

JOIN THESE RETAILERS

balance



RETAIL FOR LEASE

- 3,927 SF second gen fully vented restaurant
- 1,301 SF second gen retail space with over 40 feet of frontage on 13th Street
- 4,542 SF 2nd Gen Café space has 2 existing heat vents and can be combined with 1,301 SF
- Huge outdoor patio available
- 14' ceiling heights
- Walking distance to the dense residential pockets of Logan Circle

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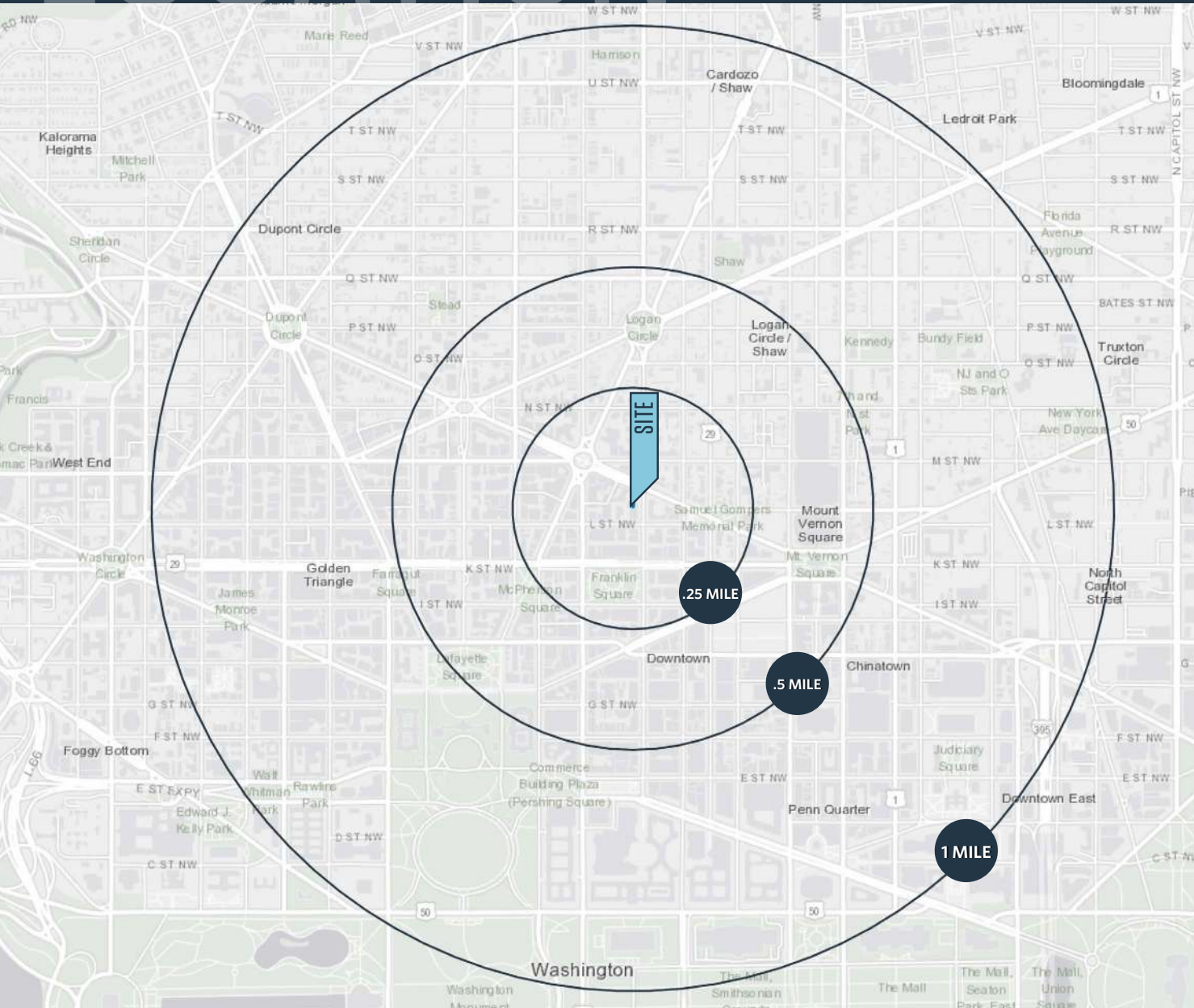
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LOCATION

