

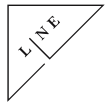


1782 COLUMBIA ROAD

1782 COLUMBIA RD NW, WASHINGTON, DC 20009



NEIGHBORHOOD ATTRACTIONS



UP TO 3,365 SF FOR LEASE

- Prime corner in Adams Morgan with up to 3,365 SF of quasi retail/ office on 2nd Floor with Elevator
- Move in Ready Office Space with Ample Natural Light
- 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 2 parking spaces available
- Ideal Retail, Medical, or Office Space

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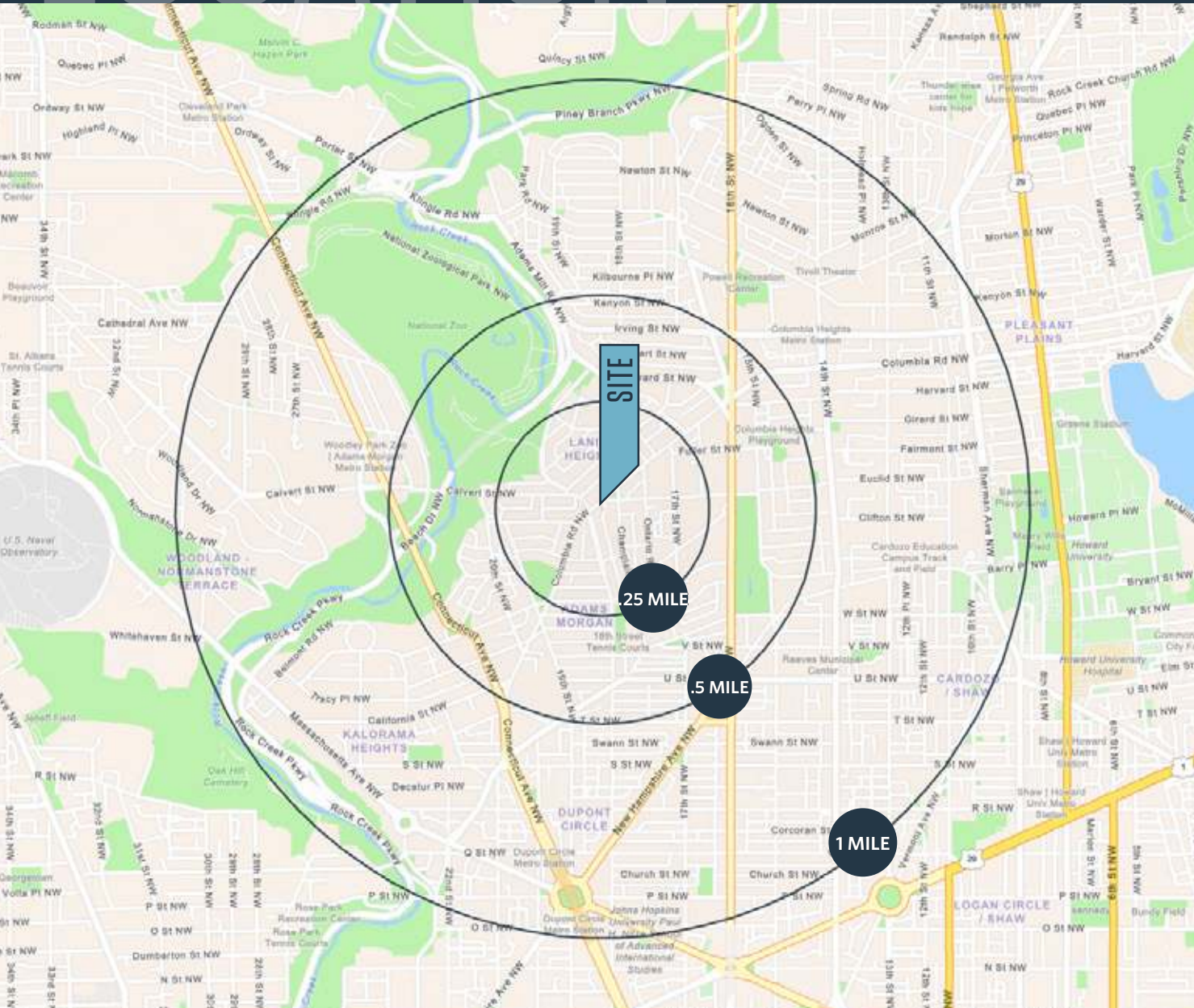
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LOCATION

