



# PARK PLACE AT PETWORTH METRO

3700 GEORGIA AVENUE NW WASHINGTON, DC 20010

**METRO ACCESSIBLE  
& RARE GARAGE PARKING  
(UP TO 115 SPACES AVAILABLE)**



**1,144 SF  
AVAILABLE**

**2,011 SF  
AVAILABLE**

**BURGER IM** | **boostmobile**

**Pantry**

**SUBWAY**

**BEAUTY STORE**

**WELLS FARGO**

**M metro**  
GEORGIA AVE  
PETWORTH  
ENTRANCE/EXIT  
5,889 PPD

**DUNKIN' DONUTS**

**GEORGIA AVENUE, NW**

**22,696**  
[2021 ADT]

**MATT SKALET**

maskalet@klnb.com | 202-420-7775

**KIM STEIN**

kstein@klnb.com | 202-652-2338

**LINDSEY ST. MAXENS**

lstmaxens@klnb.com | 202-420-7769

**klnb.com**

**M**  
Georgia Avenue-Petworth



## JOIN THESE RETAILERS



## RETAIL FOR LEASE

- Retail opportunity available in the heart of Petworth at Park Place, which consists of 15,000 SF of retail space and 161 high-end apartments
- 1,144 SF and 2,011 SF former salon space available
- Located directly above the Georgia Avenue/Petworth Metro with a ridership of 5,817 per day
- One block south of the new 62,400 SF Petworth Safeway project with 220 high-end apartments

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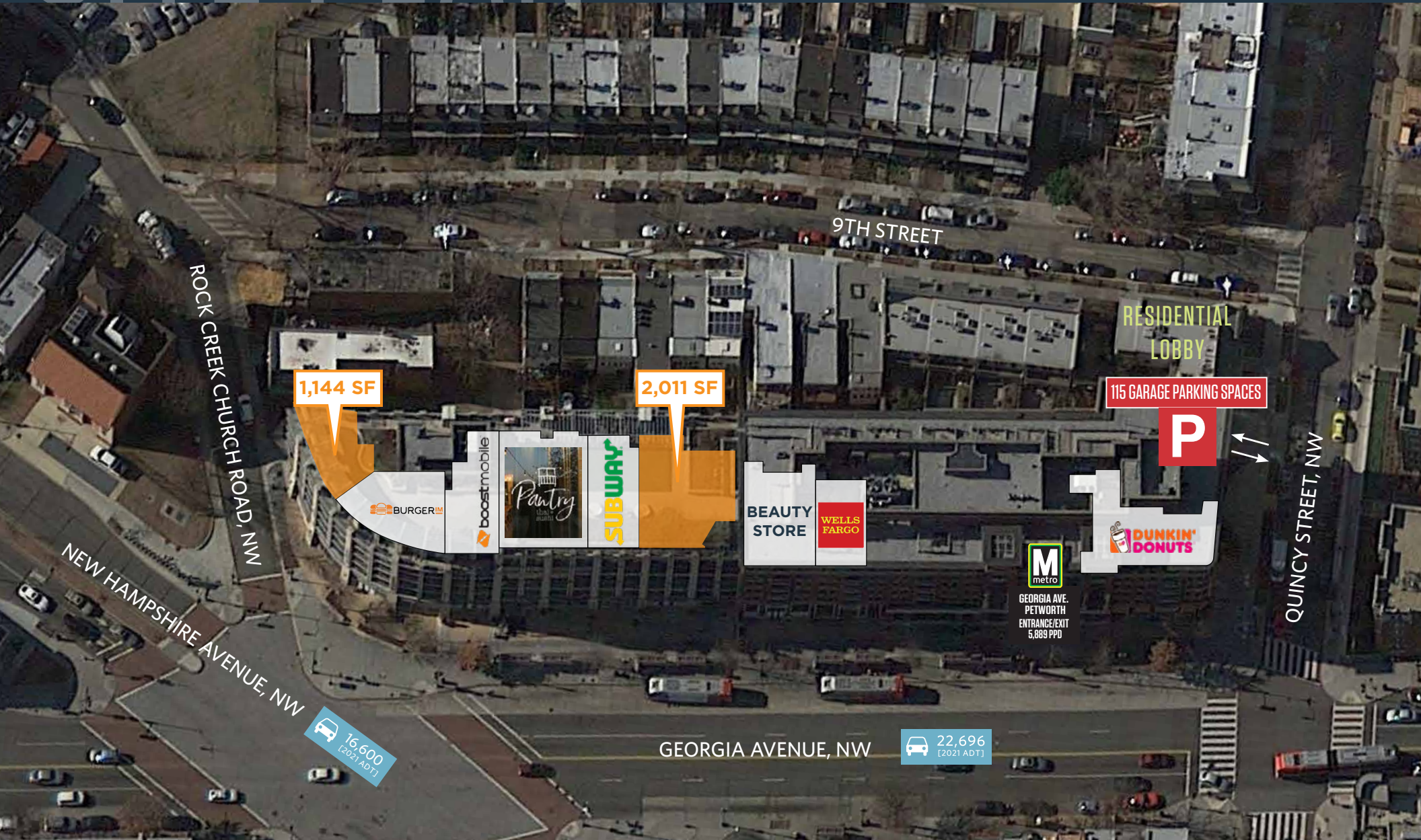
**LINDSEY ST. MAXENS**

