400 MASSACHUSETTS AVE NW
WASHINGTON, DC 20001

2ND GENERATION RETAIL CONDO FOR SALE OR LEASE

UP TO 12,993 SF AVAILABLE
ACCESS TO LOADING DOCK ALONG H ST NW
POTENTIAL TO ADD IMMEDIATELY ADJACENT OUTDOOR SPACE

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OVERVIEW

400 MASSACHUSETTS AVE NW

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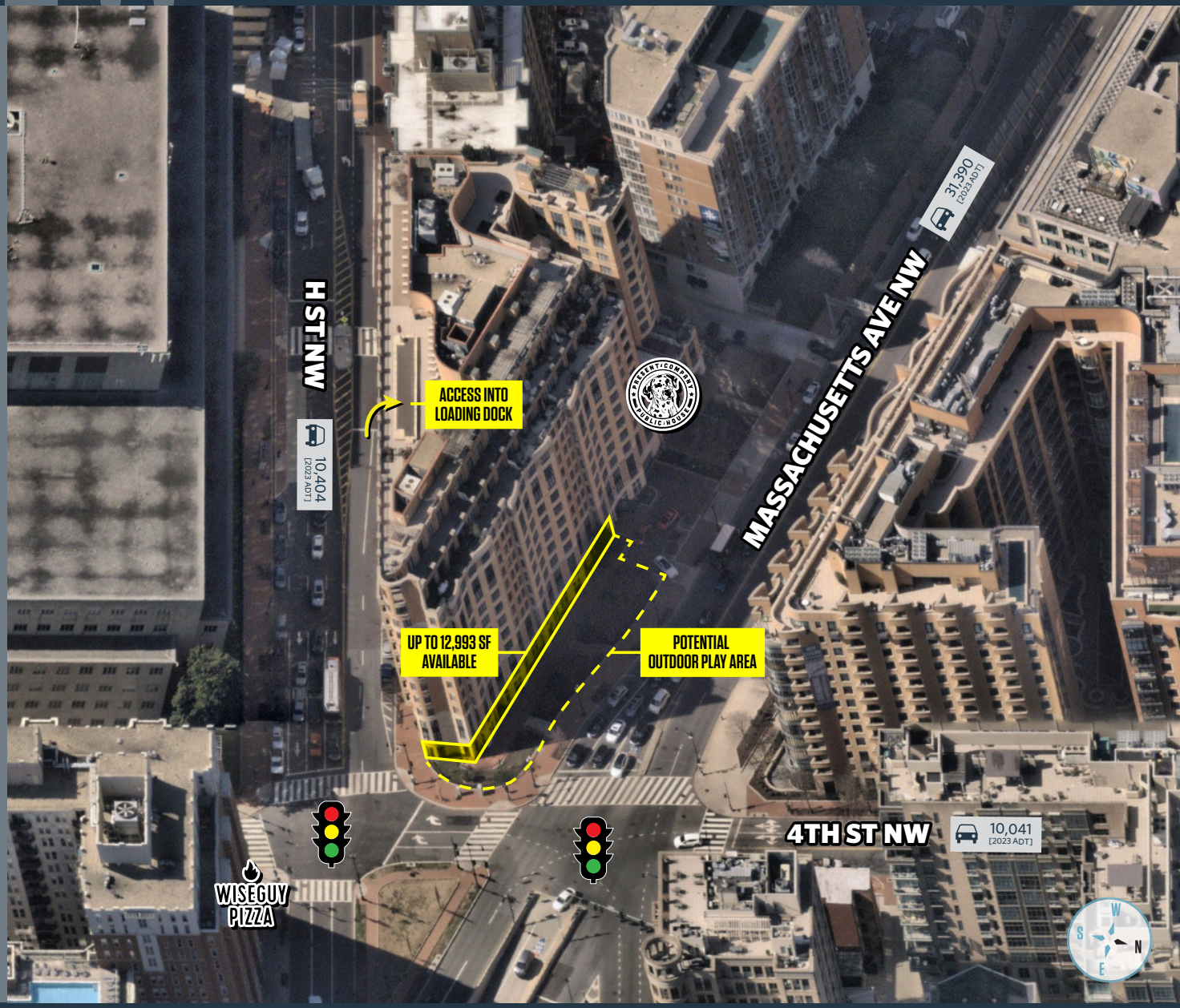
2ND GENERATION RETAIL CONDO FOR SALE OR LEASE

