



## JOIN THESE RETAILERS



## RETAIL FOR LEASE

- 3,871 SF retail available in Class A residential building with 116 units, located on prime block of Columbia Road in Adams Morgan.
- Tremendous foot traffic with a Walk Score of 97 - Walker's Paradise.
- Located in Adams Morgan renowned for its diverse cuisine and local shops, with over 25,000 residents within 0.5 miles.

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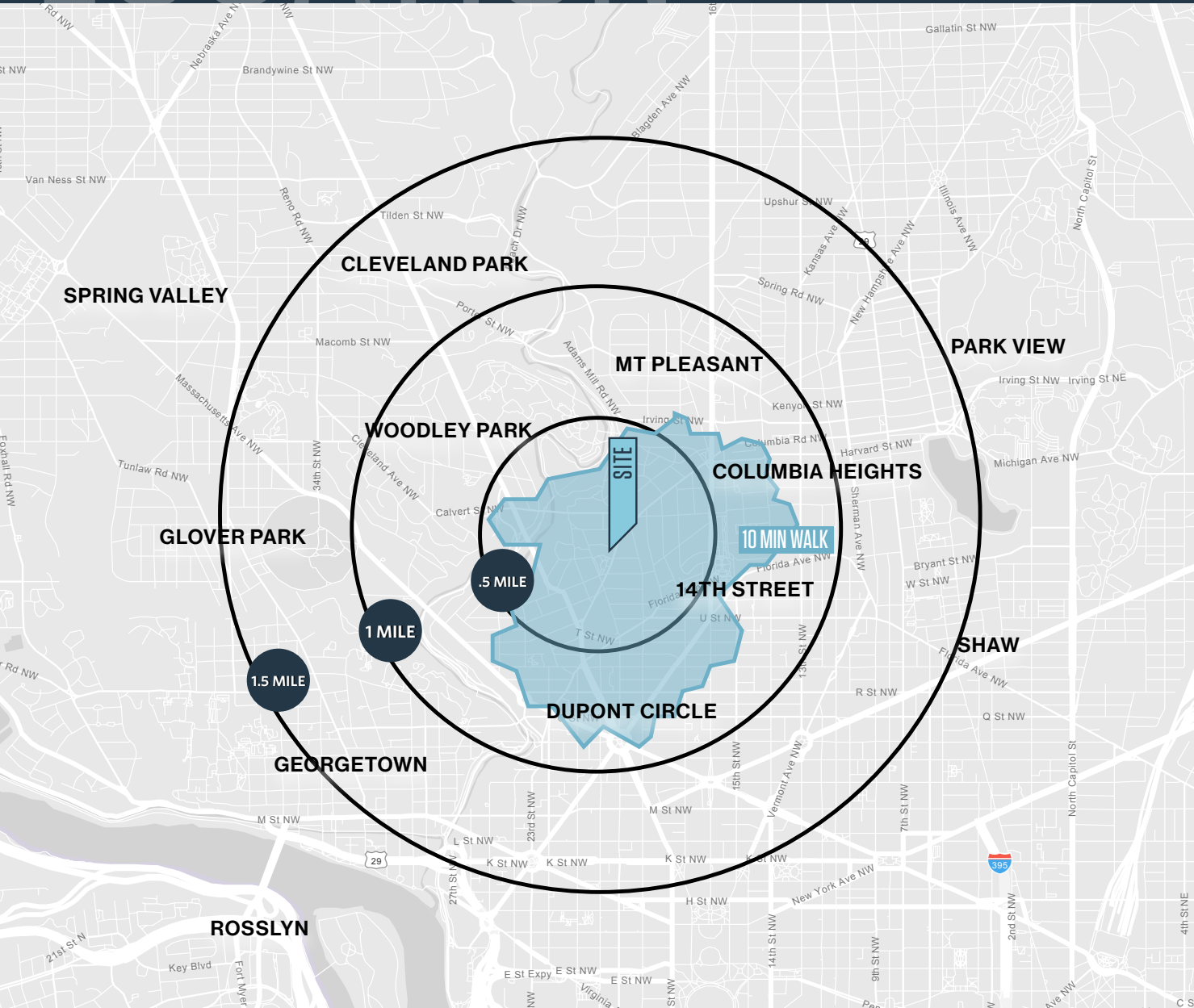
**BEN BECKER**

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# LOCATION

# 1841 COLUMBIA ROAD

WASHINGTON, DC 20009



## AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
3,871 SF	Negotiable	Shell	Immediately

## DEMOGRAPHICS | 2022:

### WALK TIME

10-MIN	1-MILE	2-MILE	3-MILE
Population	25,060	89,909	166,280
Daytime Population	19,094	70,404	229,422
Households	15,196	49,990	87,714
Average HH Income	\$199,103	\$192,347	\$187,350

