



JOIN THESE RETAILERS



BLACK COFFEE

GEORGETOWN
UNIVERSITY

RETAIL FOR LEASE

- 804-1,444 SF Available
- 2nd Gen Retail and 2nd Gen Cafe space with large dedicated outdoor patio and venting in place
- Within a 10 min walk of Georgetown University and Georgetown hospital
- Ample street parking with 6 non-exclusive retail parking spaces

KELLY ATKINSON

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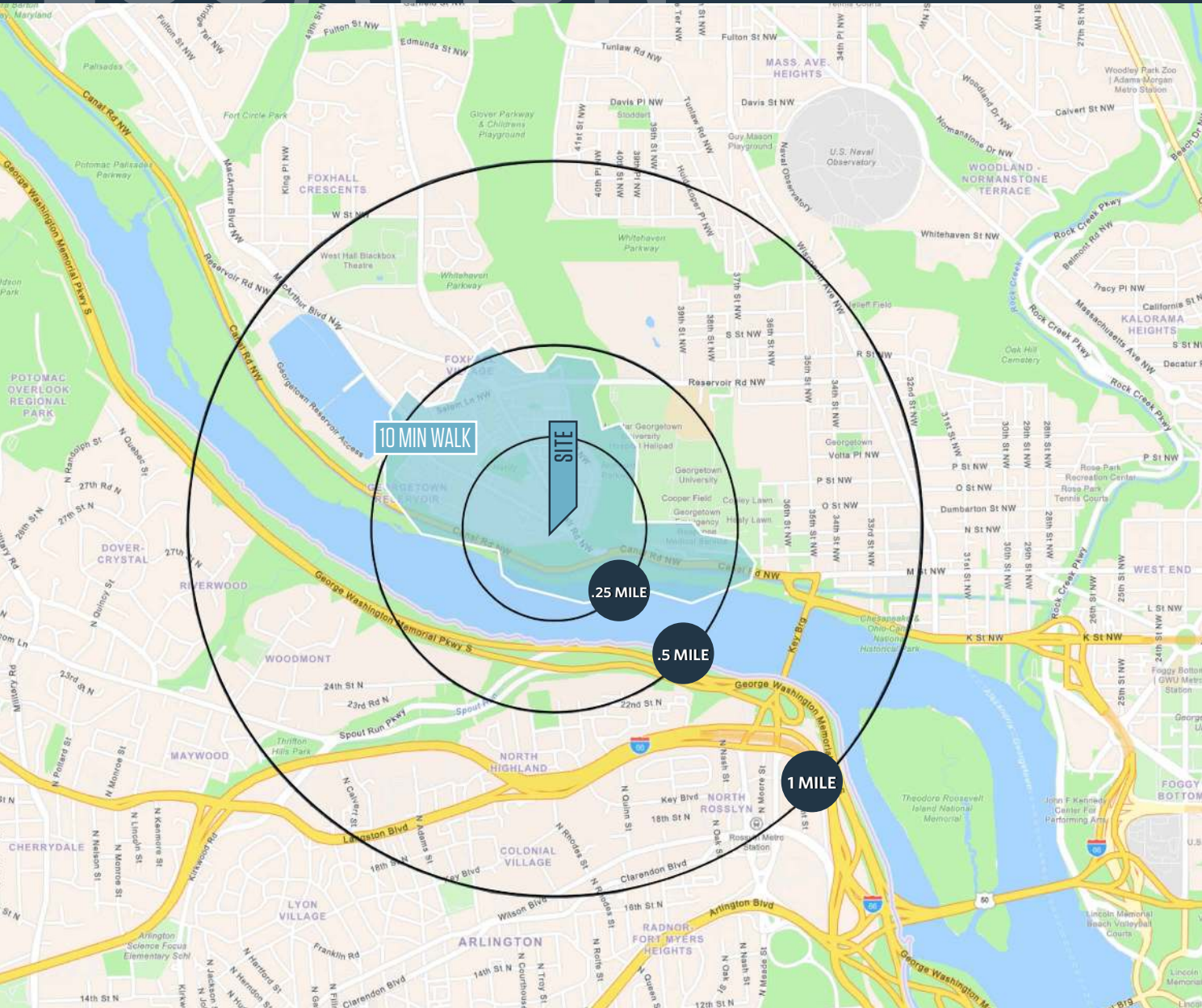
JENNIFER PRICE

jprice@klnb.com

LOCATION

4418 MACARTHUR BLVD NW

WASHINGTON, DC 20016



DEMOGRAPHICS | 2023:

	.25-MILE	.5-MILE	1-MILE	10 MIN WALK
Population	1,232	6,561	31,266	3,271
Daytime Population	909	10,855	10,289	2,348
Households	610	1,096	13,081	989
Median Age	36.9	21.7	28.8	23.5
% with Bachelors Degree or Higher	89%	89%	88%	89%
Households with Children	18	30	289	27

TRAFFIC COUNTS | 2022:

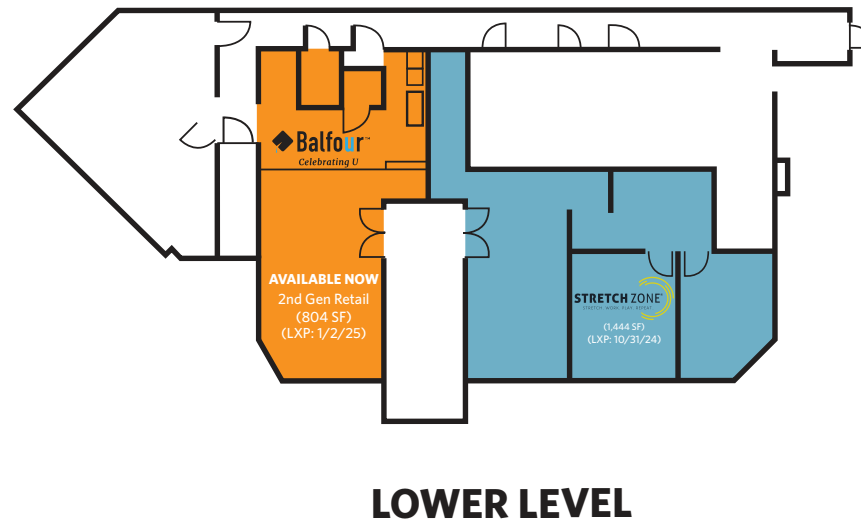
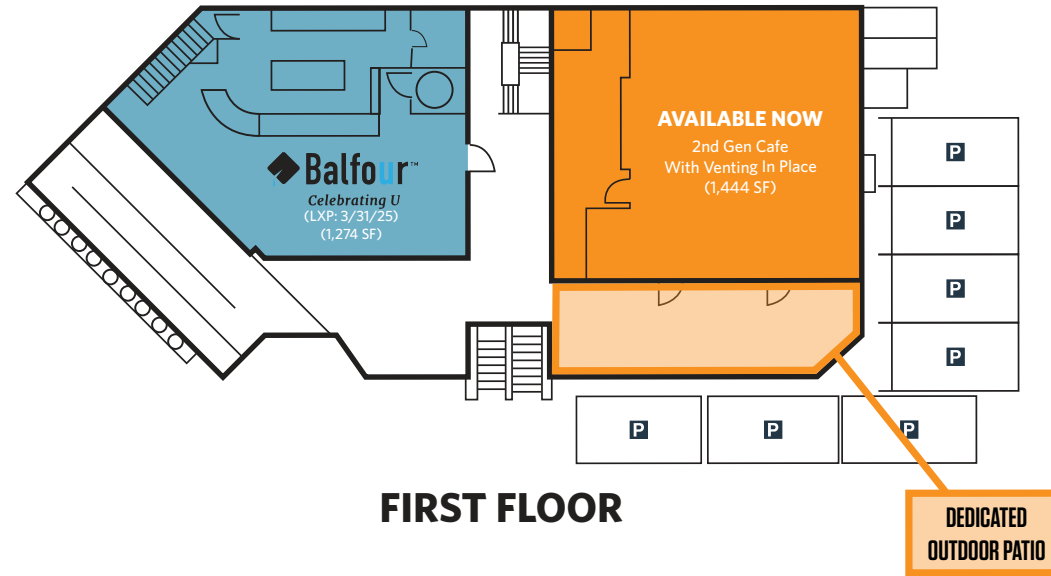
Calal Road	29,000 ADT
MacArthur Blvd	10,500 ADT