- 12,993 SF of ground level retail, formerly occupied by CVS. Has an existing loading dock and potential for immediately adjacent, outdoor play area available.
- Located at the confluence of Massachusetts Ave NW (31,390 VPD), H St NW (10,404 VPD), and 4th St NW (10,146 VPD) with unobstructed visibility
- Immediately accessible to I-395 South and approximately a 10-minute walk from Mt Vernon Square (3,586 ADR), Gallery Place (12,558 ADR), and Judiciary Square (3,706 ADR) Metro stops
- In search of grocer/market, daycare, medical, pet service, or similar uses.

NEARBY RETAILERS:

Present Company Public House · Tatte Bakery & Café · La Colombe Coffee Roasters · WiseGuy Pizza · l'ardente



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SITE PLAN

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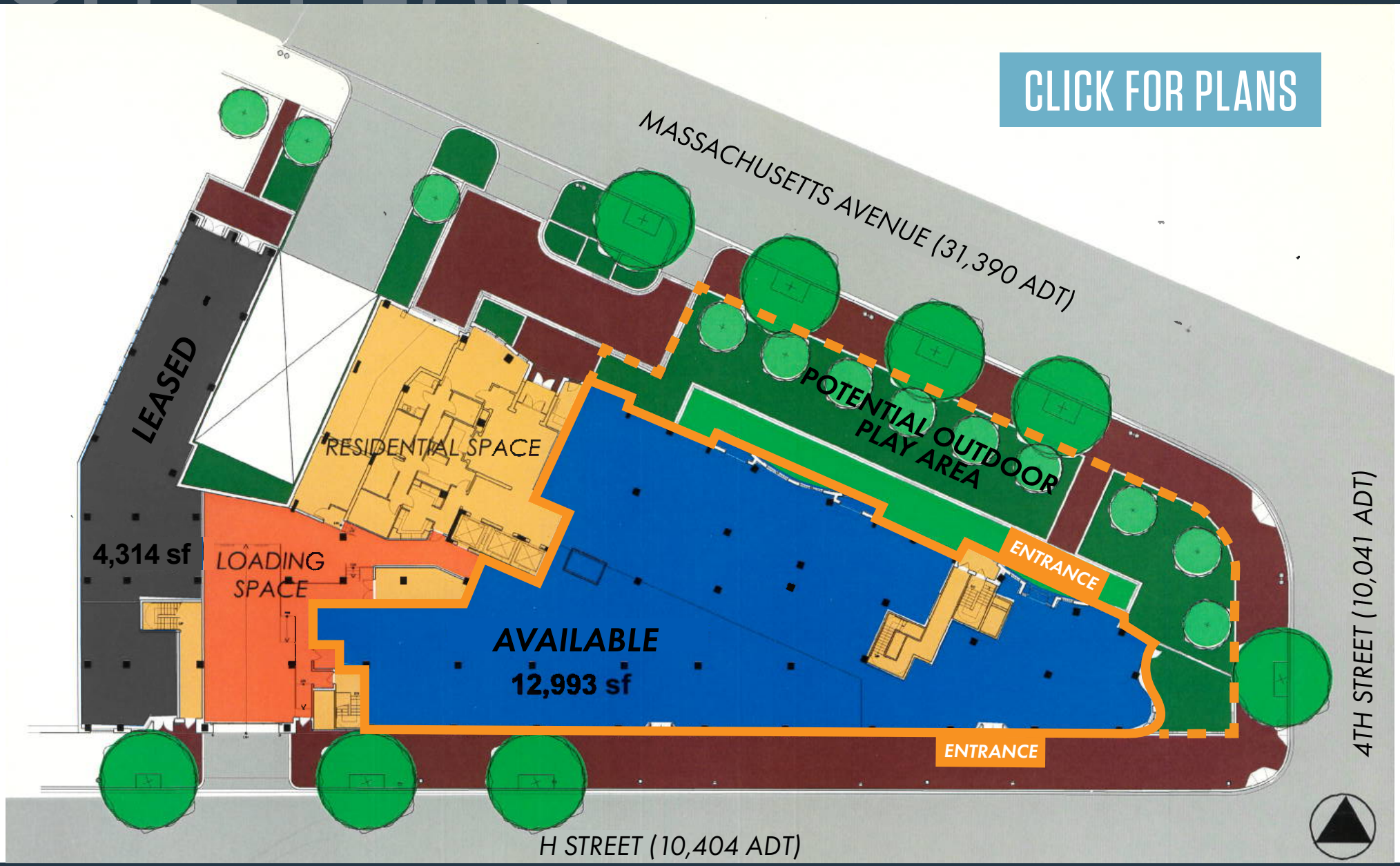

