



**DISCREET LISTING**  
DO NOT DISTURB TENANT

## NEARBY RETAILERS



## RETAIL FOR SUBLEASE

- 830 SF Available
- 2nd Gen Opportunity on Prime Corner at 14th & U Street
- Co-tenants include Trader Joe's and Compass Coffee
- Within a 10 min walk of 1.2M SF of office and 17,616 residential units
- Located on the ground level of The Louis, with 273 apartment units

**JASON FLIPPO**

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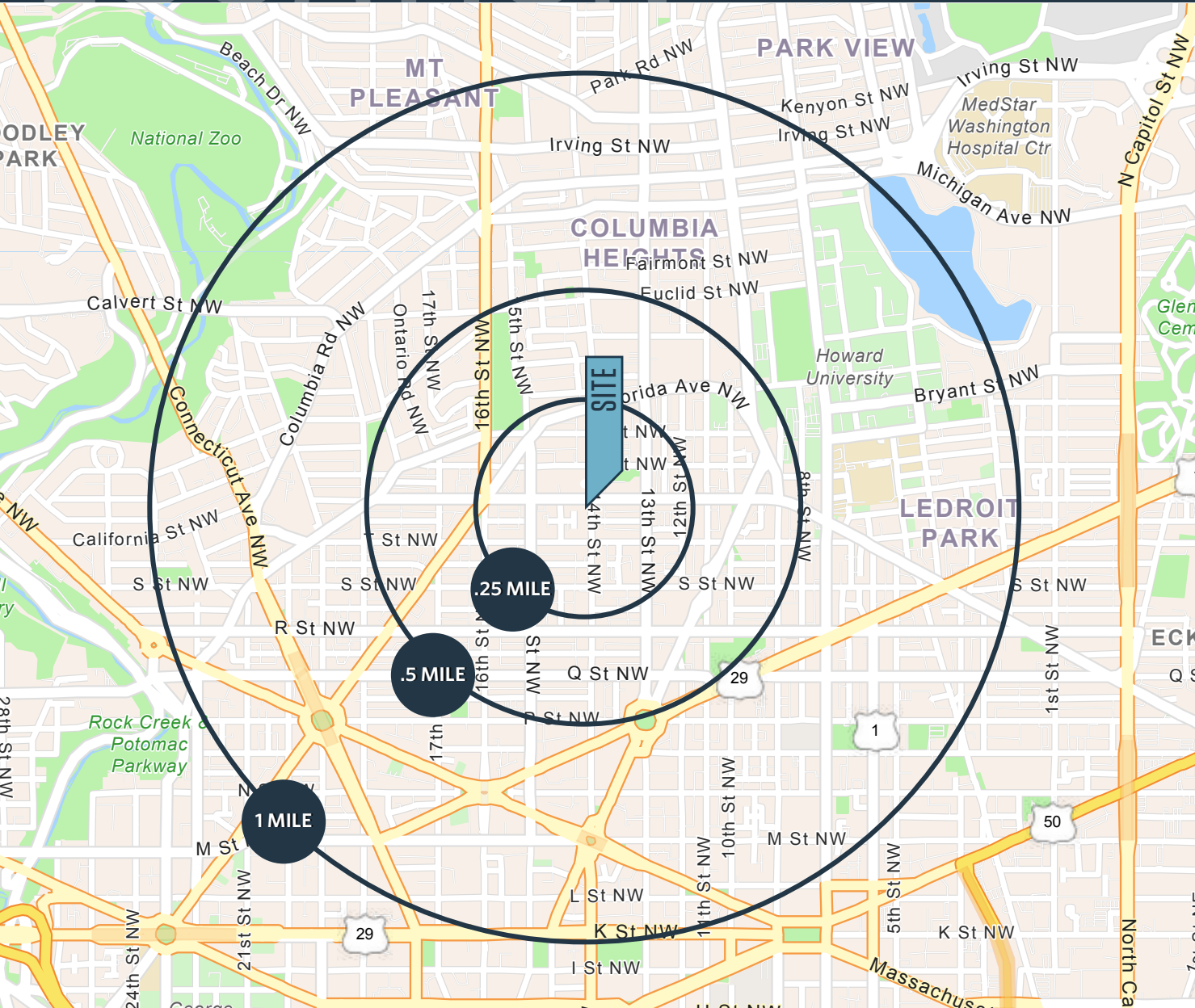
**JOE FLEISCHMANN**