1100 13TH STREET NW

WASHINGTON, DC 20005



AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
1,301 SF	Negotiable	2nd Gen Retail	Immediate
3,927 SF	Negotiable	2nd Gen Restaurant	Immediate
4,542 SF	Negotiable	2nd Gen Cafe	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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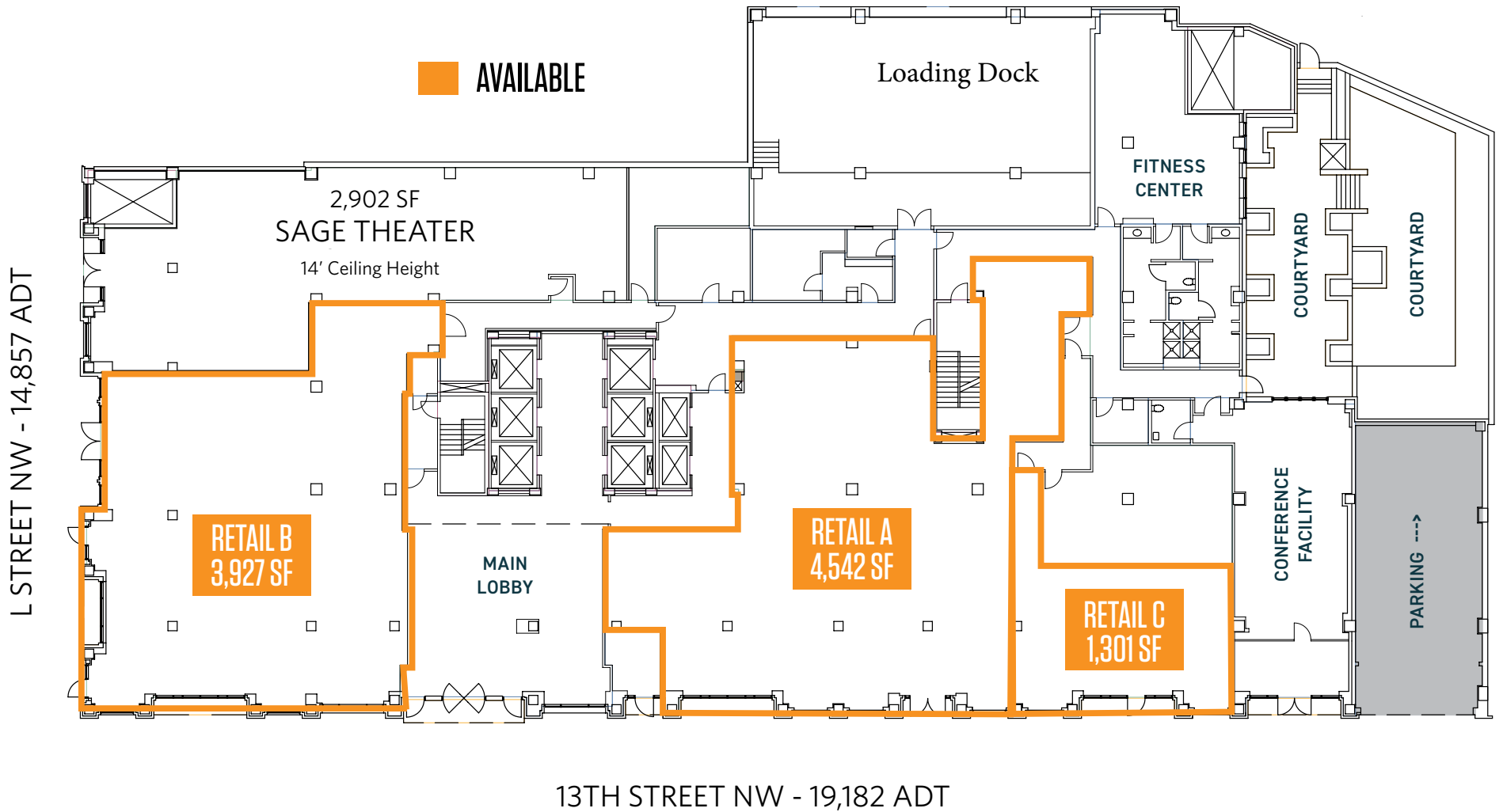
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PHOTOS