lstmaxens@klnb.com | 202-420-7769

# SITE PLAN

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**MATT SKALET**

maskalet@klnb.com | 202-420-7775

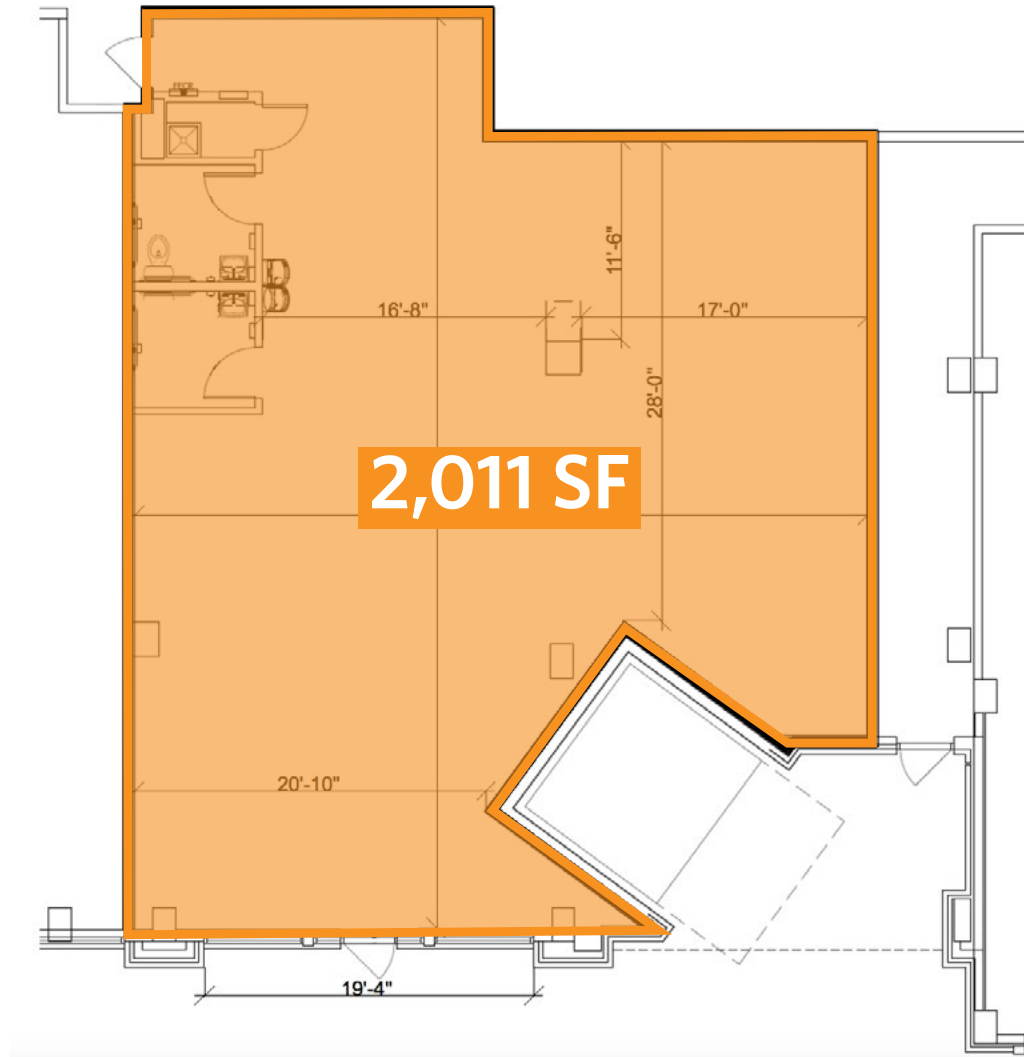
**KIM STEIN**

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**GEORGIA AVENUE - 22,696 ADT**