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RETAIL CLOSE UP

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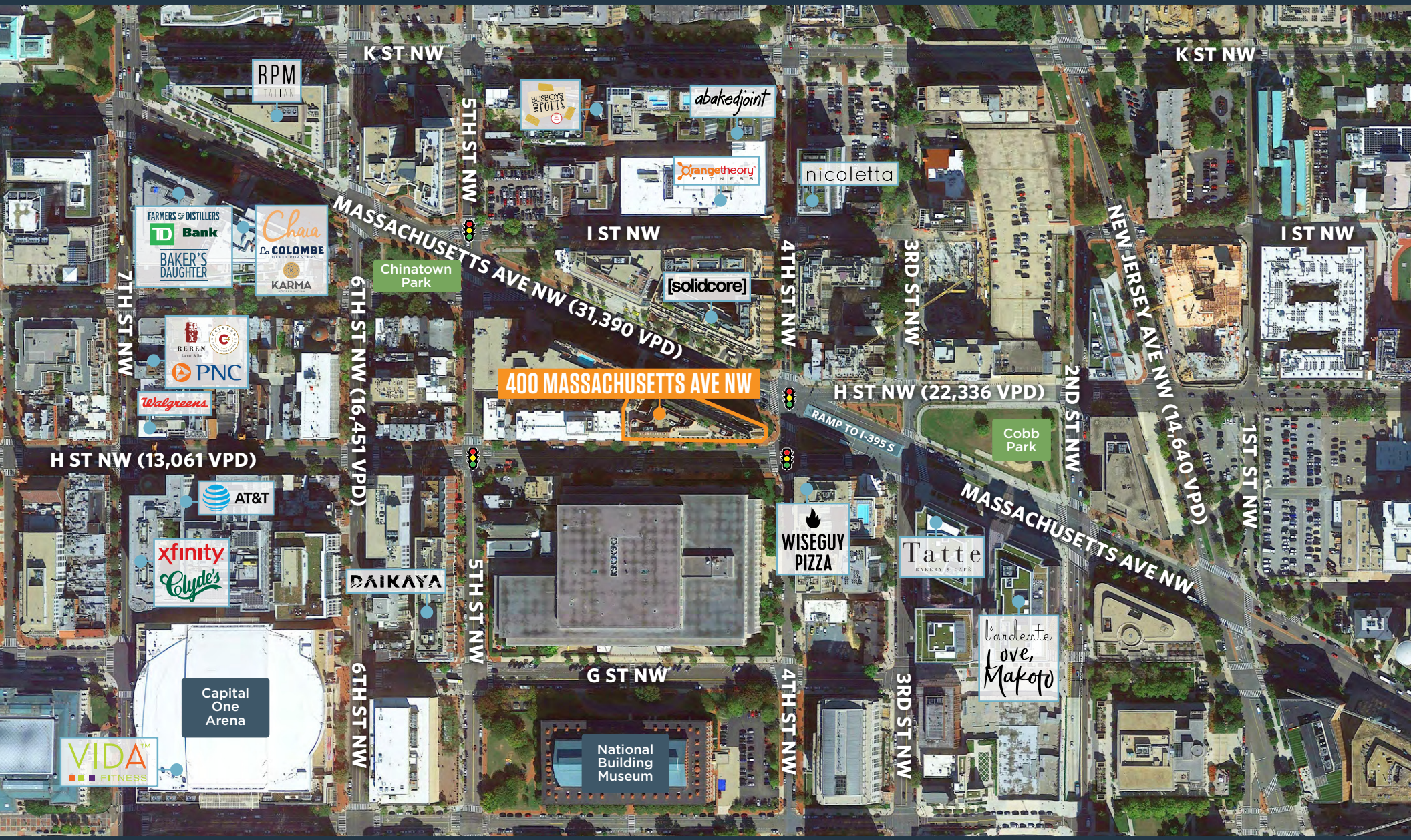

