



PARK PLACE AT PETWORTH METRO

3700 GEORGIA AVENUE NW, WASHINGTON, DC 20010

**METRO ACCESSIBLE
& RARE GARAGE PARKING
(UP TO 115 SPACES AVAILABLE)**

**1,144 SF
AVAILABLE**

BEBOP
KOREAN-MEXICAN GRILL

boostmobile

Pantry
MARKET & DELI

SUBWAY

**2,011 SF
AVAILABLE
FORMER SALON**

**1,653 SF
AVAILABLE**

total by verizon

M
METRO
GEORGIA AVE.
PETWORTH
ENTRANCE/EXIT
2,855 PPD

DUNKIN'
DONUTS

GEORGIA AVENUE, NW

23,128
[2023 ADT]

MATT SKALET

m skalet@klnb.com | 202-420-7775

LINDSEY ST. MAXENS

lstmaxens@klnb.com | 202-420-7769

klnb.com



PARK PLACE AT PETWORTH METRO

3700 GEORGIA AVENUE NW, WASHINGTON, DC 20010



JOIN THESE RETAILERS



RETAIL FOR LEASE

- Retail opportunity available in the heart of Petworth at Park Place, which consists of 15,000 SF of retail space and 161 high-end apartments
- 1,144 SF, 1,653 SF and 2,011 SF former salon space available
- Located directly above the Georgia Avenue/Petworth Metro with a ridership of 2,855 per day
- One block south of the new 62,400 SF Petworth Safeway project with 220 high-end apartments

