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balance



au bon pain.

RETAIL FOR LEASE

- 3,927 SF second gen corner restaurant
- 1,301 SF second gen retail space with over 40 feet of frontage on 13th Street
- Huge outdoor patio available
- 14' ceiling heights
- Walkscore: 98 (Walker's Paradise)
- Nestled in the heart of CBD/East End and within walking distance of dense residential pockets

JENN PRICE

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STEVE COMBS

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KELLEY MILLOY

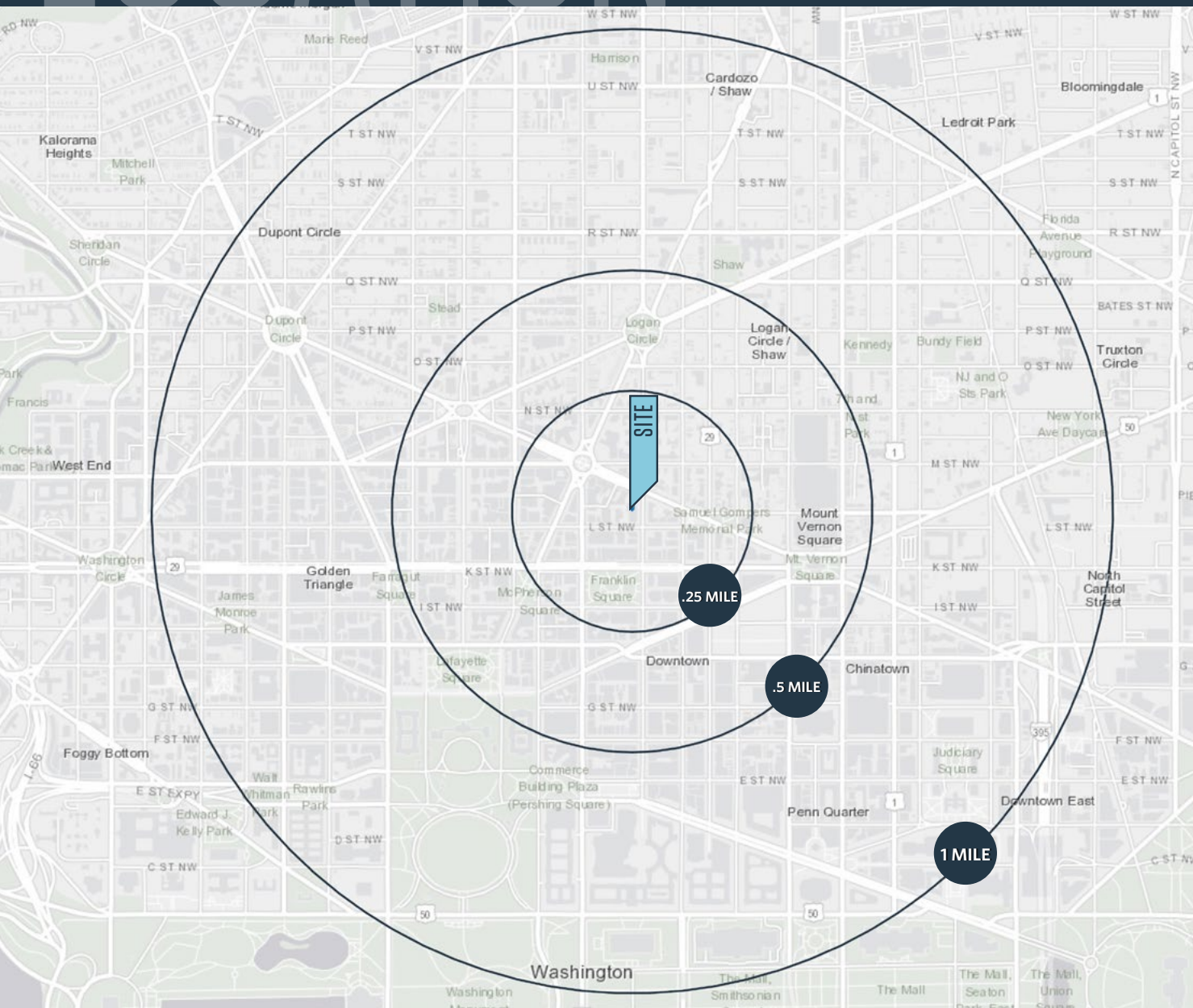
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LOCATION

1100 13TH STREET NW

WASHINGTON, DC 20005



AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
1,301 SF	Negotiable	As-Is	Immediate
3,927 SF	Negotiable	As-Is	Immediate

