



NEARBY RETAILERS

TRADER
JOE'S



jeni's

THE WYDOWN



RETAIL FOR LEASE

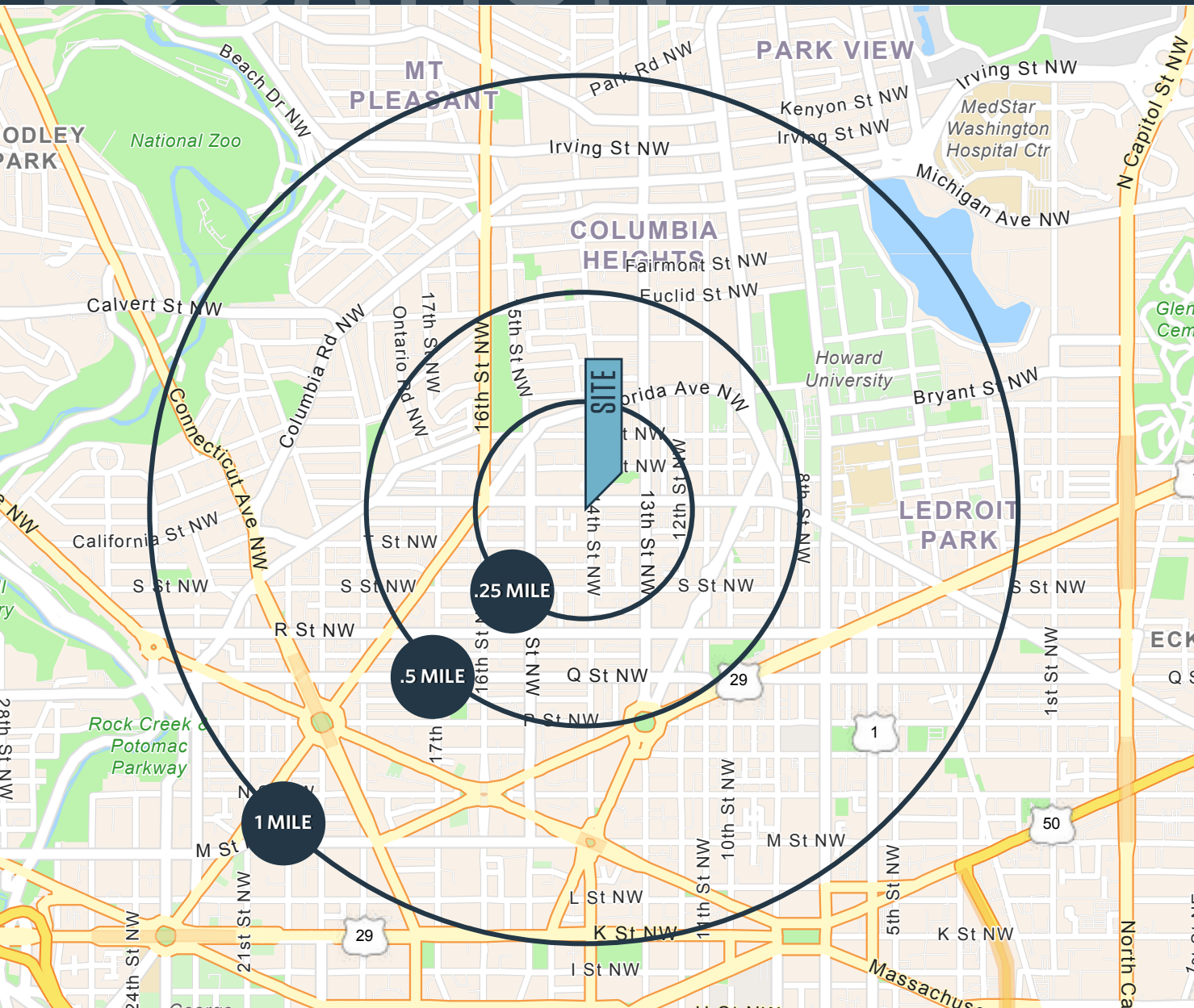
- 2nd Gen Cafe Opportunity on Prime Corner at 14th & U Street
- Adjacent to Trader Joe's with 168.2K visits daily
- Within a 10 min walk of 1.2M SF of office and 17,616 residential units

JOE FLEISCHMANN

joef@klnb.com | 703-268-2708

KELLY ATKINSON

katkinson@klnb.com | 202-420-7762



AVAILABLE SPACE:

SIZE	RENT	CONDITION	TERM
830 SF	NEGOTIABLE	2 ND GEN SPACE	6/30/2034

DEMOGRAPHICS | 2023:

.25-MILE	.5-MILE	1-MILE
Population		
224	9,065	64,749
Daytime Population		
70,498	172,787	355,532
Average HH Income		
\$89,613	\$135,119	\$172,555

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

14th Street	21,045 ADT
Ut Street	23,400 ADT

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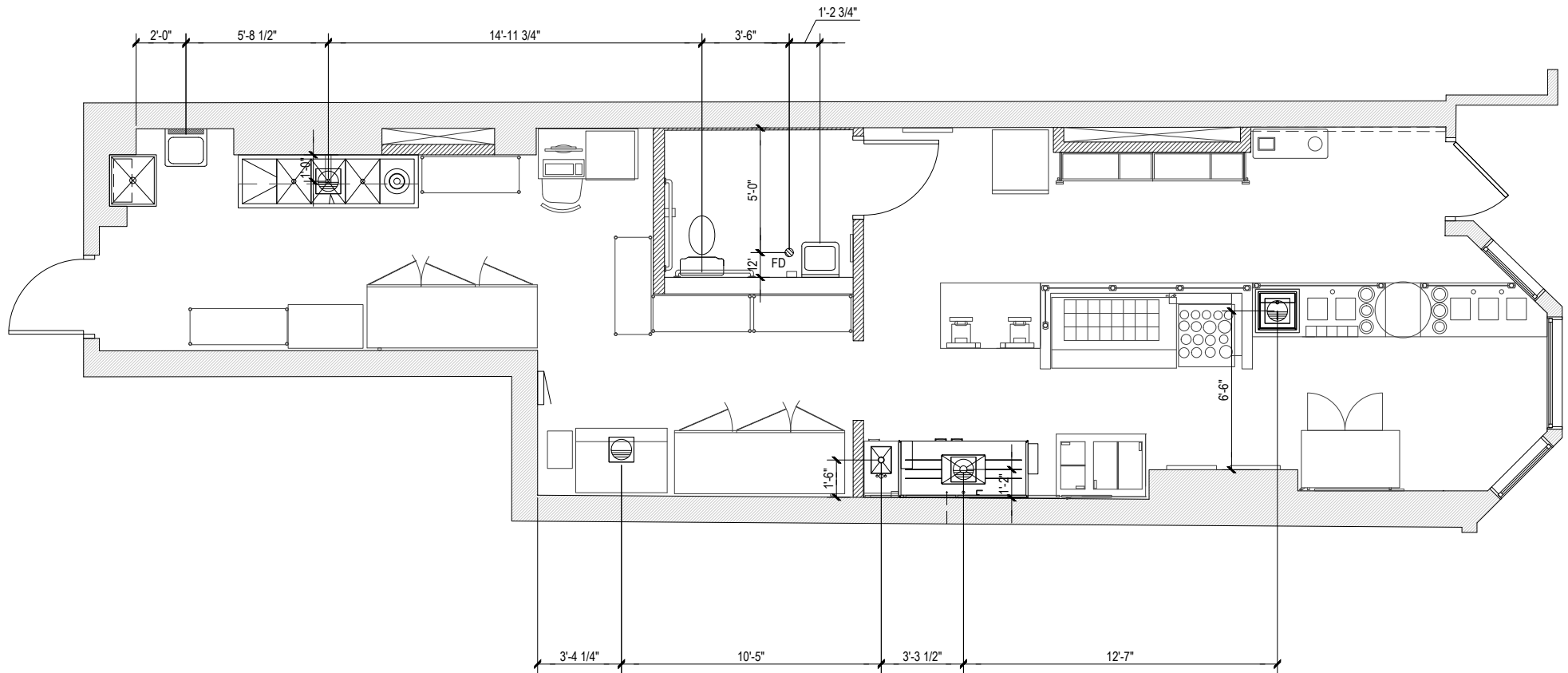
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SITE PLAN

1940 14TH ST NW

WASHINGTON, DC 20009



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klnb

14th Street & Shaw

Washington | District of Columbia

klnb

Google Earth Pro -
2021 Aerial Photograph

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.



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klnb



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FOR MORE INFORMATION, PLEASE CONTACT:

JOE FLEISCHMANN

joef@klnb.com

703-268-2708

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katkinson@klnb.com

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1130 Connecticut Avenue, Suite 600, Washington, DC 20036

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klnb.com



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