

**COMING SOON**

past tense  
**YOGA**

**2,865 SF**

**DOLLAR STAR**

**LARGE OUTDOOR  
PATIO OPPORTUNITY**

## RETAILERS NEARBY



*The Raven Grill*

*Taqueria Nacional*



## RETAIL FOR LEASE

- 2,865 SF of prime retail space on street level, currently occupied by Dollar Star, in underserved submarket of Mt. Pleasant,
- Large Outdoor Patio opportunity along Mt. Pleasant Street
- Availability: 60 days notice
- Full basement with sidewalk hatch
- Discreet listing - please do not disturb tenant, showings by appointment only
- 7 Day Trade Area with 245,493 population and 280,744 employees within a 10 minute drive

**STEVE COMBS**

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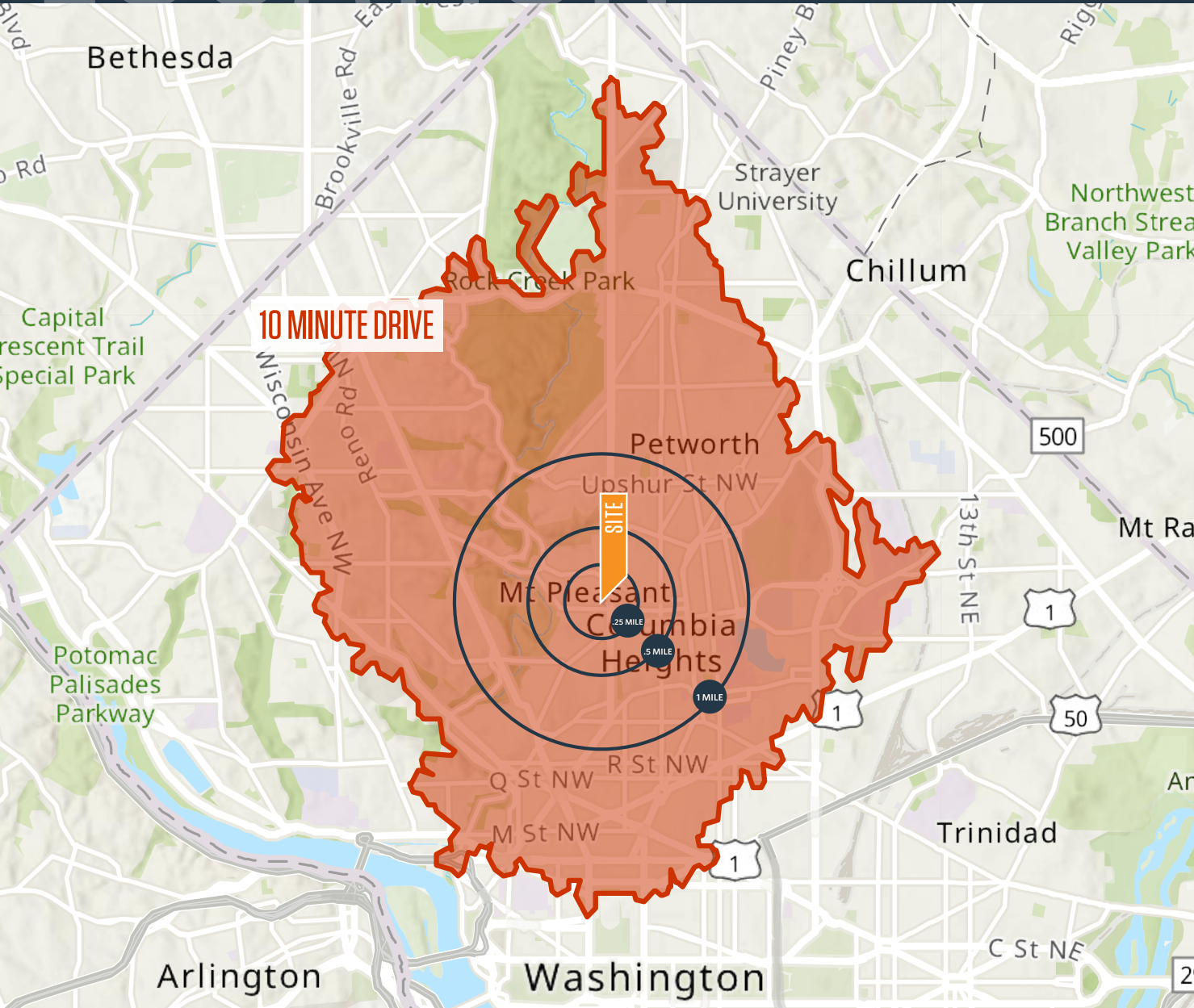
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# LOCATION