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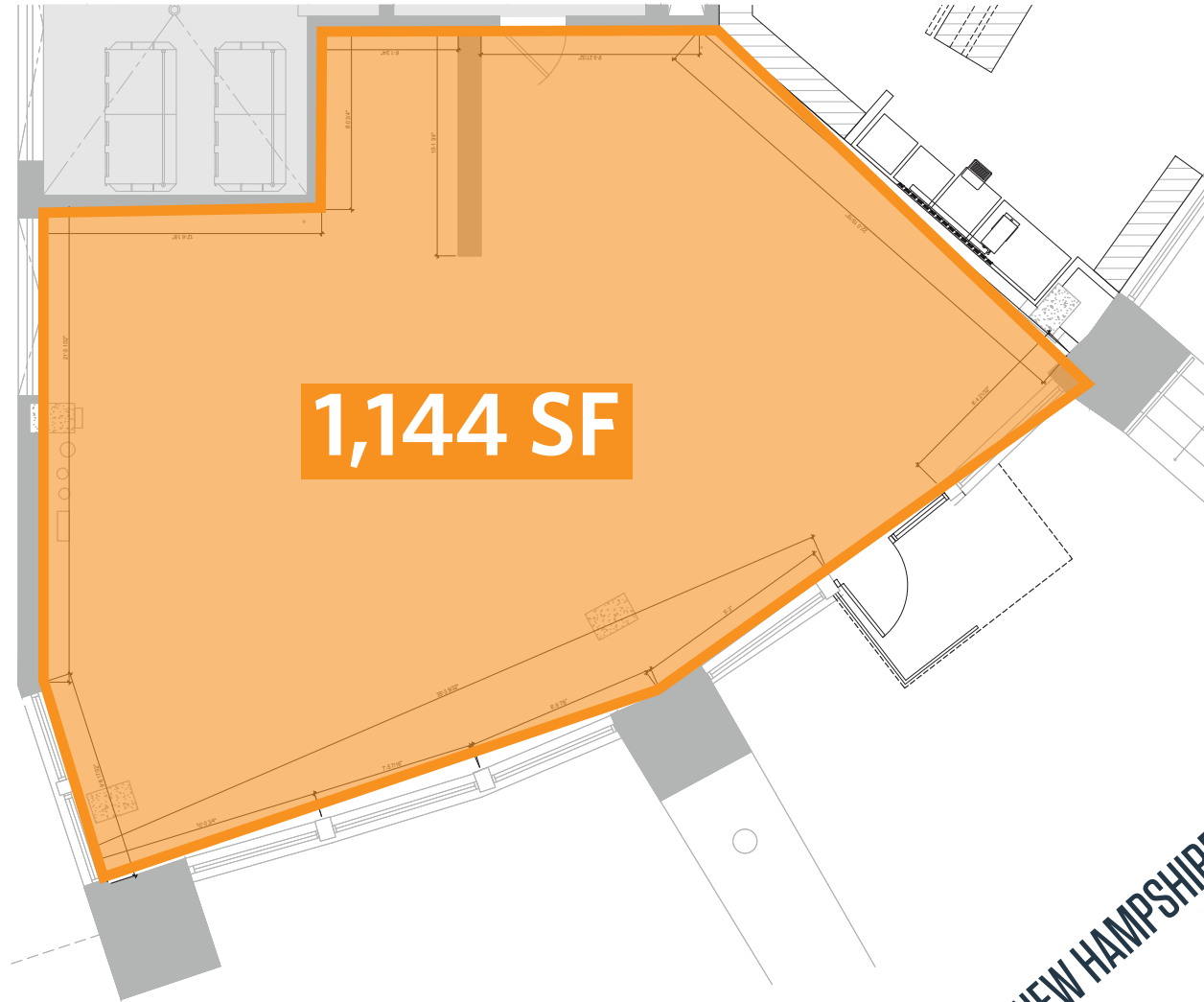
lstmaxens@klnb.com | 202-420-7769