## TRAFFIC COUNTS | 2021:

Columbia Road	22,307 ADT
18th Street	10,193 ADT
Walk Score	97

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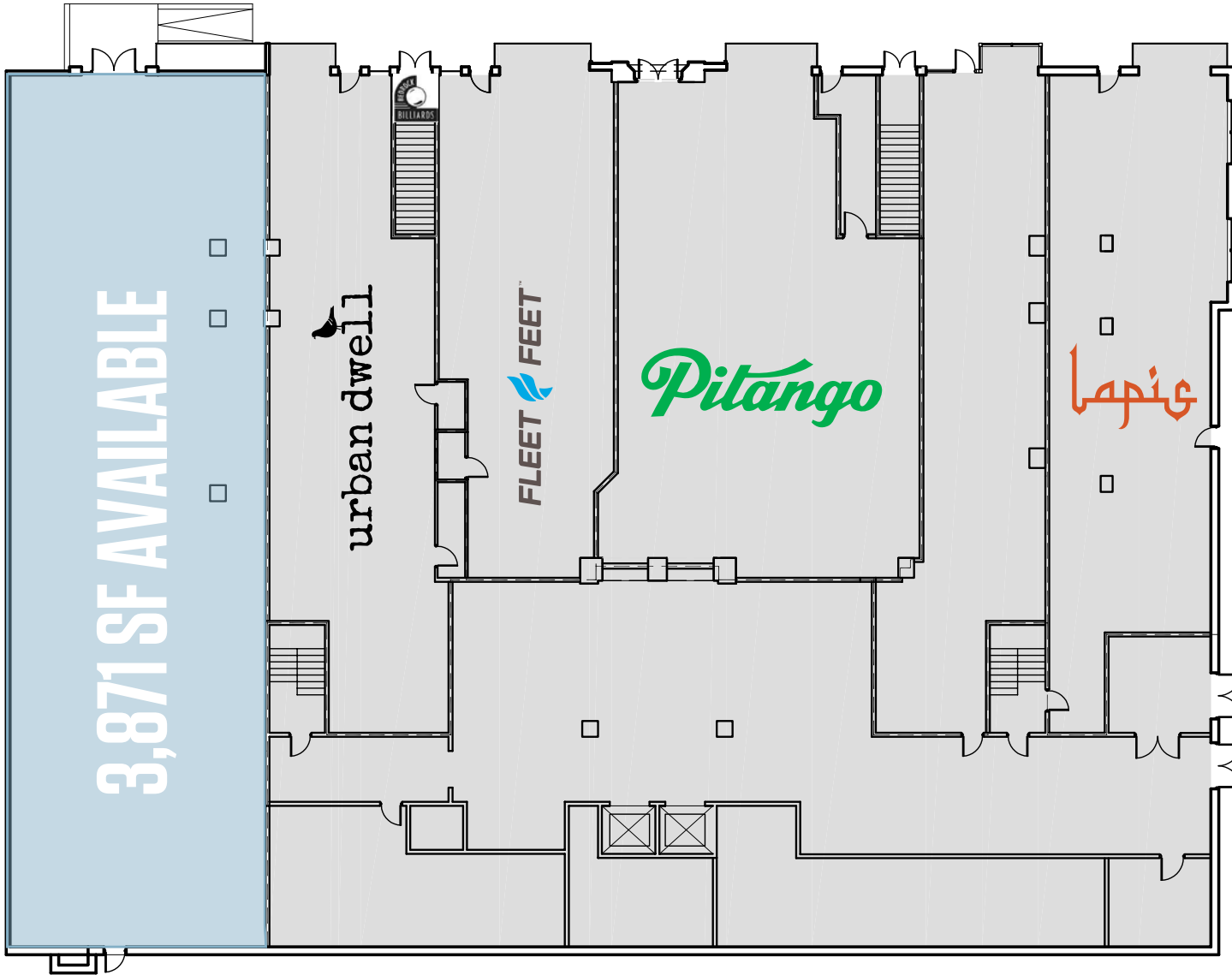
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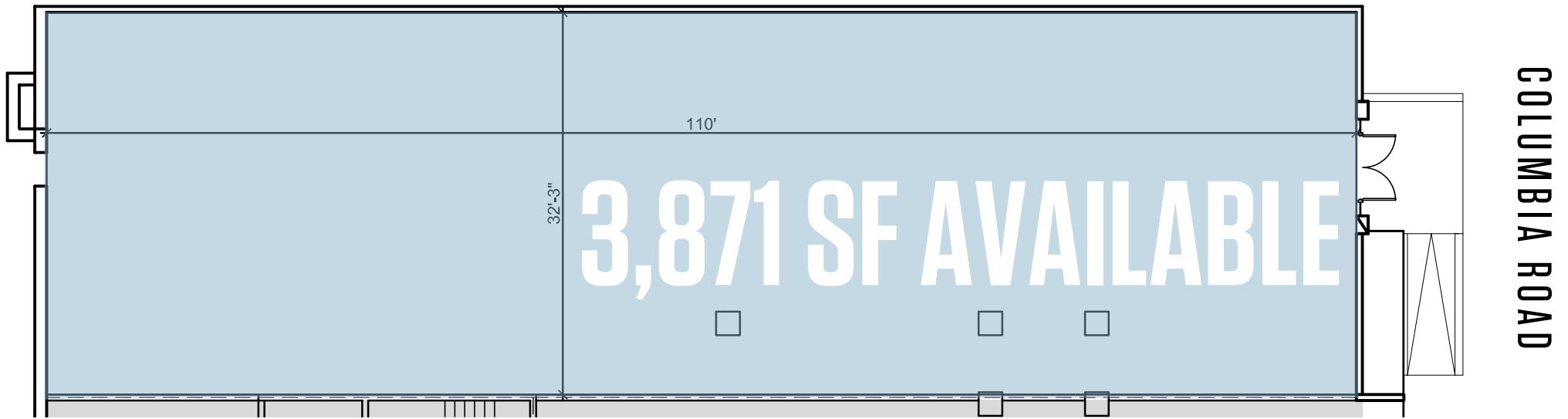
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# SITE PLAN

## 1841 COLUMBIA ROAD

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