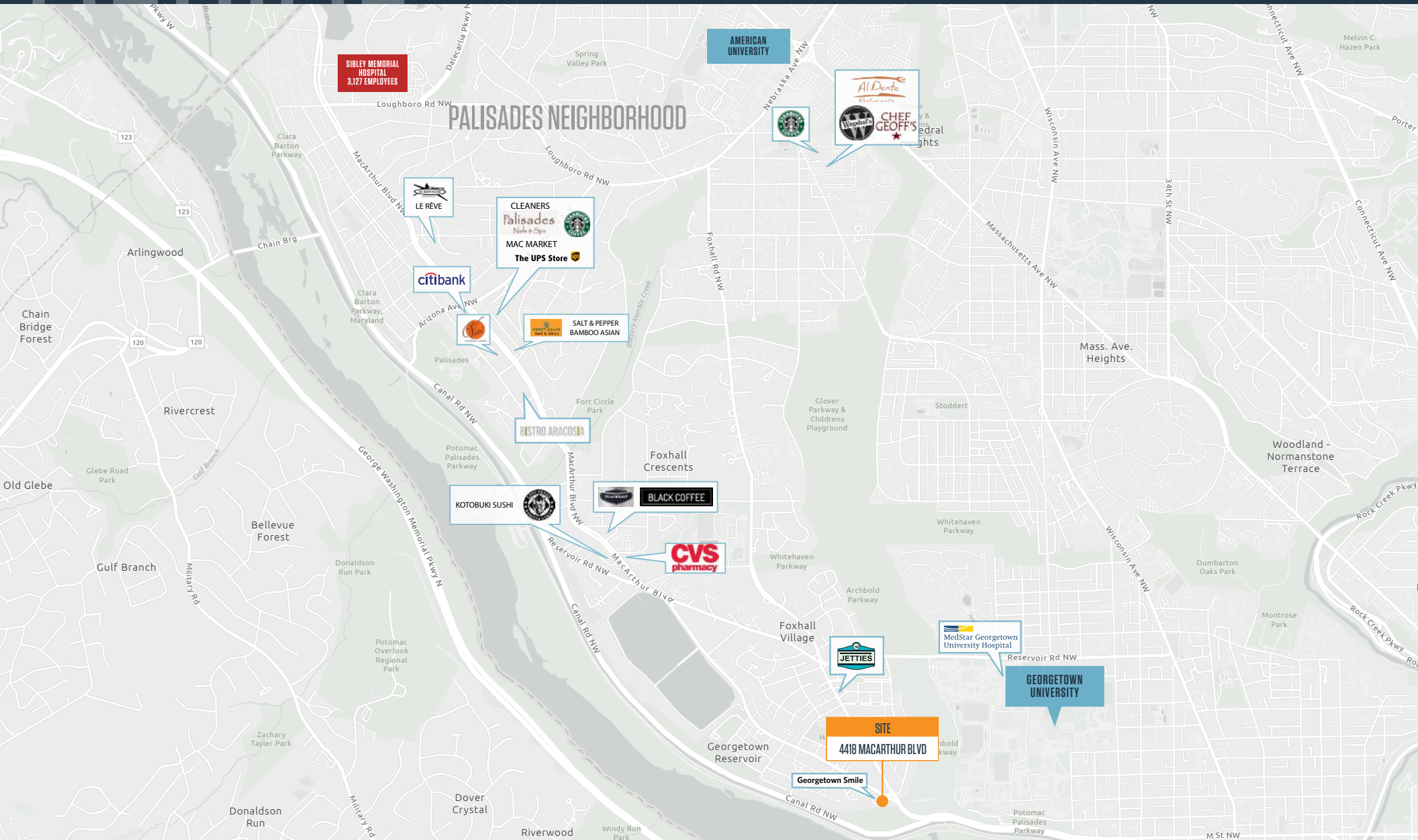
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MacArthur Blvd NW - 10,500 ADT







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FOR MORE INFORMATION, PLEASE CONTACT:

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