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3700 GEORGIA AVENUE NW WASHINGTON, DC 20010



**NEW HAMPSHIRE AVENUE - 16,600 ADT**

**MATT SKALET**

mkalet@klnb.com | 202-420-7775

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**LINDSEY ST. MAXENS**

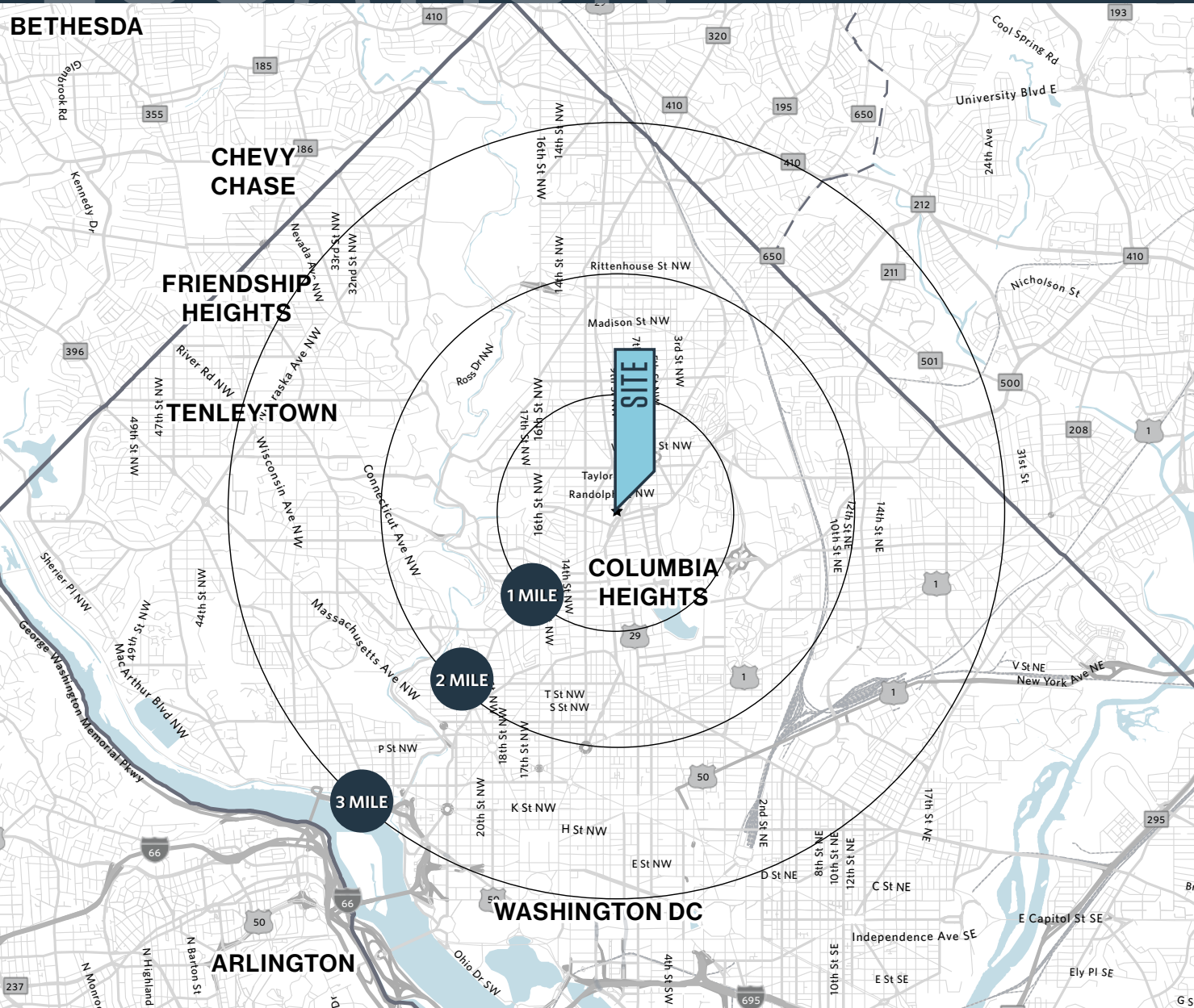
lstmaxens@klnb.com | 202-420-7769



# LOCATION

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## AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
2,011 SF	Negotiable	Former Salon	Immediate
1,144 SF	Negotiable	Shell	Immediate

