

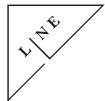


1782 COLUMBIA ROAD

1782 COLUMBIA RD NW, WASHINGTON, DC 20009



NEIGHBORHOOD ATTRACTIONS



STARBUCKS

TAQUERIA AL LADO



UP TO 7,467 SF FOR LEASE

- Up to 3,900 SF Retail on Ground Floor with an additional 3,567 SF on 2nd Floor on Prime Corner in Adams Morgan
- Tremendous foot traffic with a Walk Score of 97 – Walker's Paradise
- Centrally located within 0.5 miles of approximately 30,000 residents, 19,000 employees and 1,492 of Hotel Keys
- Up to 4 parking spaces available
- Ideal Retail, Medical, or Office Space

KELLY ATKINSON

katkinson@klnb.com | 202-420-7762

MATT SKALET

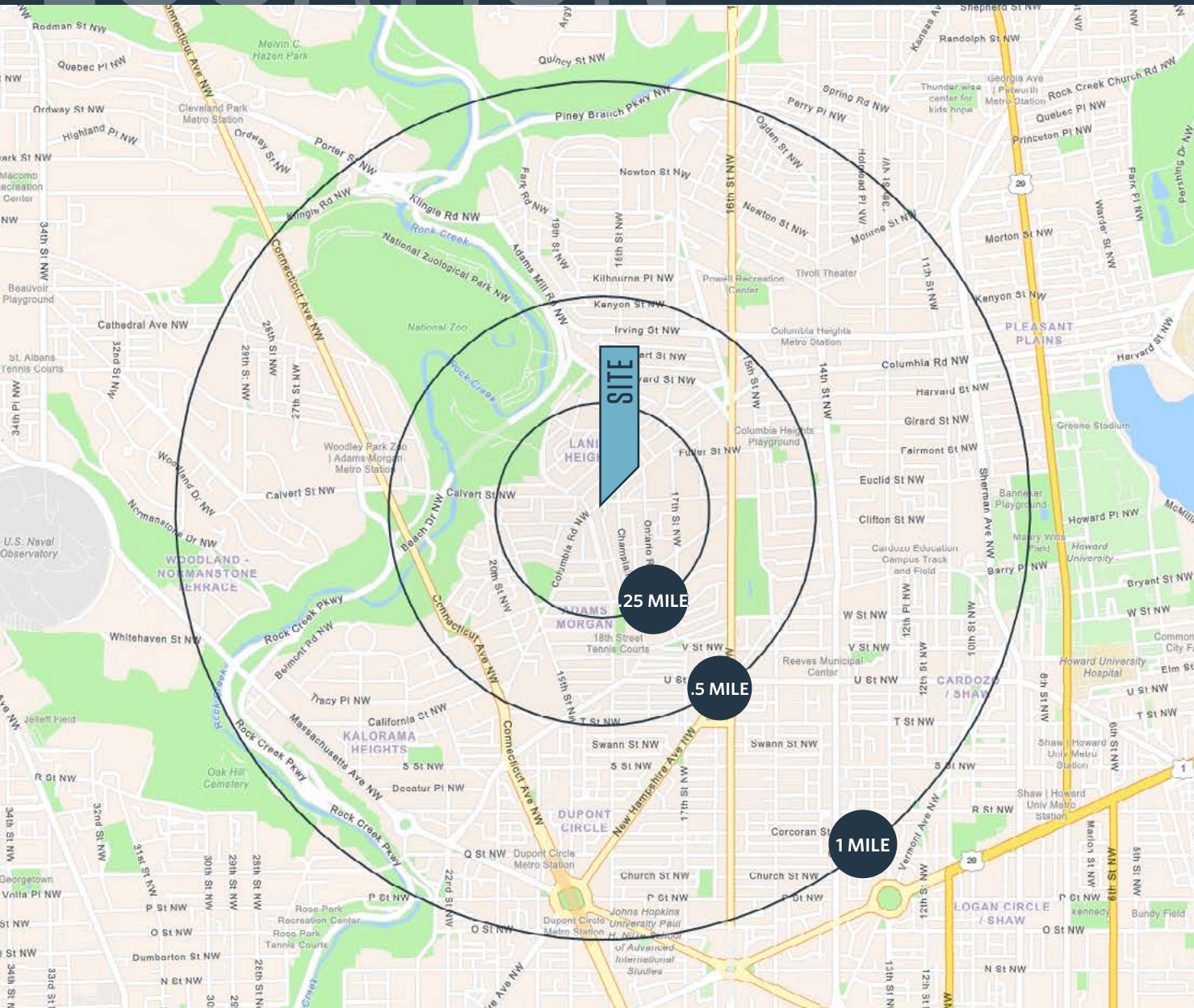
mskalet@klnb.com | 202-420-7775

klnb.com

LOCATION

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AVAILABLE SPACE

SIZE	RATE	NNN	DELIVERY
1,950 SF -3,900 SF on First Floor	Negotiable	\$10.60 PSF	2nd Gen Retail (Space can be vented)
3,567 SF on Second Floor	Negotiable	\$10.60 PSF	2nd Gen Quasi Office/Retail