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AERIAL

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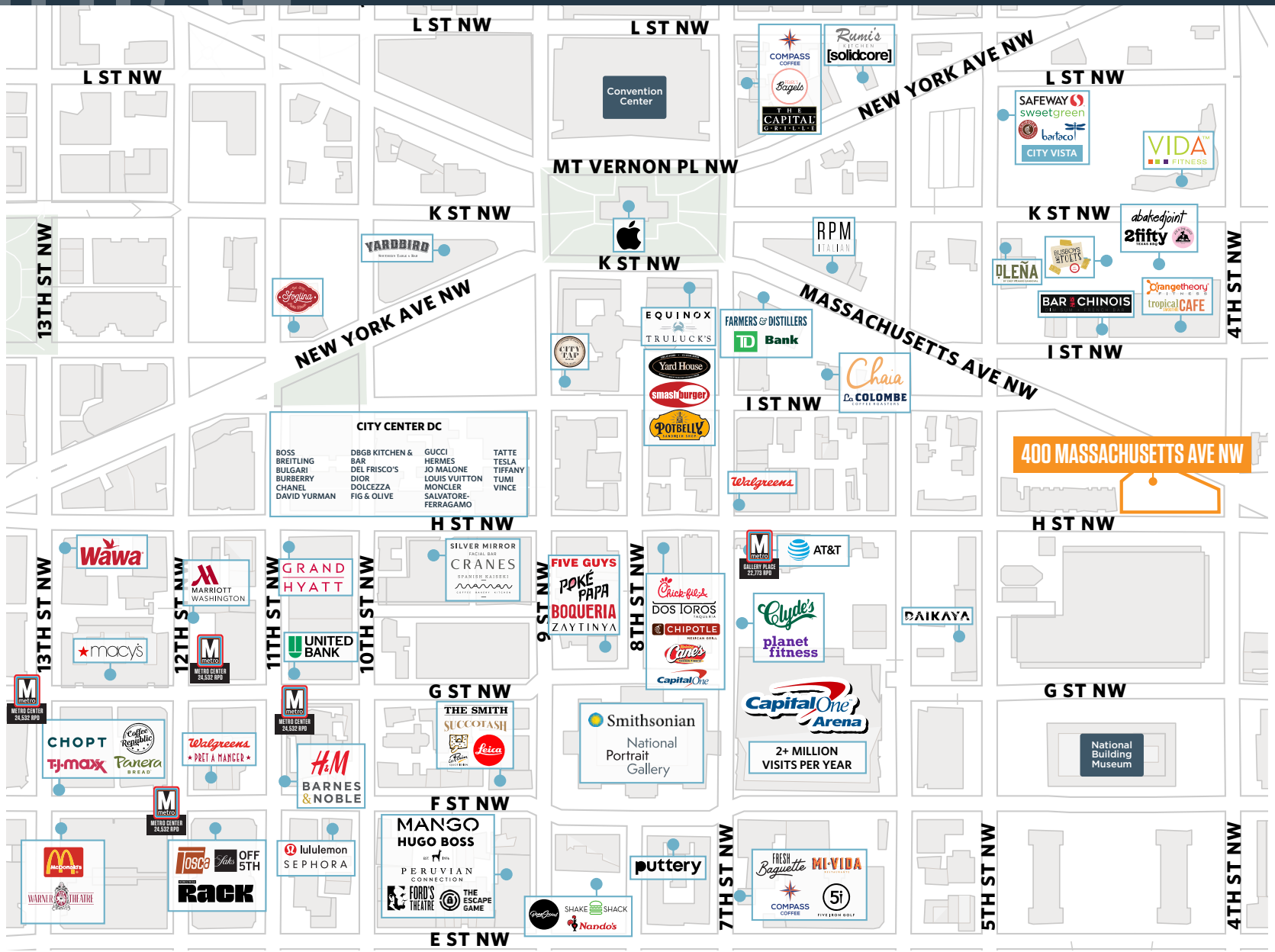