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# LOCATION

# 1940 14TH ST NW

WASHINGTON, DC 20009



## AVAILABLE SPACE:

SIZE	RENT	CONDITION	TERM
830 SF	NEGOTIABLE	2 <sup>ND</sup> GEN SPACE	6/30/2034

## DEMOGRAPHICS | 2024:

	.25-MILE	.5-MILE	1-MILE
Population	8,719	31,296	103,905
Daytime Population	5,881	18,161	135,710
Average HH Income	\$192,683	\$202,489	\$178,501

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2023:

14th Street	19,537 ADT
U Street	21,478 ADT

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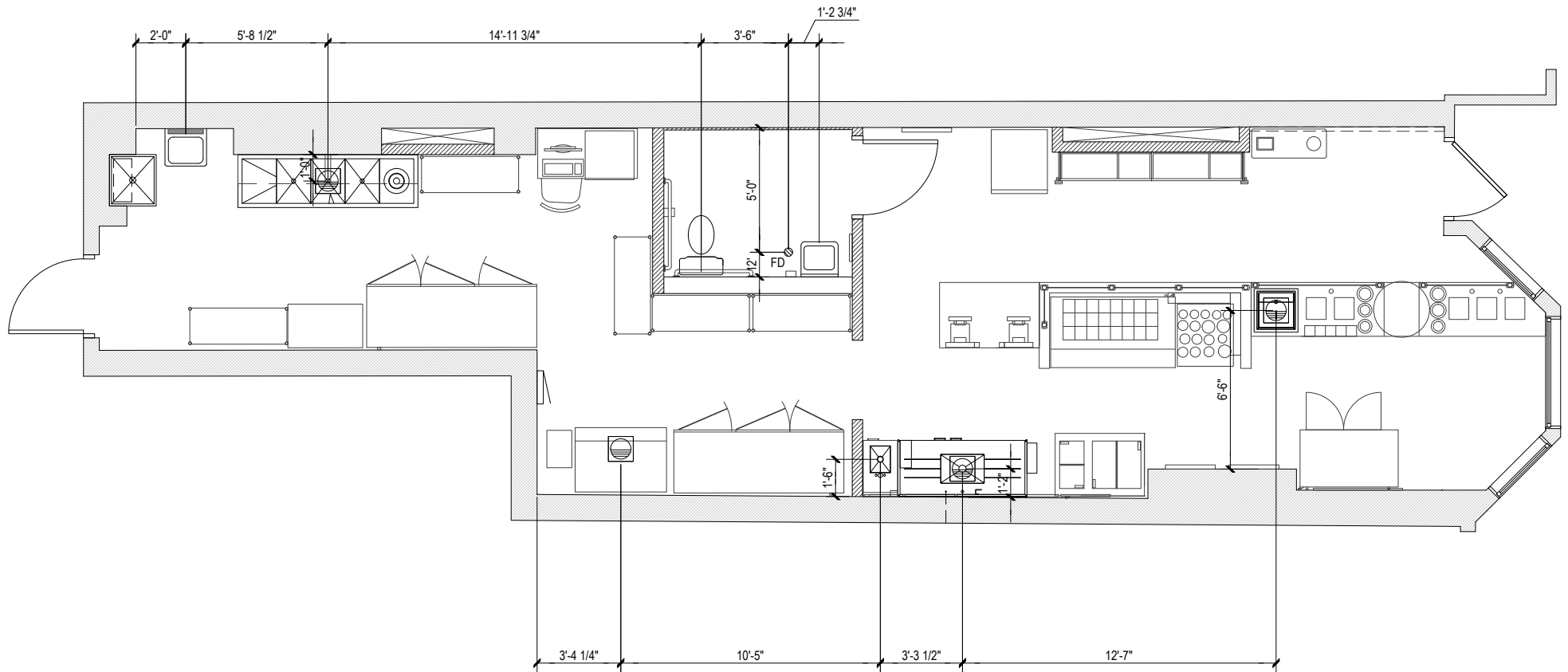
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# SITE PLAN

