



JOIN THESE RETAILERS



BLACK COFFEE

GEORGETOWN
UNIVERSITY

RETAIL FOR LEASE

- 1,274 SF & 1,444 SF Available Now
- 2nd Gen Retail
- Within a 10 min walk of Georgetown University and Georgetown hospital
- Ample street parking with 6 non-exclusive retail parking spaces

KELLY ATKINSON

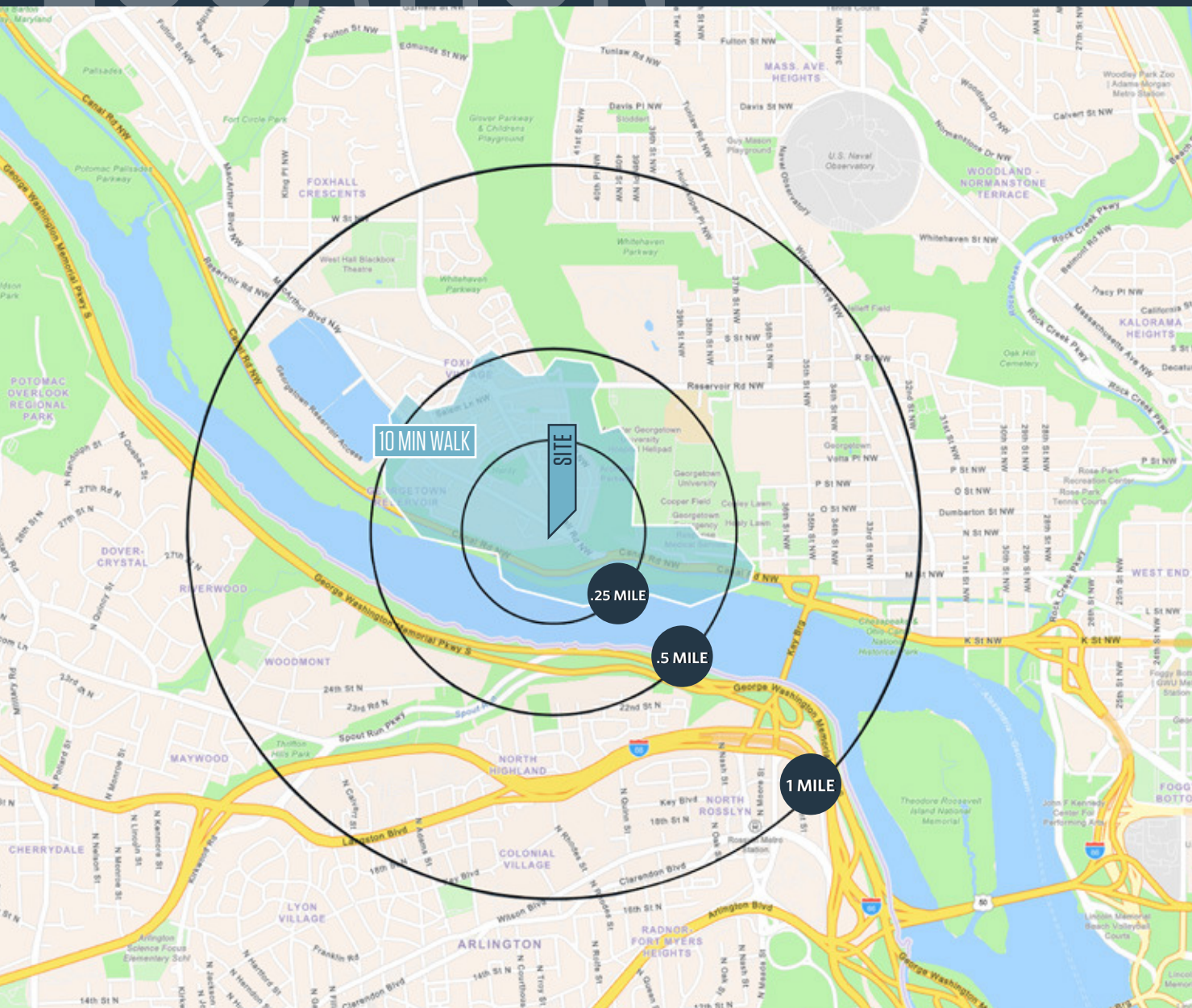
katkinson@klnb.com

JENNIFER PRICE

jprice@klnb.com

LOCATION

4418 MACARTHUR BLVD NW WASHINGTON, DC 20016



DEMOGRAPHICS | 2023:

