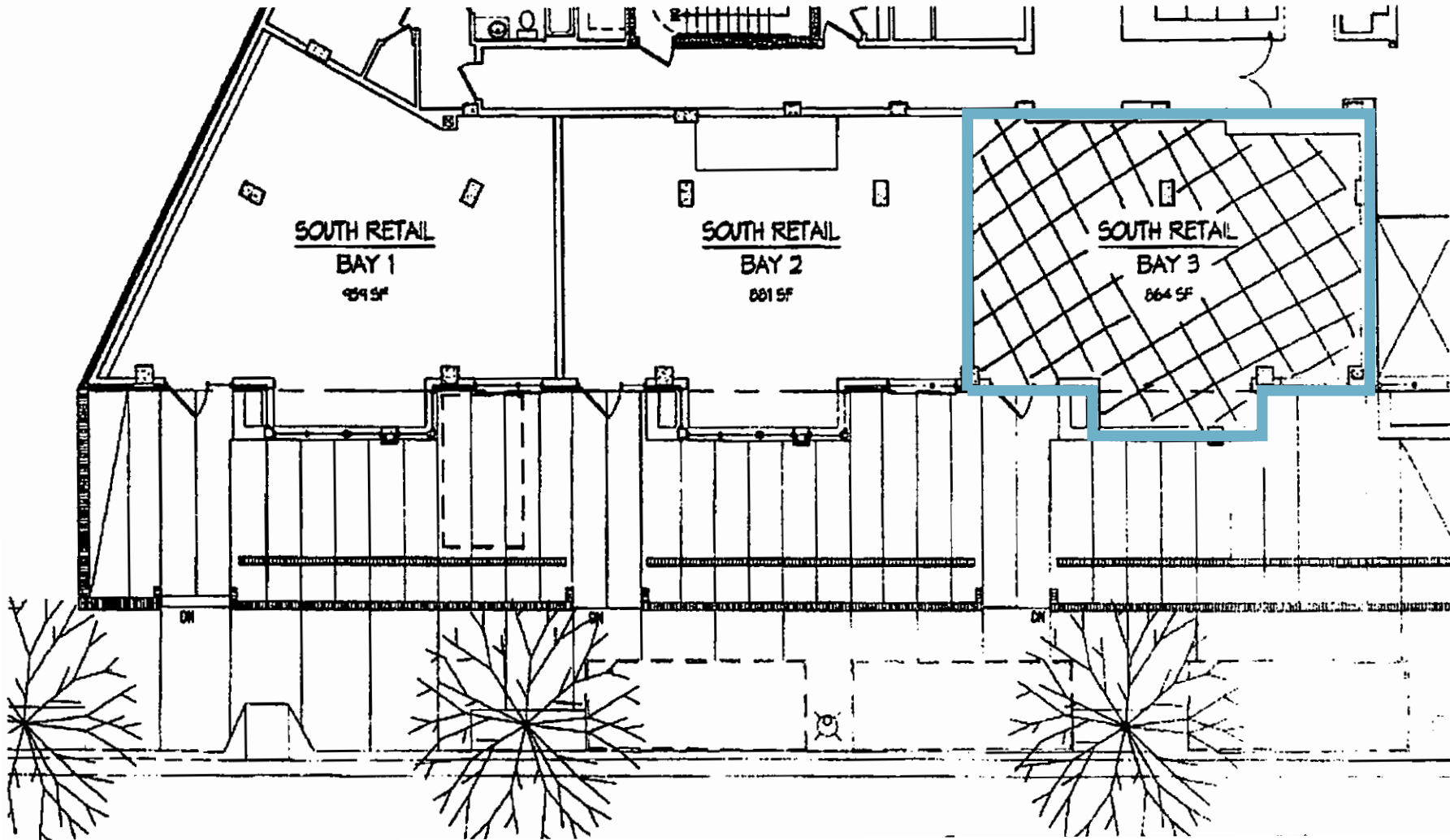
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SITE PLAN

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