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RETAIL FOR LEASE

- Existing gas station (0.23 acres) and adjacent parcels (1.49 acres) for sale/lease. 1.72 acres total.
- Excellent visibility and direct access along New York Ave NE (71,070 ADT).
- PDR-2 zoning.
- In close vicinity to New City development— anticipated to break ground in 12 months with 300 units in first phase.

OWNED & MANAGED BY



VICTOR SALCIDO

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JOE FLEISCHMANN

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MICHAEL PRATT

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CLOSE-UP

1601 NEW YORK AVE NE

WASHINGTON, DC 20002



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AERIAL

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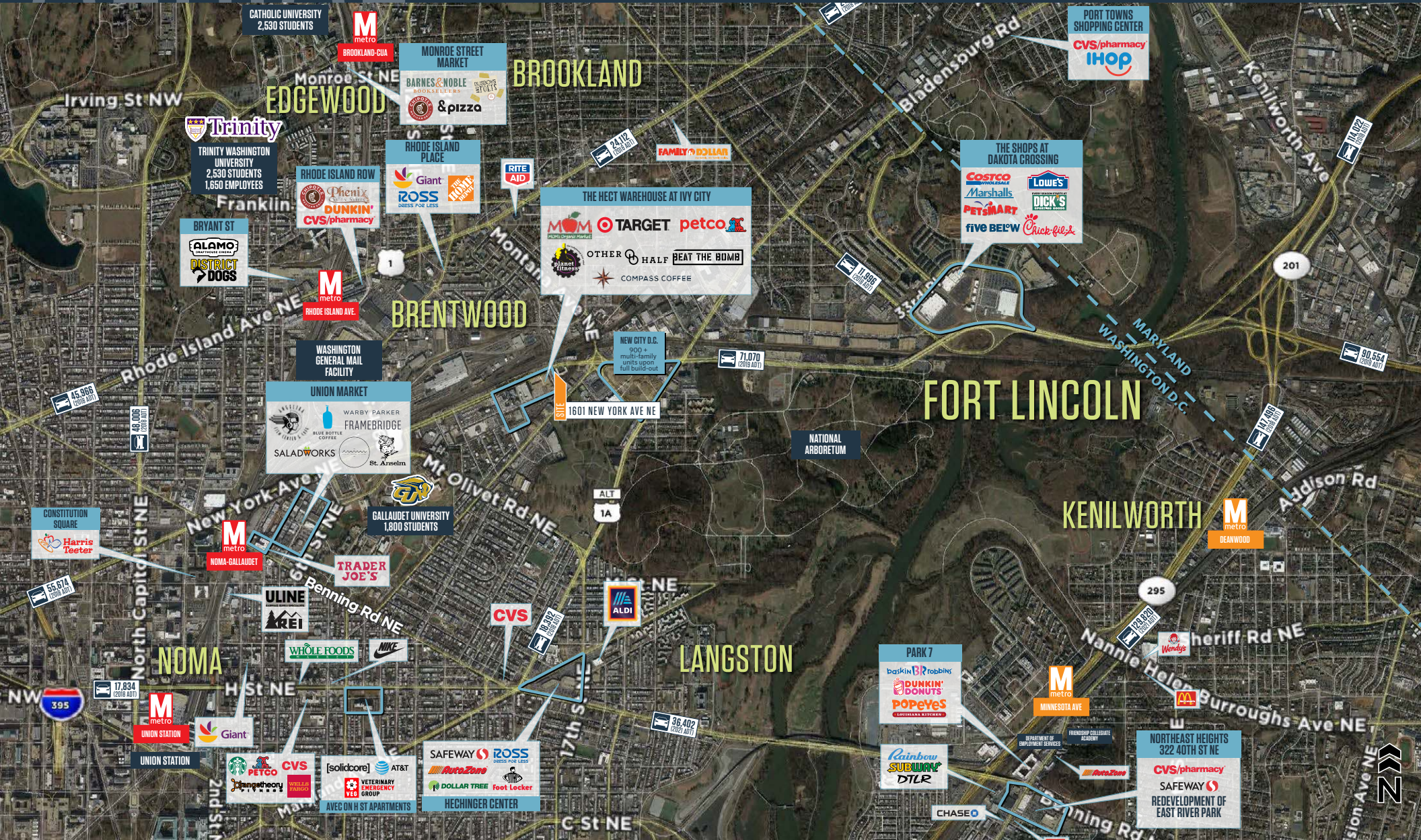