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LOCATION

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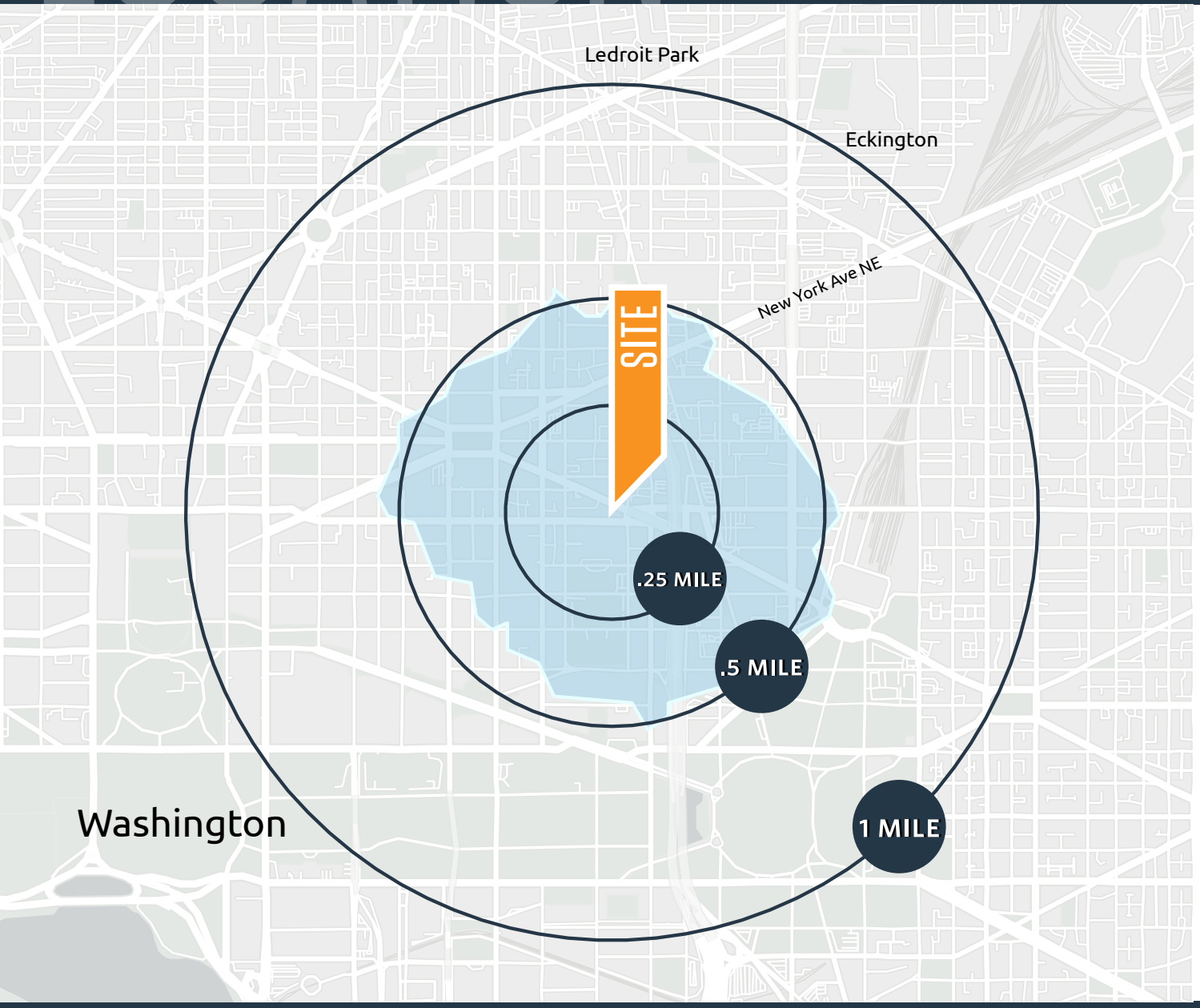

DEMOGRAPHICS | 2024:

WALK TIME

	10-MIN	.25-MILE	.5-MILE	1-MILE
Population	14,268	7,710	14,153	50,545
Daytime Population	73,200	18,827	68,315	203,882
Households	8,744	5,033	8,683	28,951
Average HH Income	$157,070	$155,783	$156,713	$169,719

TRAFFIC COUNTS | 2023:

Massachusetts Ave NW	31,390 ADT
H St NW	10,404 ADT

CLICK FOR DEMOS

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PHOTOS

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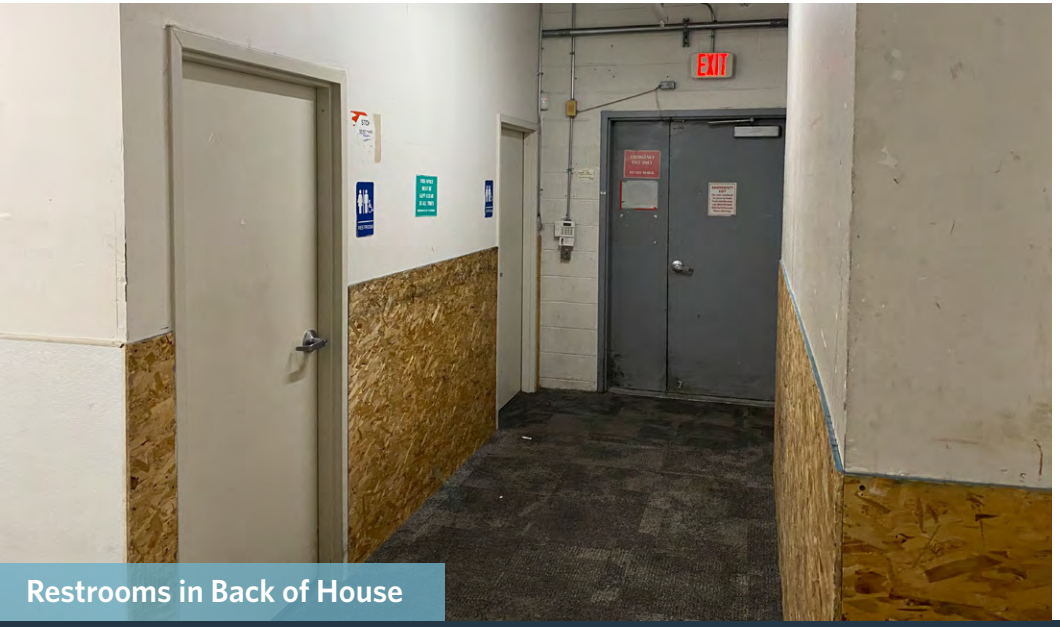
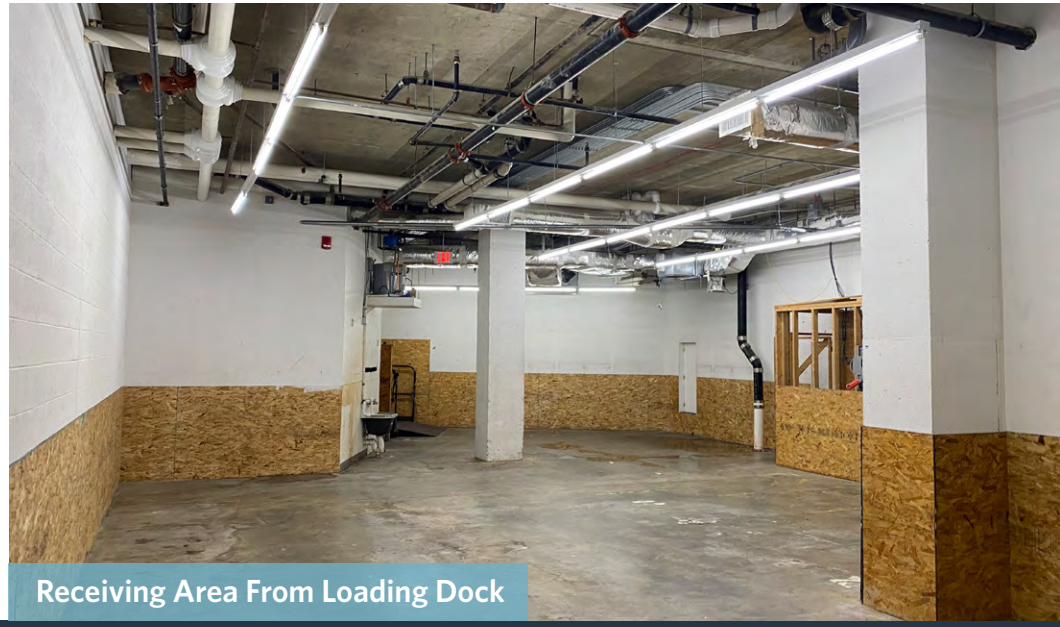
CLICK FOR PHOTOS

Sales Floor and Entrance Along H ST NW

Existing Refrigerators



Restrooms in Back of House



Receiving Area From Loading Dock

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