.25-MILE .5-MILE 1-MILE 10 MIN WALK

Population

1,232	6,561	31,266	3,271
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Daytime Population

909	10,855	10,289	2,348
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Households

610	1,096	13,081	989
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Median Age

36.9	21.7	28.8	23.5
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% with Bachelors Degree or Higher

89%	89%	88%	89%
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Households with Children

18	30	289	27
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TRAFFIC COUNTS | 2022:

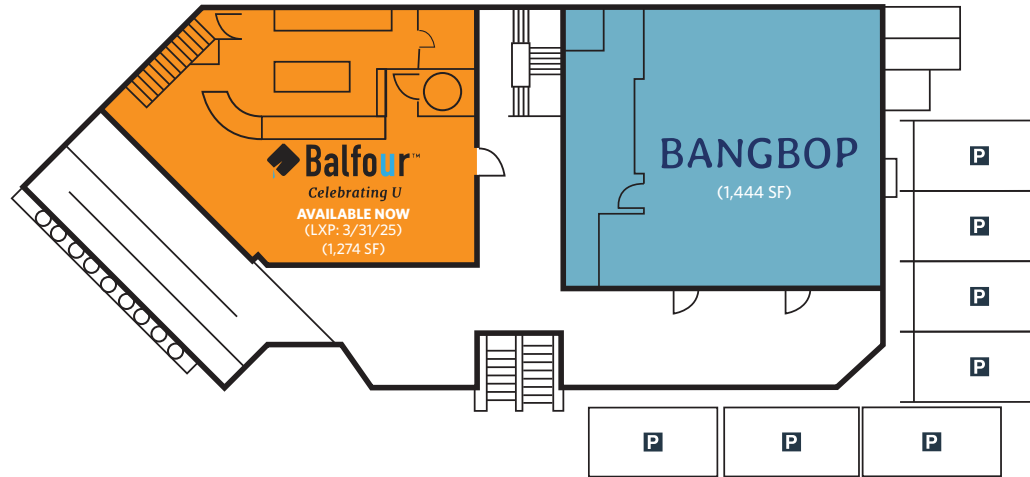
Calal Road	29,000 ADT
MacArthur Blvd	10,500 ADT

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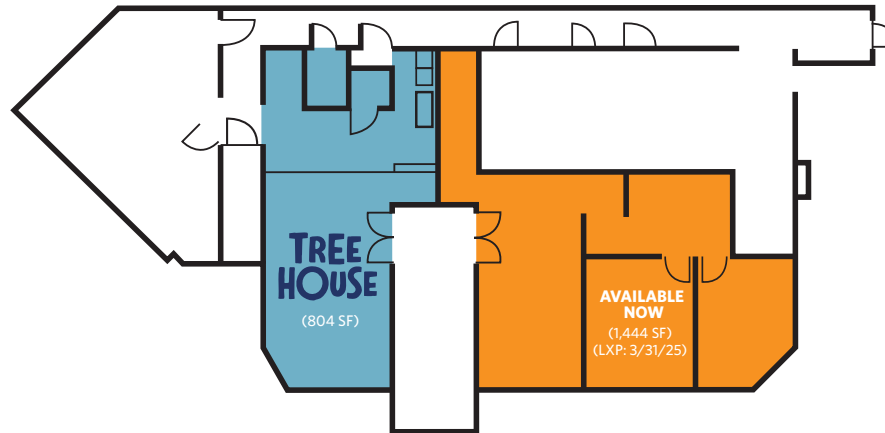
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MacArthur Blvd NW - 10,500 ADT