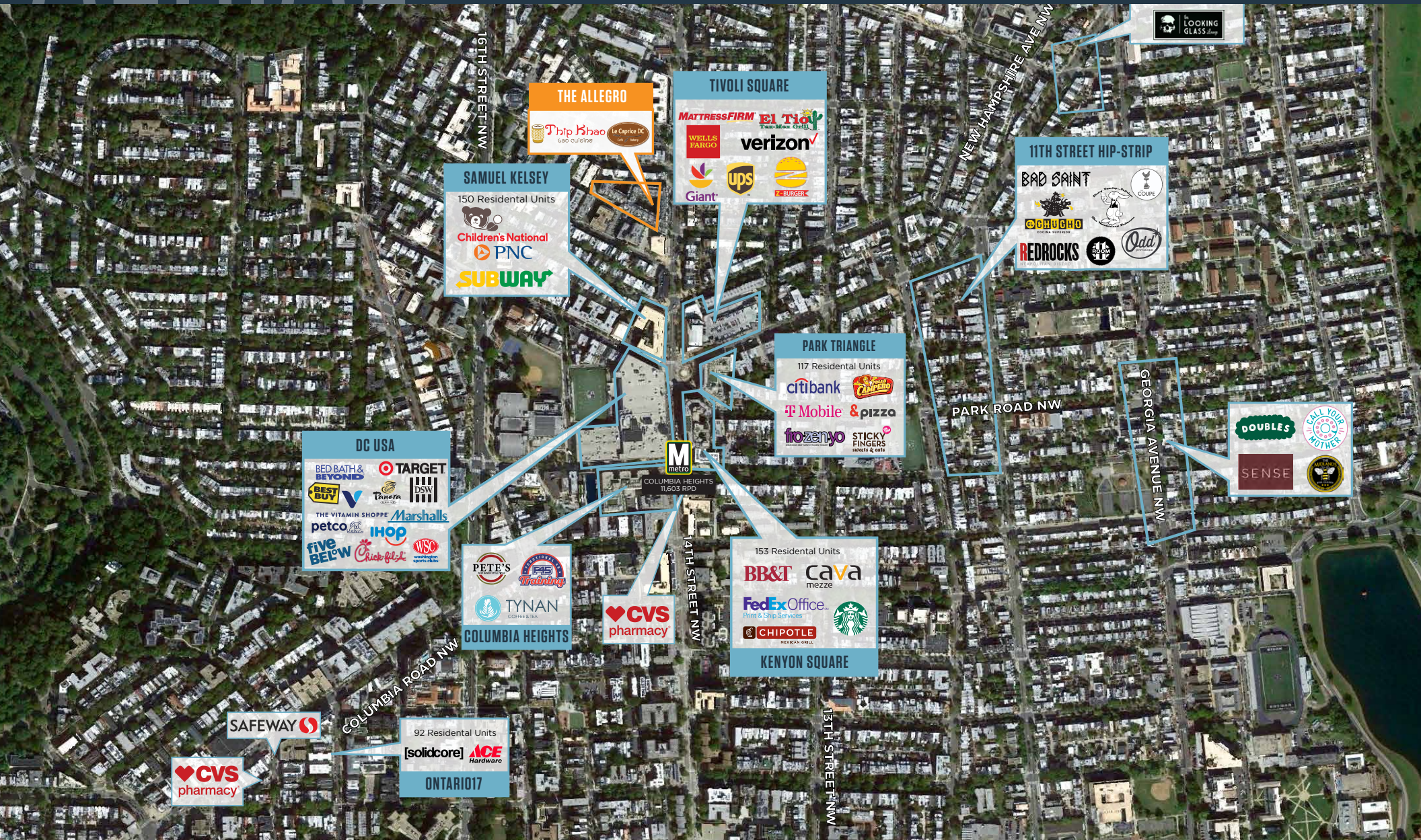
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AERIAL

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