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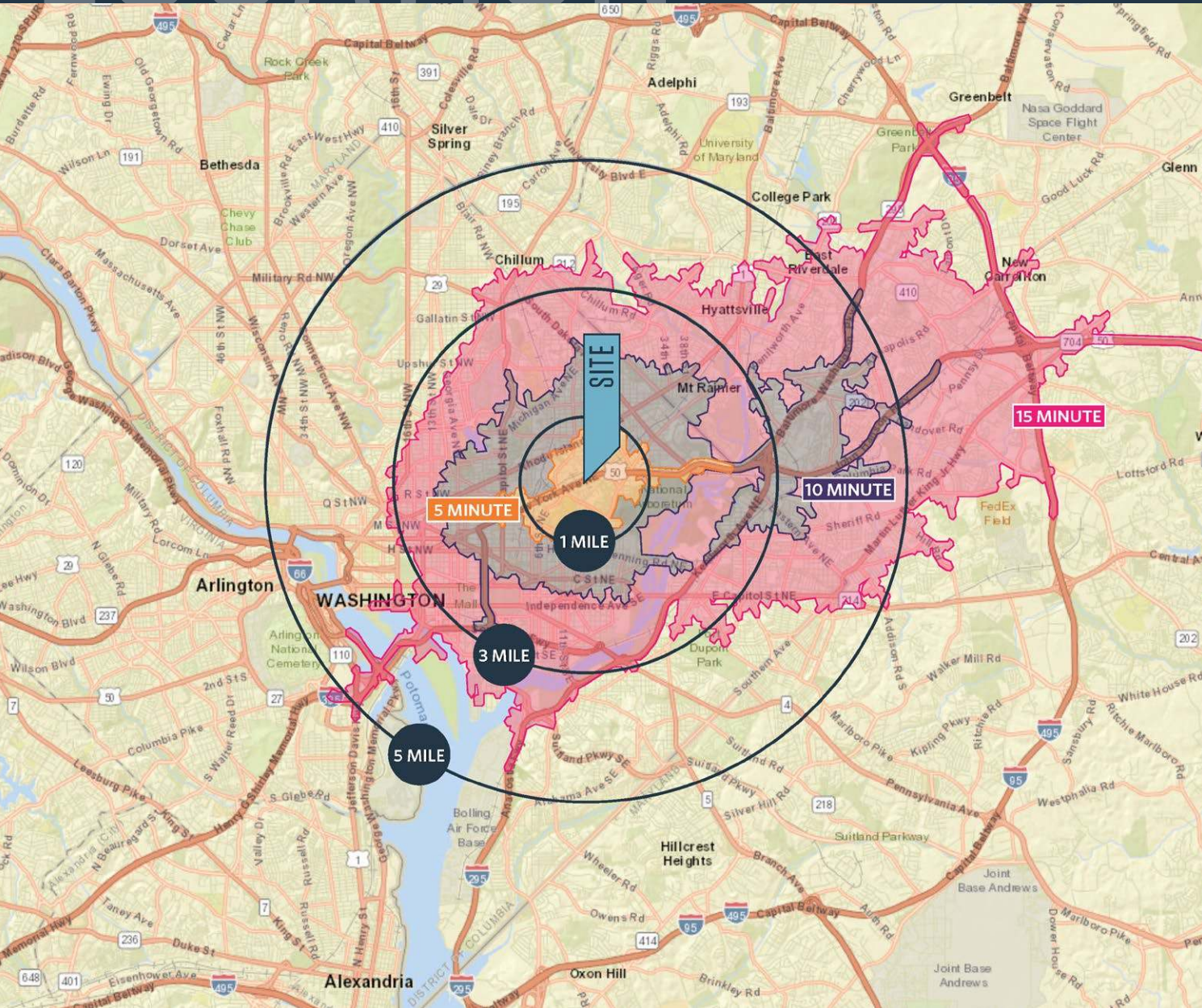
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LOCATION

1601 NEW YORK AVE NE

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DEMOGRAPHICS | 2023

1-MILE	3-MILE	5-MILE
Population		
47,360	395,402	799,534
Daytime Population		
41,651	637,070	911,965
Households		
22,277	190,977	359,679
Average HH Income		
\$122,286	\$156,614	\$145,751

DRIVE TIME DEMOGRAPHICS | 2023:

5-MINUTE	10-MINUTE	15-MINUTE
Population		
51,857	230,413	603,050
Daytime Population		
48,764	296,721	740,059
Households		
24,163	107,857	266,366
Average HH Income		
\$127,592	\$158,802	\$139,671

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

New York Avenue 71,070 ADT

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