DEMOGRAPHICS | 2023:

.25-MILE	.5-MILE	1-MILE	10 MIN WALK
Population			
8,398	29,220	95,046	10,151
# of Households			
4,765	16,630	51,435	5,988
Daytime Population			
6,418	18,737	84,649	7,233
\$\$ Spent on Food Away From Home			
\$33,707,201	\$78,245,185	\$224,266,167	\$46,982,516
Average HH Income			
\$195,515	\$185,081	\$178,228	\$218,188

TRAFFIC COUNTS | 2022:

18th Street	10,531 ADT
Columbia Road	9,571 ADT

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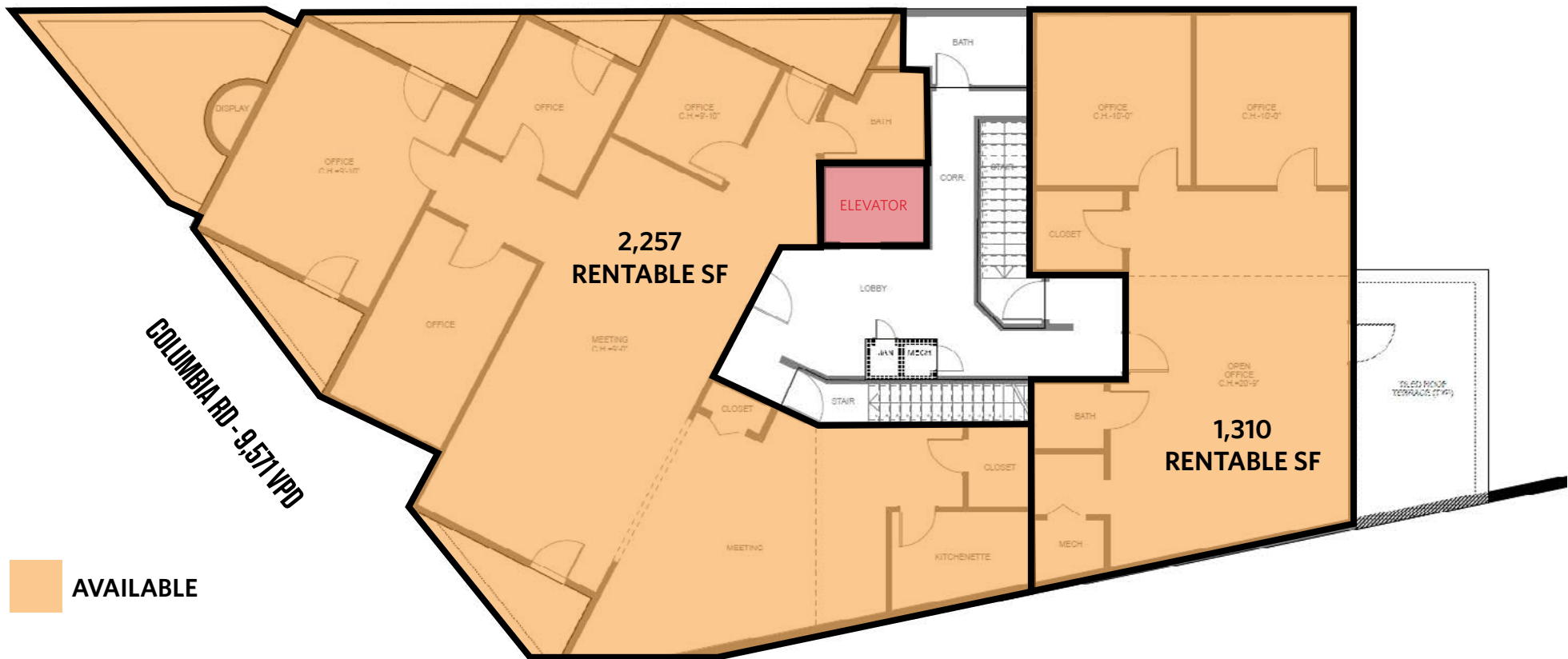
mkalet@klnb.com | 202-420-7775