MATT SKALET

mkalet@klnb.com | 202-420-7775

LINDSEY ST. MAXENS

lstmaxens@klnb.com | 202-420-7769

klnb.com

SITE PLAN

PARK PLACE AT PETWORTH METRO

3700 GEORGIA AVENUE NW, WASHINGTON, DC 20010



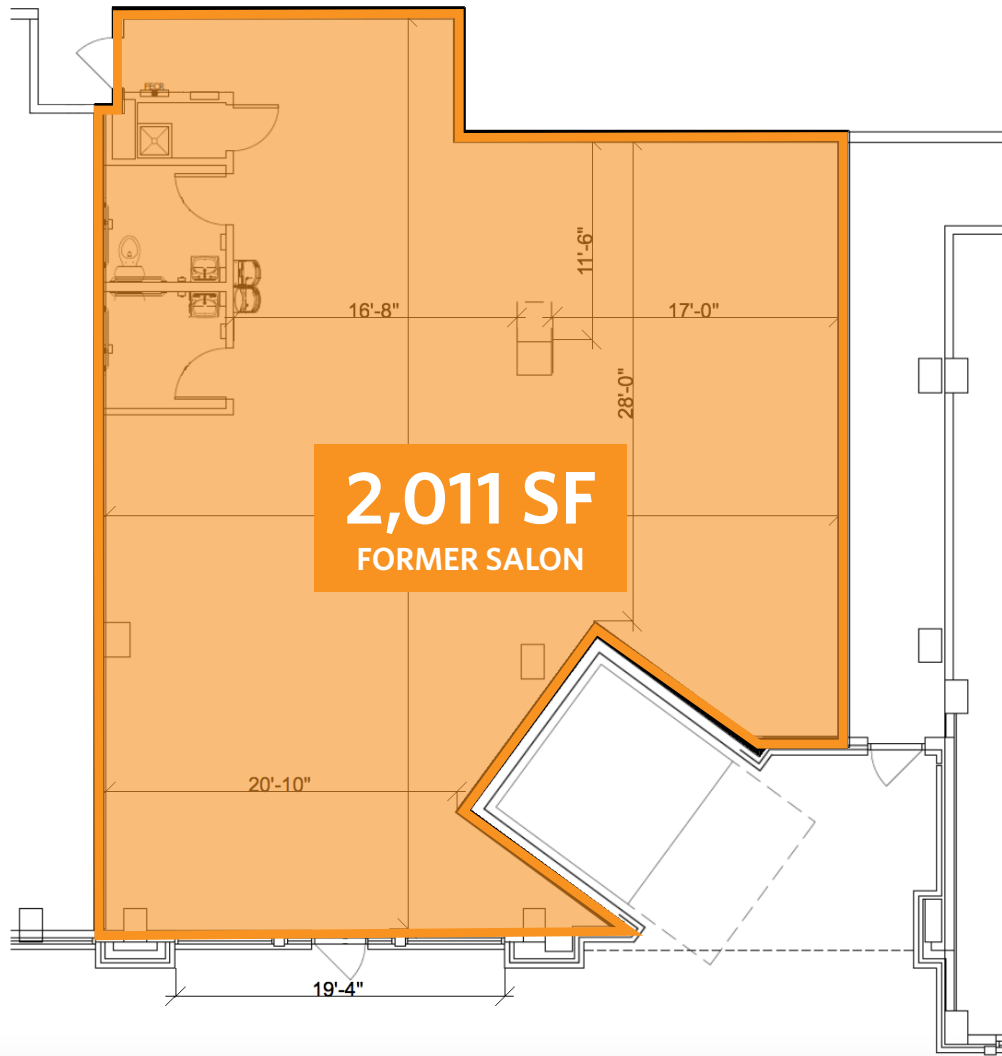
MATT SKALET

maskalet@klnb.com | 202-420-7775

LINDSEY ST. MAXENS

lstmaxens@klnb.com | 202-420-7769

klnb



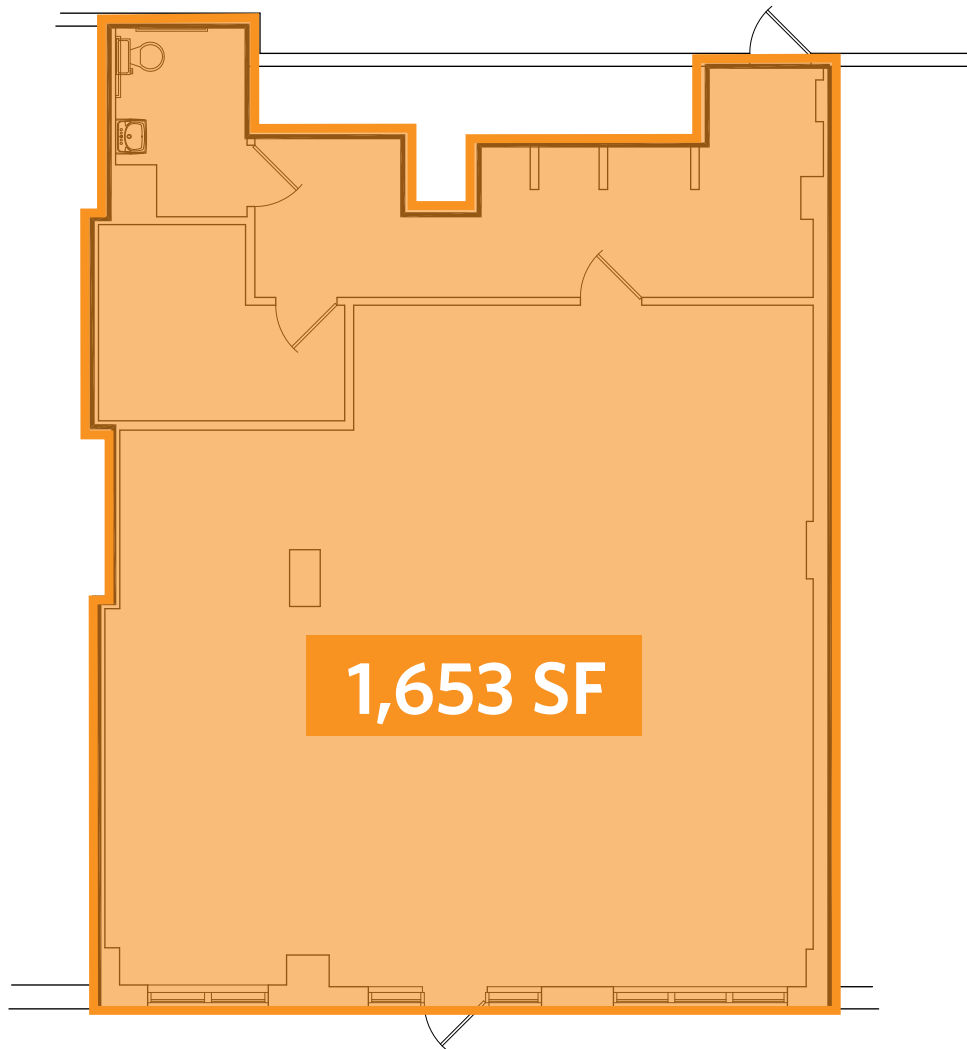
GEORGIA AVENUE - 23,128 ADT

MATT SKALET

maskalet@klnb.com | 202-420-7775

LINDSEY ST. MAXENS

lstmaxens@klnb.com | 202-420-7769



GEORGIA AVENUE - 23,128 ADT

MATT SKALET

mskalet@klnb.com | 202-420-7775

LINDSEY ST. MAXENS

lstmaxens@klnb.com | 202-420-7769