FIRST FLOOR

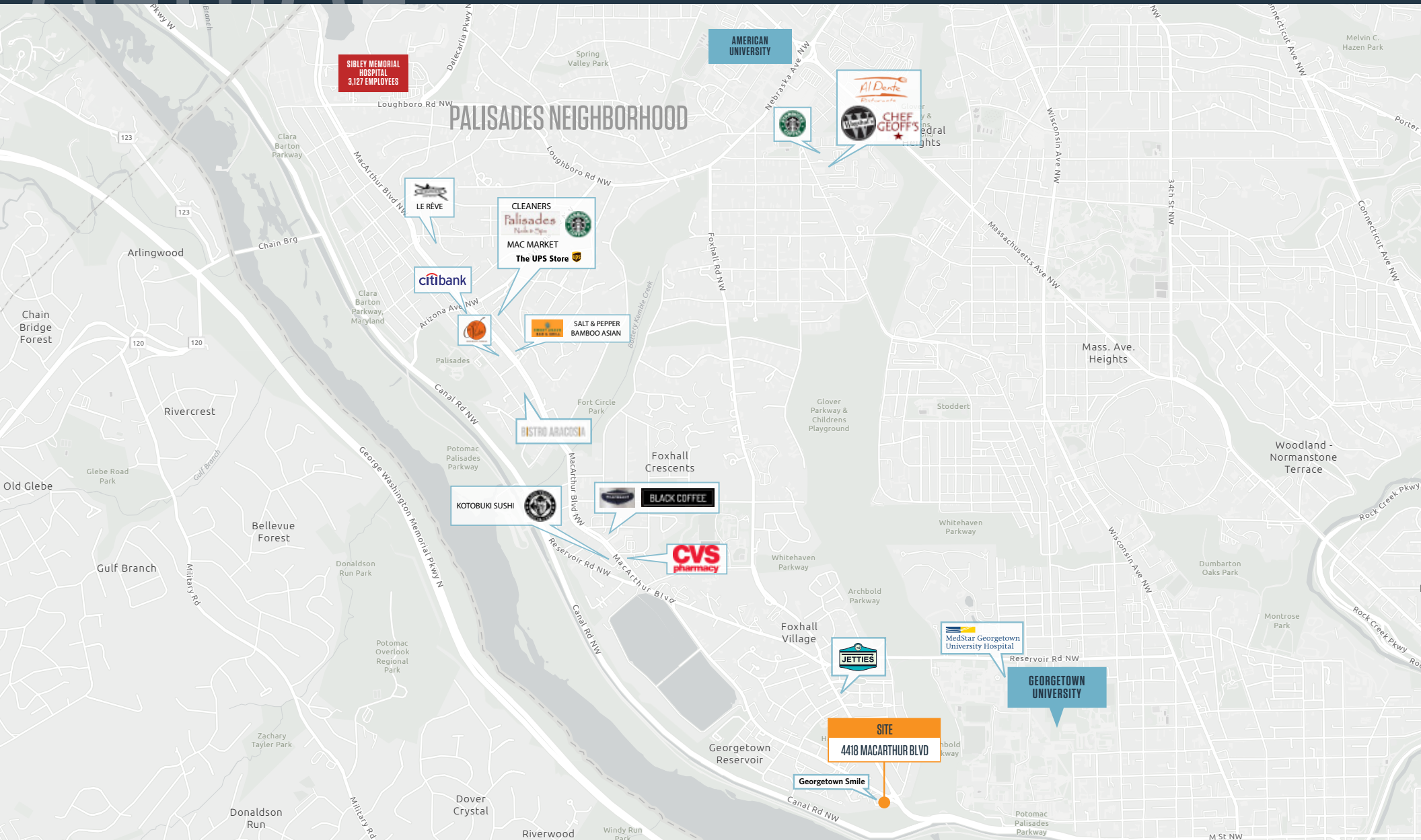


LOWER LEVEL

AERIAL

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