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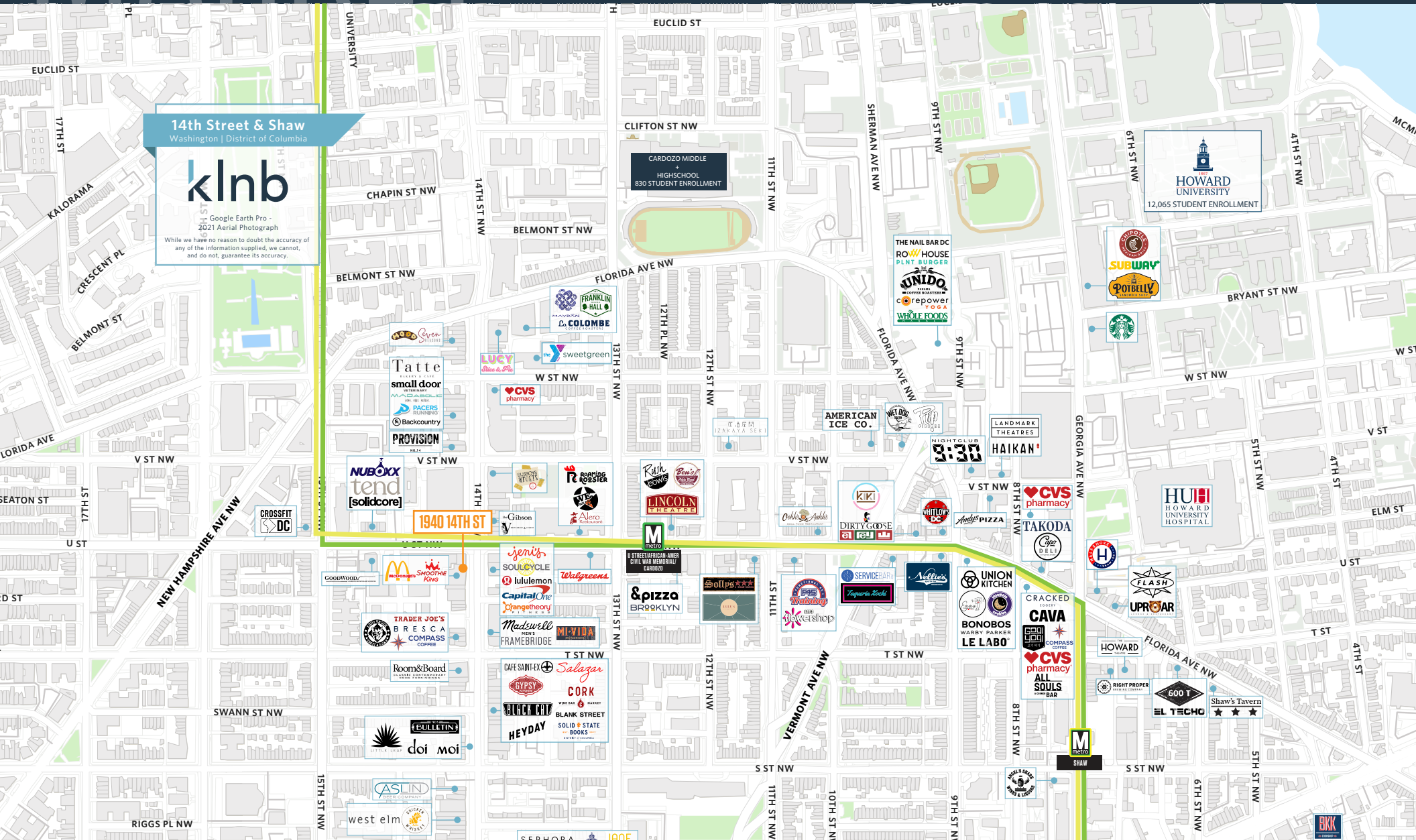
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## FOR MORE INFORMATION, PLEASE CONTACT:

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