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AVAILABLE SPACE

| SIZE | RATE | NNN | DELIVERY |
|----------------------------------|------------|-------------|---------------------|
| 1,178 - 3,365 SF on Second Floor | Negotiable | \$10.60 PSF | 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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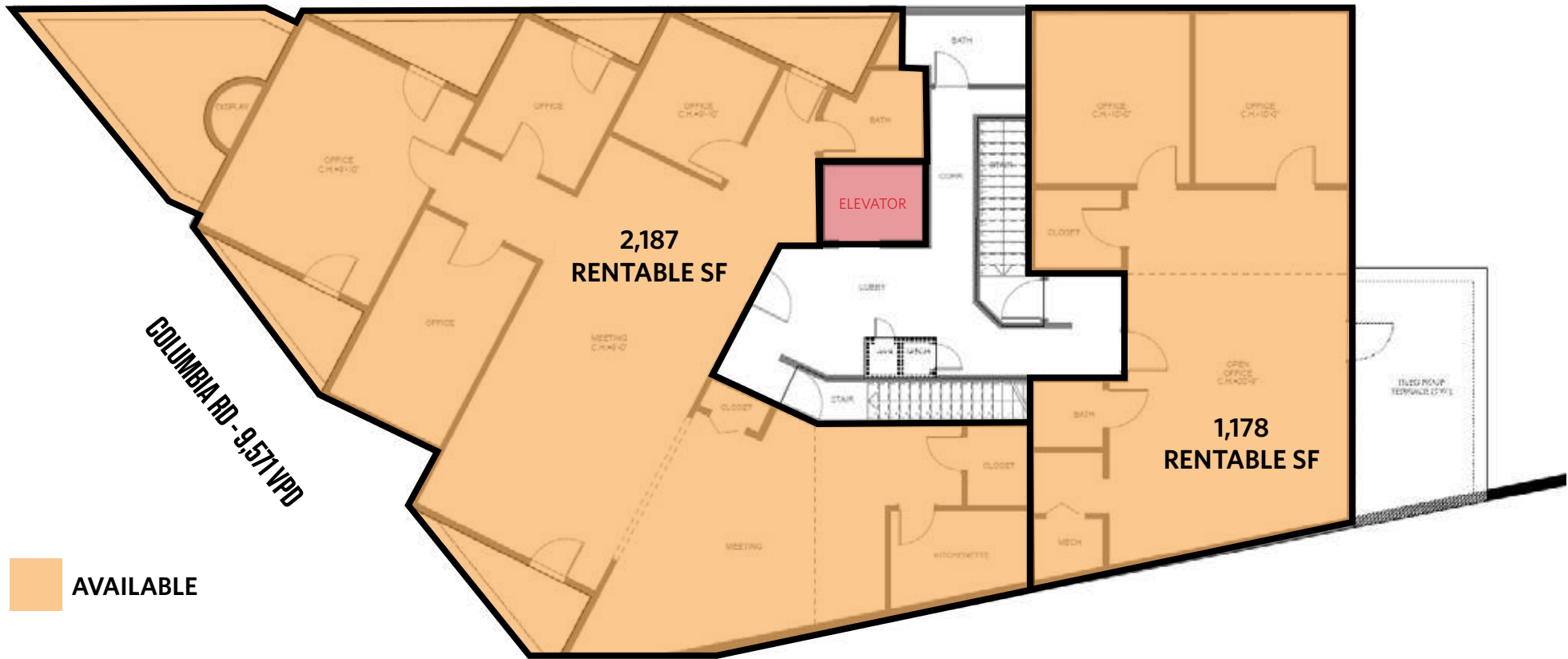
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SECOND FLOOR OFFICE/RETAIL

3,365 TOTAL SF



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AERIAL

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Adams Morgan

Washington | District of Columbia

klnb

- 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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