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AVAILABLE

SECOND FLOOR OFFICE/RETAIL

3,567 TOTAL SF



AERIAL

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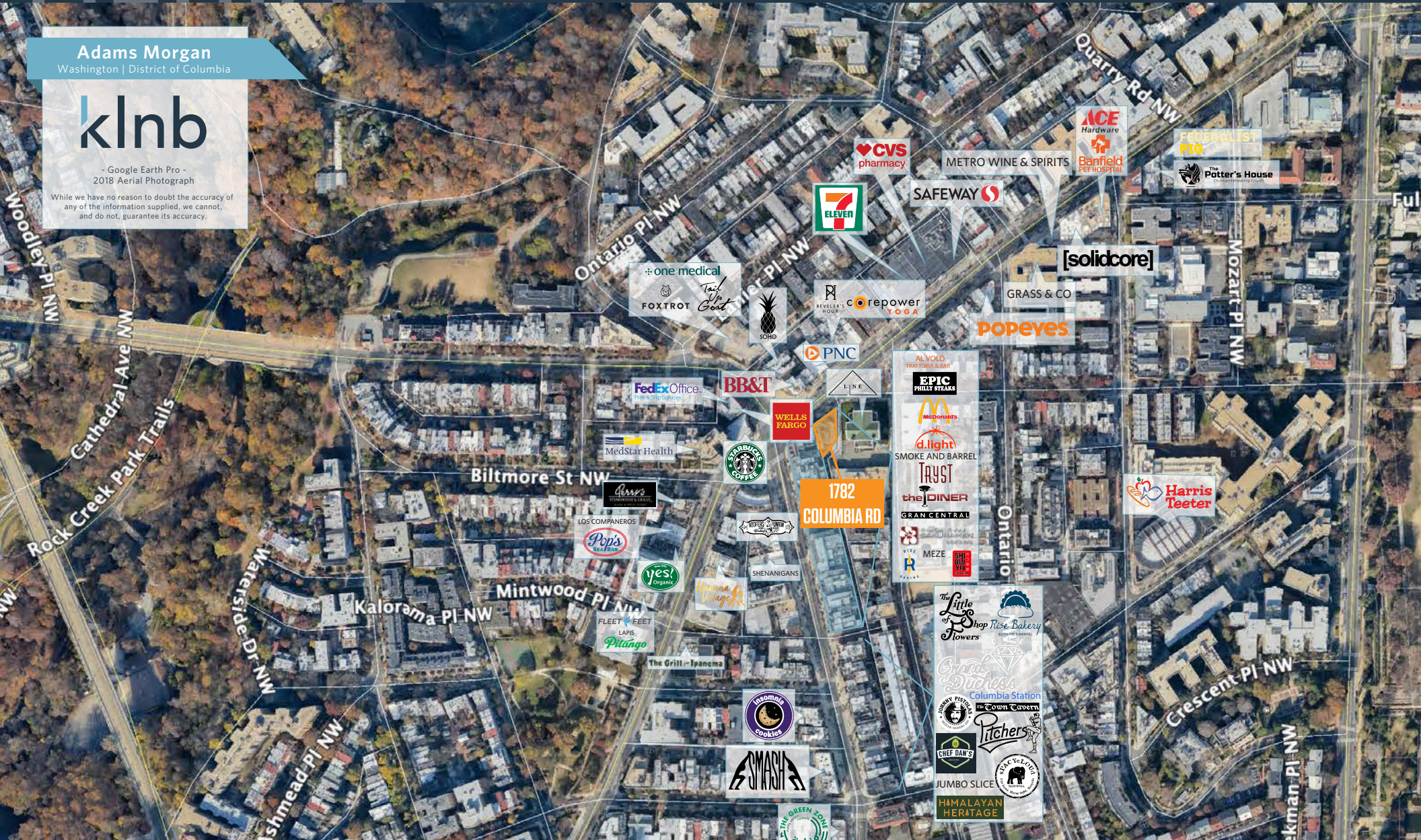
Adams Morgan

Washington | District of Columbia

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- Google Earth Pro -
2018 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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mkalet@klnb.com | 202-420-7775

klnb



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FOR MORE INFORMATION, PLEASE CONTACT:

KELLY ATKINSON

katkinson@klnb.com
202-420-7762

MATT SKALET

mskalet@klnb.com
202-420-7775

1130 Connecticut Ave NW #600, Washington, DC 20036

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klnb.com



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