DEMOGRAPHICS | 2022:

WALK

10 MIN	.25-MILE	.5-MILE	1-MILE
Population			
19,156	8,559	20,549	73,287
Daytime Population			
99,309	35,933	105,267	303,430
Households			
11,674	5,290	12,483	41,643
Average HH Income			
\$151,954	\$135,800	\$152,505	\$157,121

TRAFFIC COUNTS | 2022:

Massachusetts Ave NW	36,988 ADT
13th Street NW	19,182 ADT
Walkscore	98 (Walker's Paradise)

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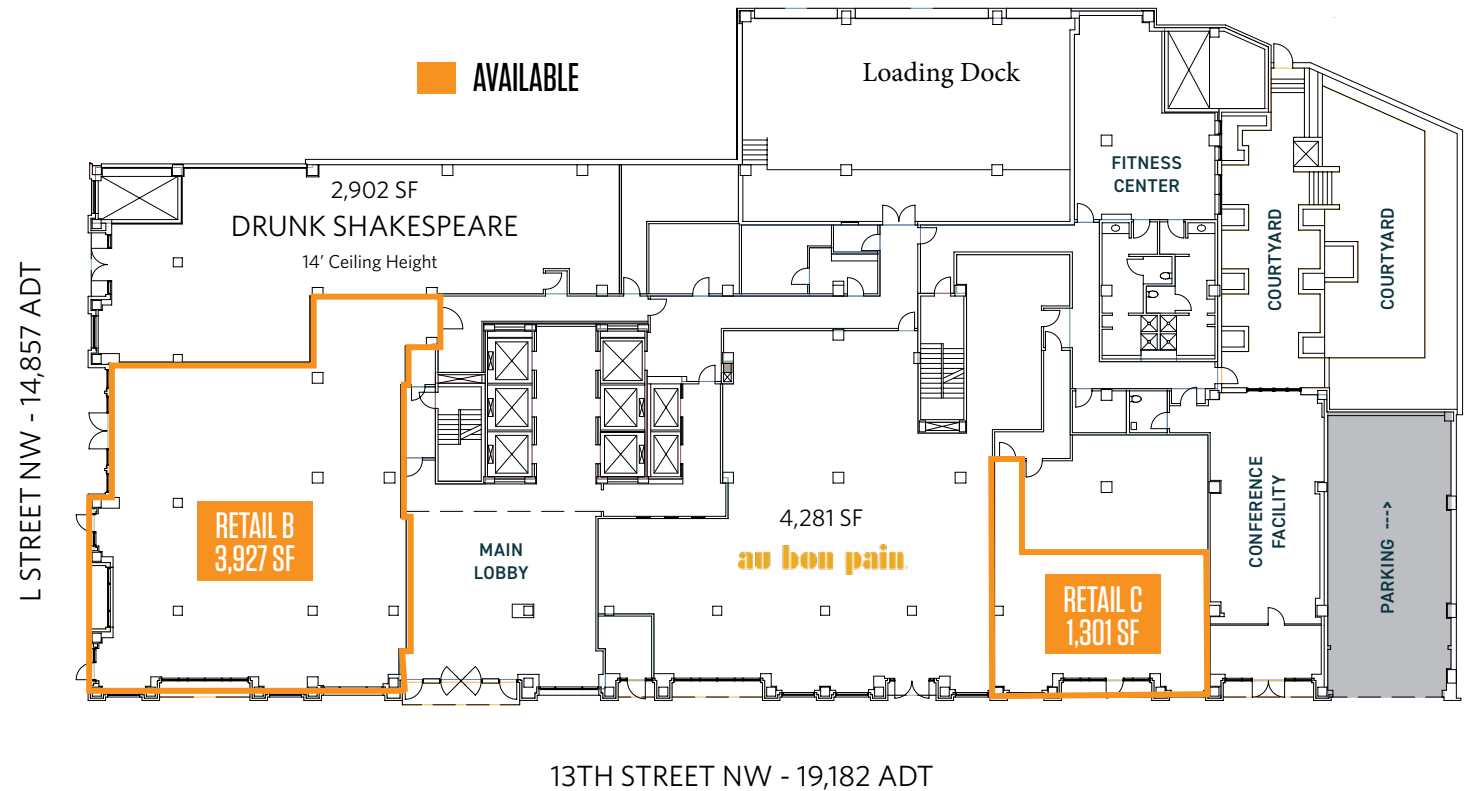
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RETAIL B
3,927 SF



RETAIL C
1,301 SF



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