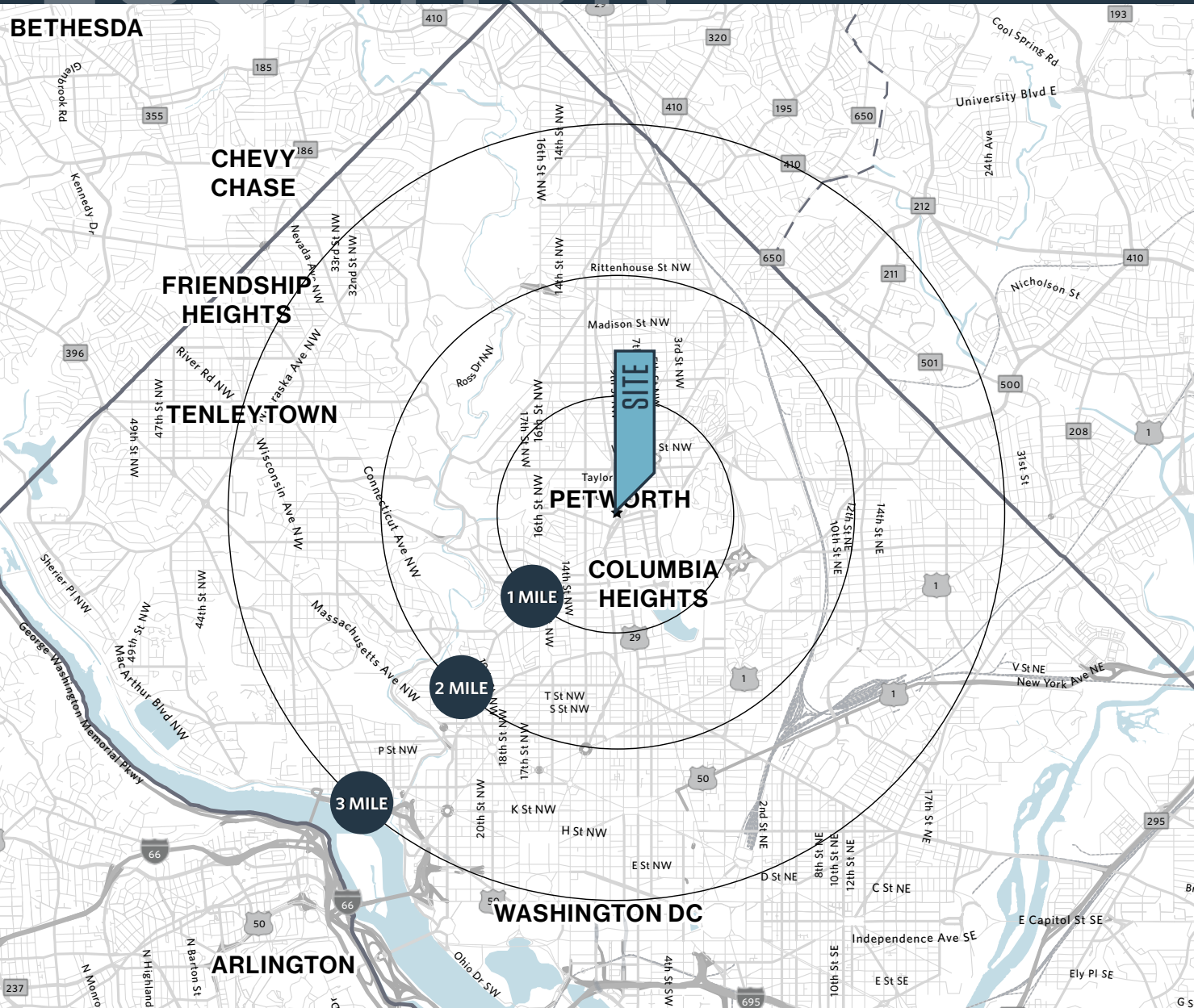
3700 GEORGIA AVENUE NW, WASHINGTON, DC 20010



LOCATION

PARK PLACE AT PETWORTH METRO

3700 GEORGIA AVENUE NW, WASHINGTON, DC 20010



AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
2,011 SF	Negotiable	Former Salon	Immediate
1,653 SF	Negotiable	Former Beauty Store	Immediate
1,144 SF	Negotiable	Shell	Immediate

DEMOGRAPHICS | 2024:

1-MILE	2-MILE	3-MILE	10- MIN WALK
Population			
64,696	217,693	401,212	18,406
Daytime Population			
67,762	197,997	704,865	11,969
Households			
27,631	101,818	191,227	7,637
Average HH Income			
\$165,026	\$173,387	\$168,924	\$197,110

TRAFFIC COUNT/METRO RIDERSHIP | 2023:

Georgia Avenue	23,128 ADT
New Hampshire Avenue	13,525 ADT
Georgia Avenue Petworth Metro	2,855 PPD

MATT SKALET

mkalet@klnb.com | 202-420-7775

LINDSEY ST. MAXENS

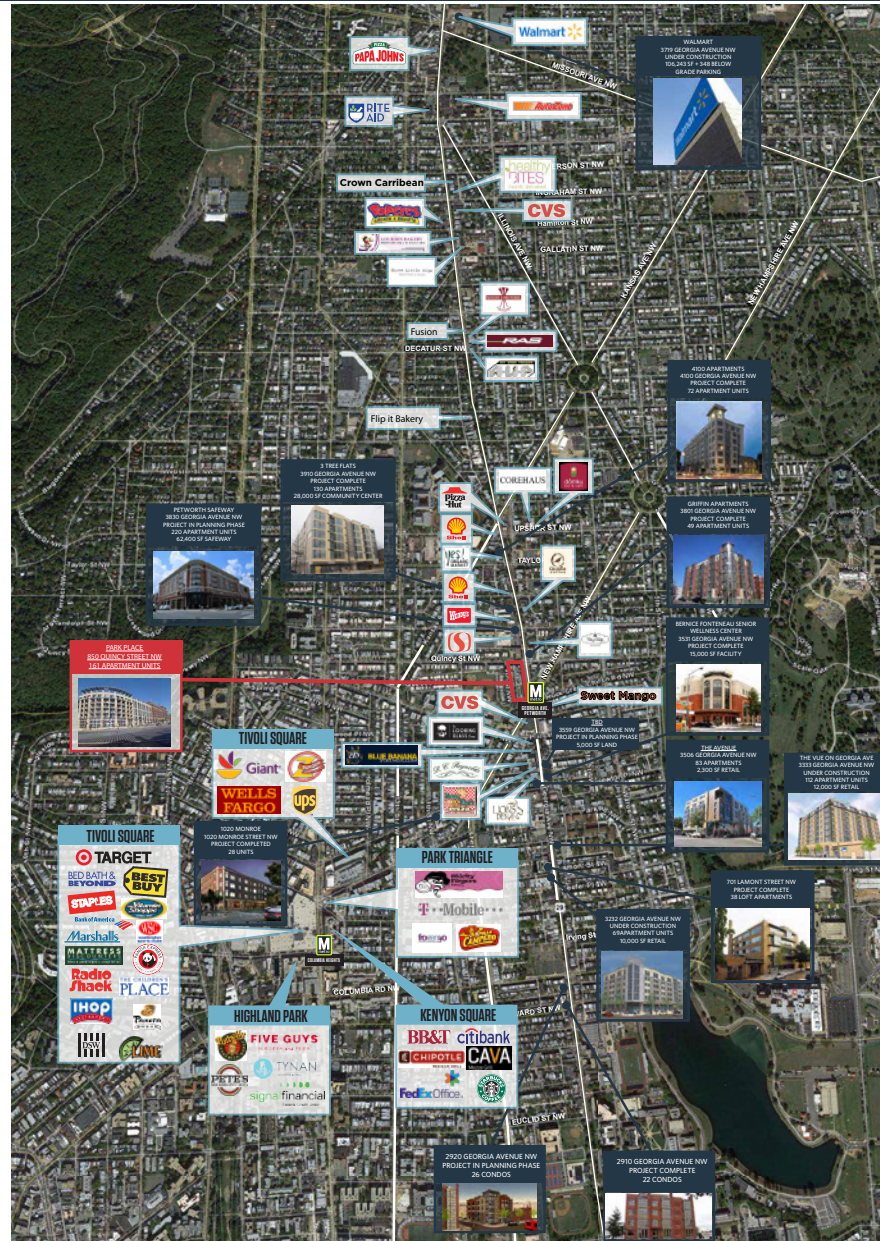
lstmaxens@klnb.com | 202-420-7769



AERIAL

PARK PLACE AT PETWORTH METRO

3700 GEORGIA AVENUE NW, WASHINGTON, DC 20010



MATT SKALET

maskalet@klmb.com | 202-420-7775

LINDSEY ST. MAXENS

lstmaxens@klmb.com | 202-420-7769

klmb



PARK PLACE AT PETWORTH METRO

3700 GEORGIA AVENUE NW, WASHINGTON, DC 20010

FOR MORE INFORMATION, PLEASE CONTACT:

MATT SKALET

mskalet@klnb.com

202-420-7775

LINDSEY ST. MAXENS

lstmaxens@klnb.com

202-420-7769

1130 Connecticut Avenue, Suite 600, Washington, DC 20036

.....

klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.