# 3131 MT. PLEASANT ST, NW

WASHINGTON, DC 20010



## AVAILABLE SPACE

SIZE	RATE	CONDITION	AVAILABLE
Street Level 2,372 SF (Plus Small Basement)	TBD	Built-Out	Leased
2,865 SF (Plus Full Basement)	TBD	Built-Out	60 Days Notice

## DEMOGRAPHICS | 2021:

### DRIVE TIME

10-MIN	.25-MILE	.5-MILE	1-MILE	
Population	245,493	9,650	36,231	46,781
Daytime Population	280,744	2,696	7,272	23,856
Households	118,578	4,627	16,914	44,999
Average HH Income	\$158,328	\$118,966	\$125,417	\$152,534

## TRAFFIC COUNTS | 2019:

Mt. Pleasant St NW	9,311 ADT
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# PHOTO

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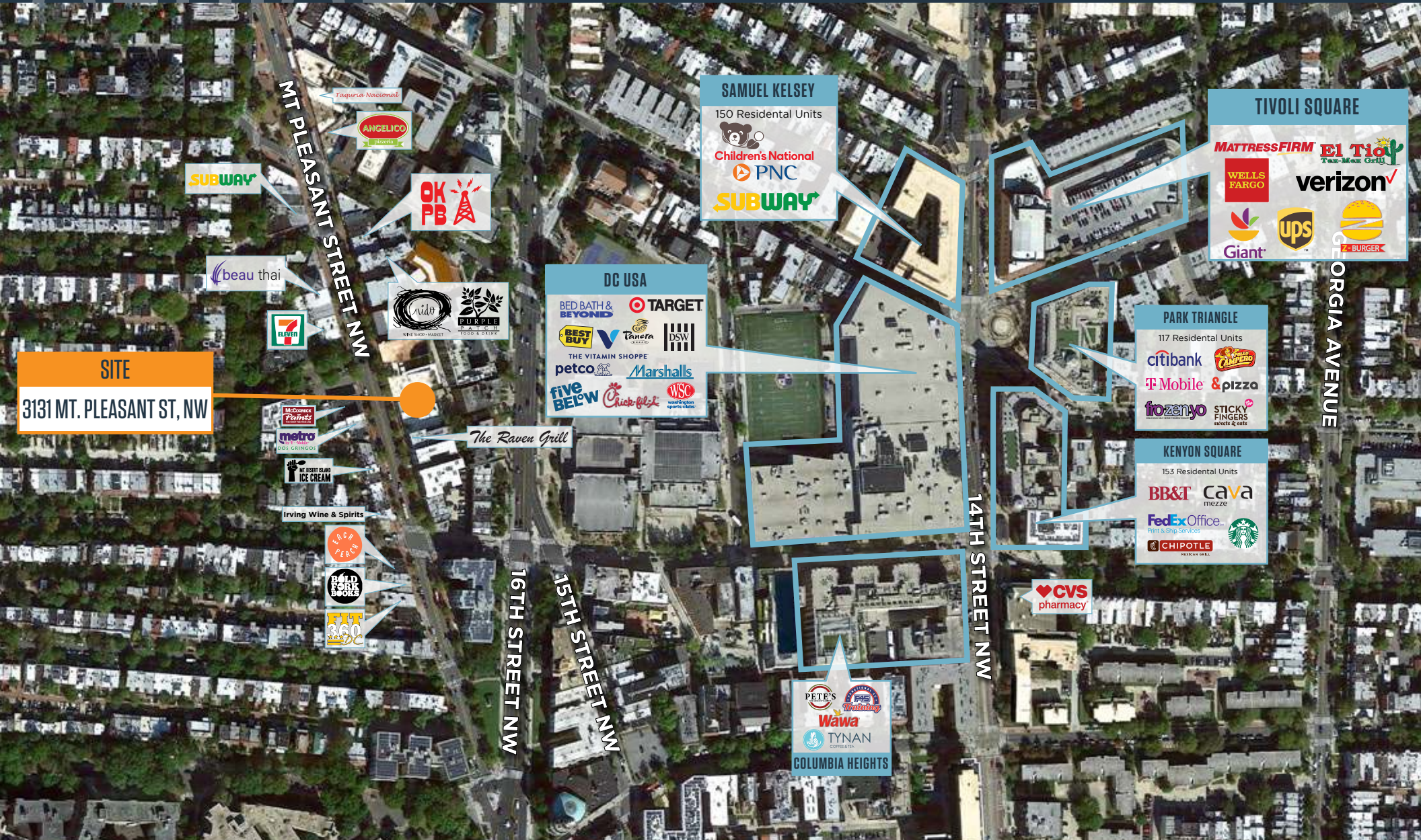
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