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RETAIL A
4,542 SF



RETAIL B
3,927 SF



RETAIL C
1,301 SF



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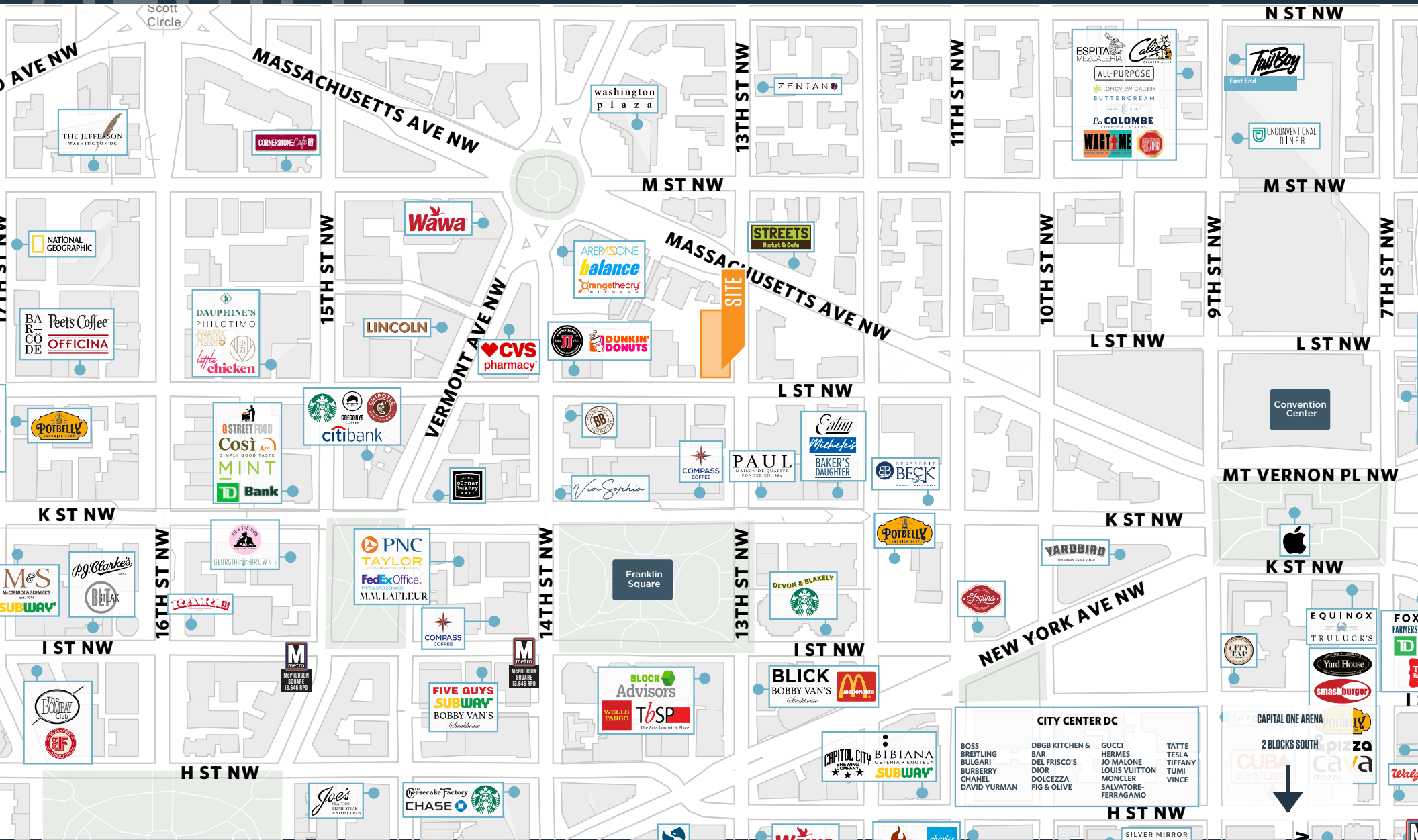
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