## DEMOGRAPHICS | 2022:

	1-MILE	2-MILE	3-MILE	10-MIN WALK
Population	67,004	221,240	408,192	15,217
Daytime Population	73,060	216,151	655,009	11,025
Households	27,621	101,816	191,784	6,241
Average HH Income	\$156,257	\$172,437	\$171,225	\$169,128

## TRAFFIC COUNT/METRO RIDERSHIP | 2021:

Georgia Avenue	22,696 ADT
New Hampshire Avenue	16,600 ADT
Georgia Avenue Petworth Metro	5,817 PPD

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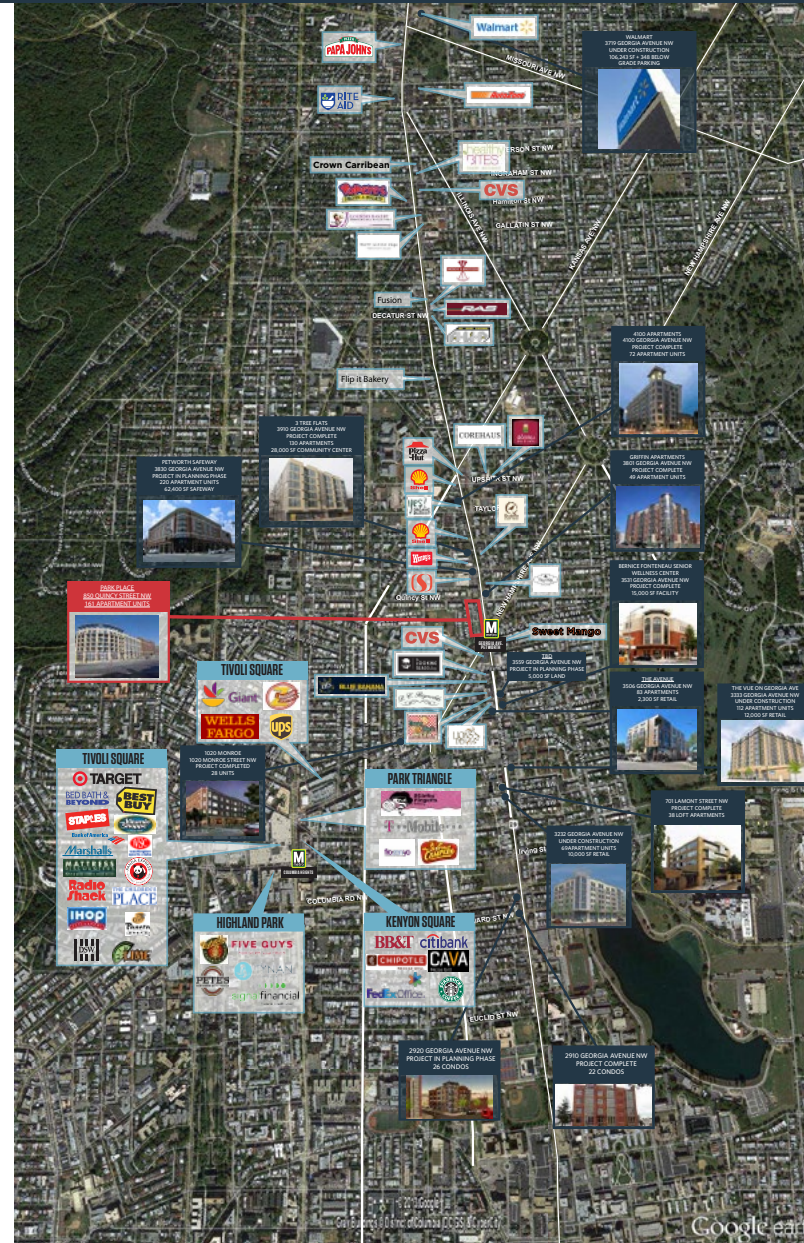
**LINDSEY ST. MAXENS**

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## FOR MORE INFORMATION, PLEASE CONTACT:

### MATT SKALET

[mskalet@klnb.com](mailto:maskalet@klnb.com)

202-420-7775

### KIM STEIN

[kstein@klnb.com](mailto:kstein@klnb.com)

202-652-2338

### LINDSEY ST. MAXENS

[lstmoxens@klnb.com](mailto:lstmoxens@klnb.com)

202-420-7769

1130 Connecticut Avenue, Suite 600, Washington, DC 20036

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