



KARMA
BEAUTY LOUNGE

3,241 SF AVAILABLE



NEARBY RETAILERS



RETAIL FOR LEASE

- Prime Retail in Trader Joe's anchored building available on 24th Street NW
- Within a 10 minute walk to 19.1M of Office, 6,550 Residential Units and 5,780 Hotel Keys
- 3,241 SF 2nd Gen Retail Available for lease
- Walkable to George Washington University's 26,000+ Undergraduate & Graduate Enrollment

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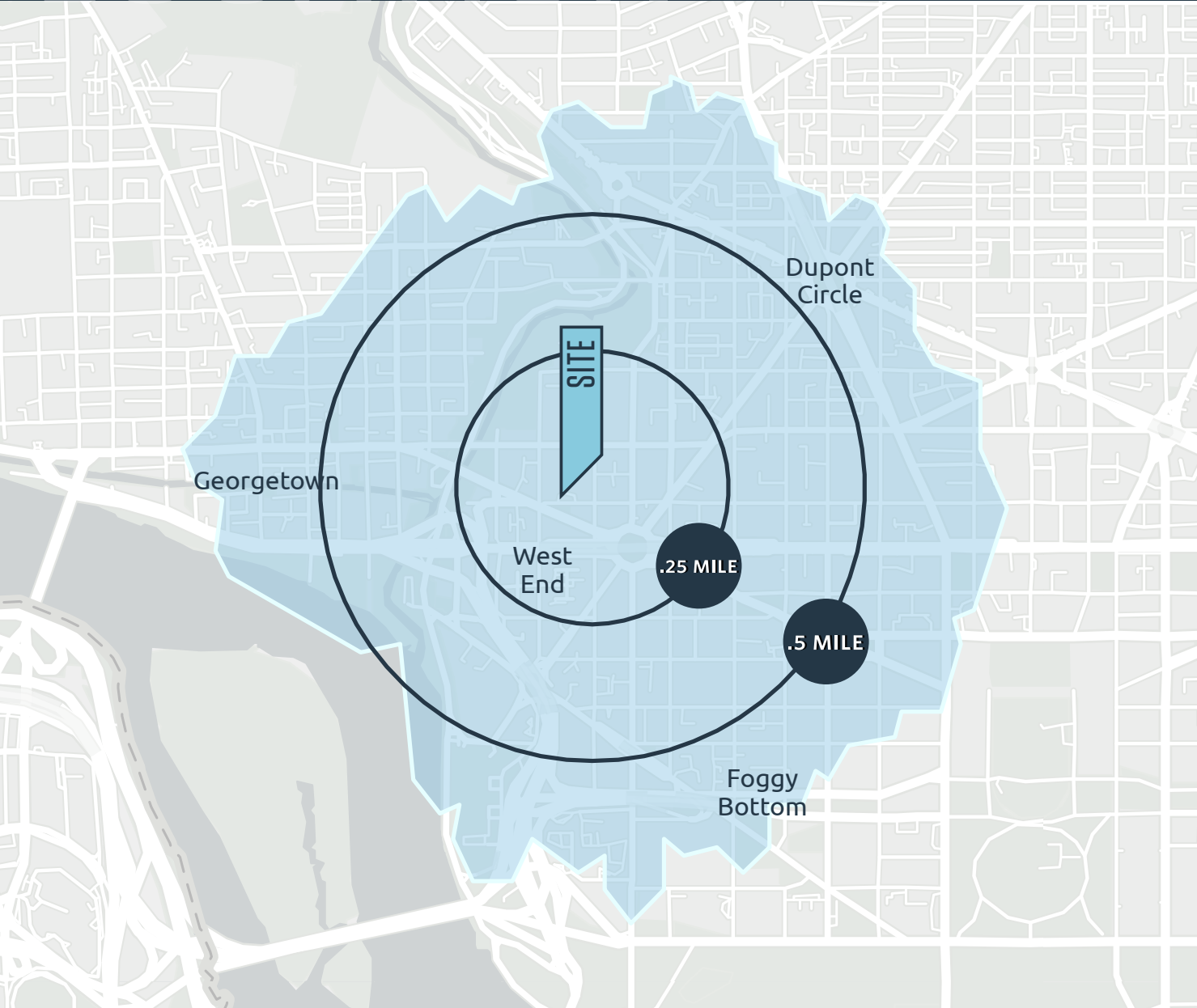
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LOCATION

SHOPS AT THE COLUMBIA

1116 24TH ST NW, WASHINGTON, DC 20037



AVAILABLE SPACE

SIZE	RENT	NNN	CONDITION
3,241 SF	\$45.00 PSF	\$24.13 PSF	2nd Gen Space

DEMOGRAPHICS | 2023:

.25-MILE	.5-MILE	15 MIN WALK
Population 6,113	20,934	28,358
Daytime Population 17,090	73,452	169,397
Average HH Income \$160,889	\$170,745	\$167,001
Spent on Food Away From Home \$24,690,182	\$71,877,517	\$87,021,147

TRAFFIC COUNTS | 2023:

L Street NW	8,228 ADT
M Street NW	15,988 ADT
24th Street NW	1,818 ADT

FOGGY BOTTOM
9,724 ADR

DUPONT CIRCLE
7,308 ADR

FARRAGUT NORTH
8,921 ADR

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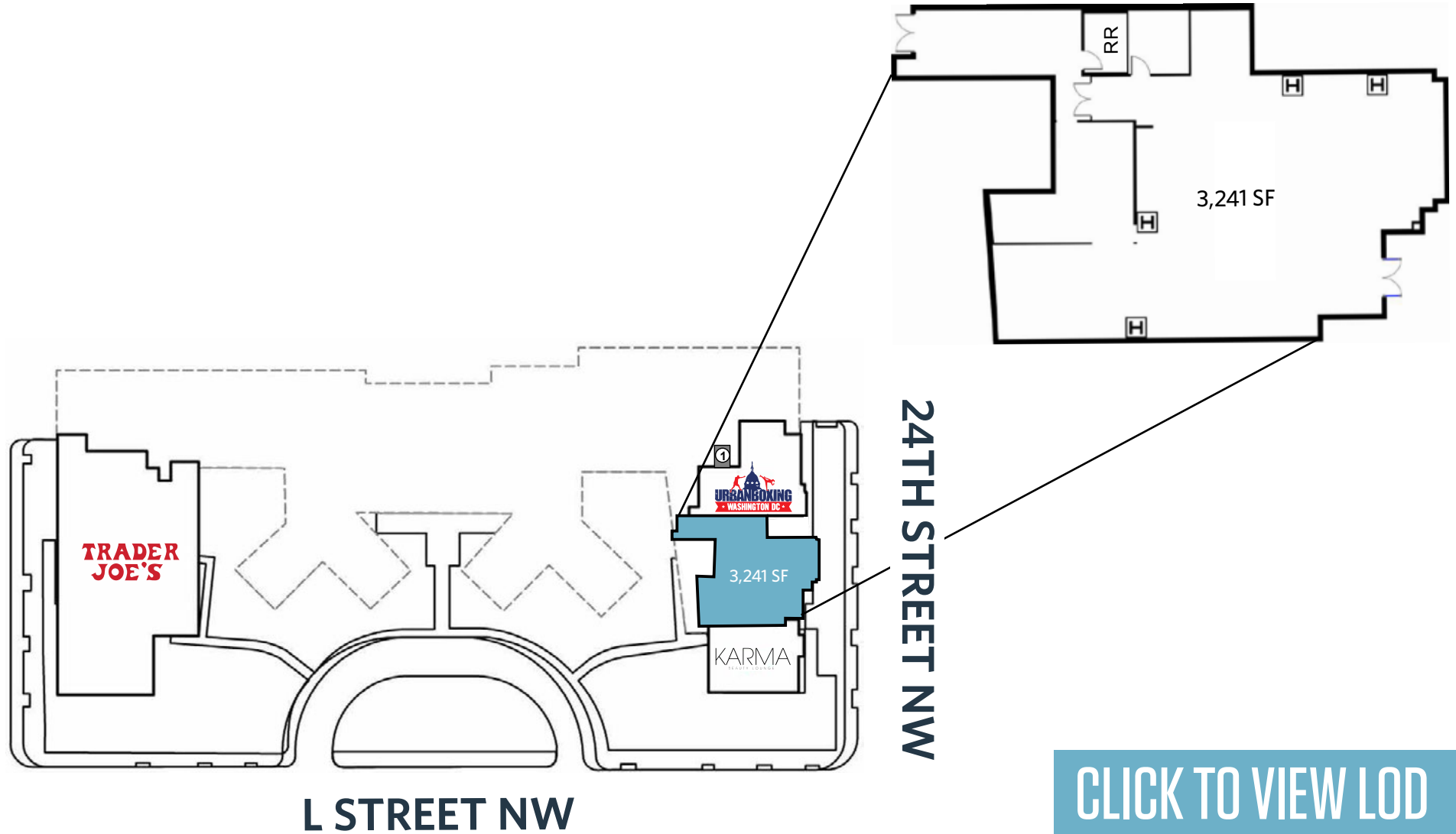
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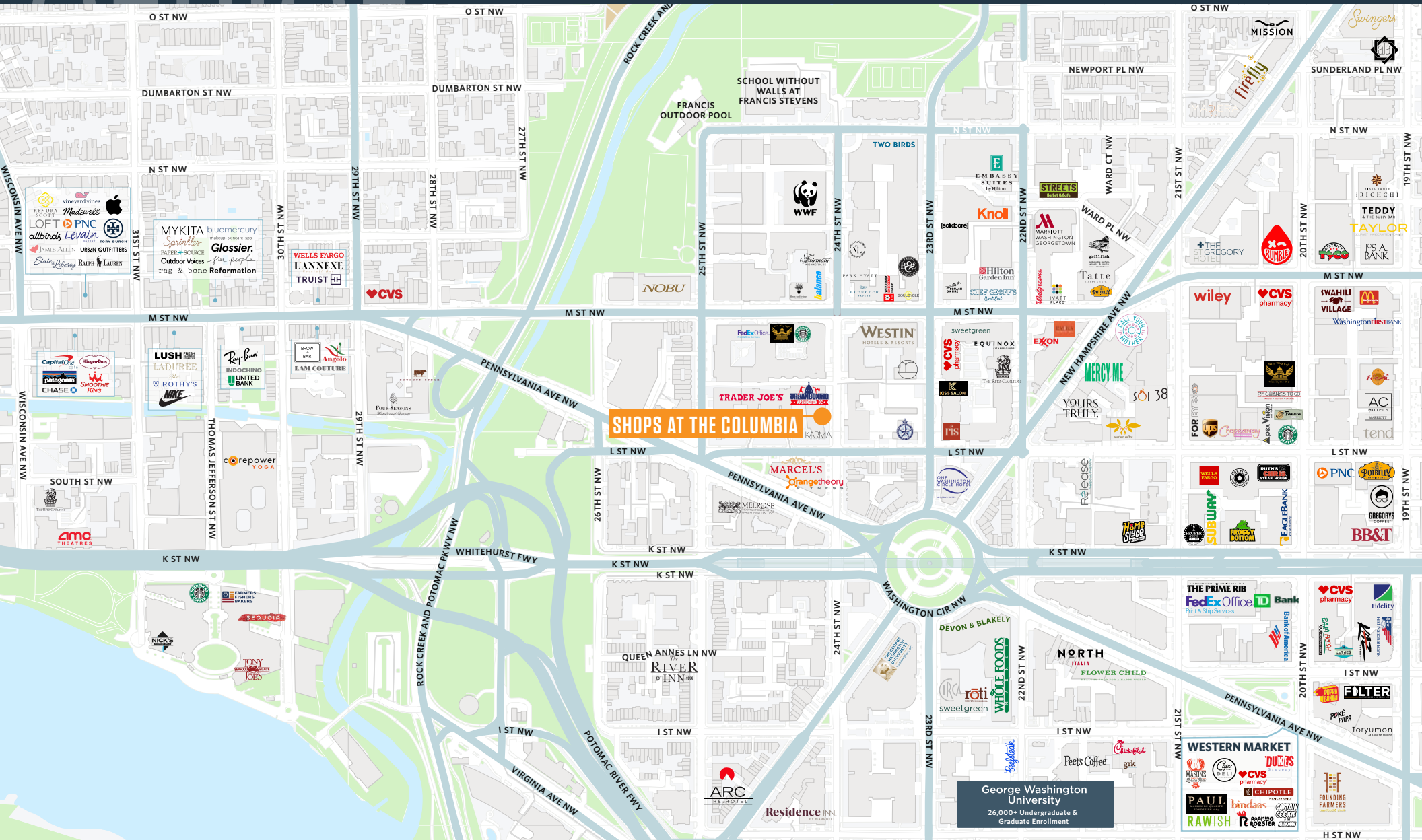
25TH STREET NW



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FOR MORE INFORMATION, PLEASE CONTACT:

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