



SIGNAGE

INTERSECTION
18th St, U St, Florida Ave NW

UP TO 11,154 SF CORNER RETAIL SPACE AVAILABLE

- Rare large 11,154 SF one level corner block of space in Adams Morgan
- Strategically located at the confluence of U Street (14,085 APD), Florida Ave (6,295 APD) and 18th Street (10,225 APD)
- Adjacent to Marie Reed Recreational Center, Playground, Soccer Field, Tennis Courts & Marie Reed Elementary (462 Enrollment)
- Well positioned to service Adams Morgan, Dumont Circle & U Street trade areas
- 2-year-old MEP infrastructure (former CVS)

JOIN THESE AREA ATTRACTIONS

MINT
condition yourself

JACK ROSE
DINING SALOON

VIDA™
FITNESS

Harris Teeter

unwind
MASSAGE + WELLNESS

CUBESMART
self storage + logistics

MARIE REED
Marie Reed Elementary School
462 ENROLLMENT

MARIE REED
RECREATION CENTER
PLAYGROUND, SOCCER FIELDS
AND TENNIS COURTS

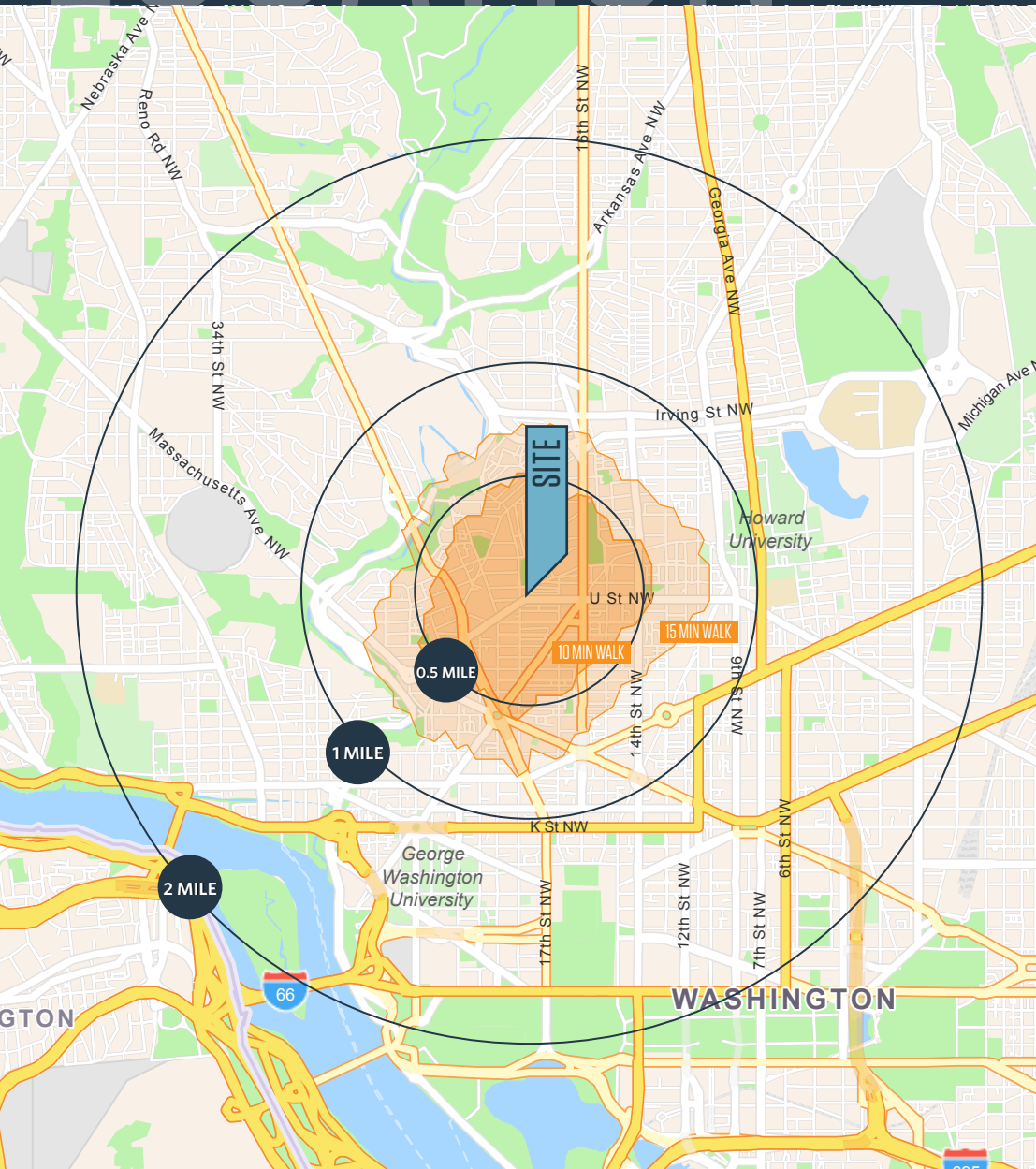
MATT SKALET

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DEMOGRAPHICS | 2024:

RADIUS:

0.5-MILE

1-MILE

2-MILE

WALK TIME:

10-MINUTE

15-MINUTE

Population

31,759

92,020

233,945

26,874

52,960

Daytime Population

29,964

155,680

545,278

27,016

60,022

Households

19,246

52,669

119,467

16,368

31,695

Average HH Income

\$187,803

\$181,328

\$180,226

\$189,727

\$183,867

RADIUS:

0.5-MILE

1-MILE

2-MILE

WALK TIME:

10-MINUTE

15-MINUTE

POPULATION BY AGE

0 - 4

1,016

3,129

8,656

833

1,748

5 - 9

667

2,208

6,550

538

1,218

10 - 14

413

1,564

5,147

323

741

TRAFFIC COUNTS | 2023:

U St NW

14,085 ADT

18th St NW

10,225 ADT

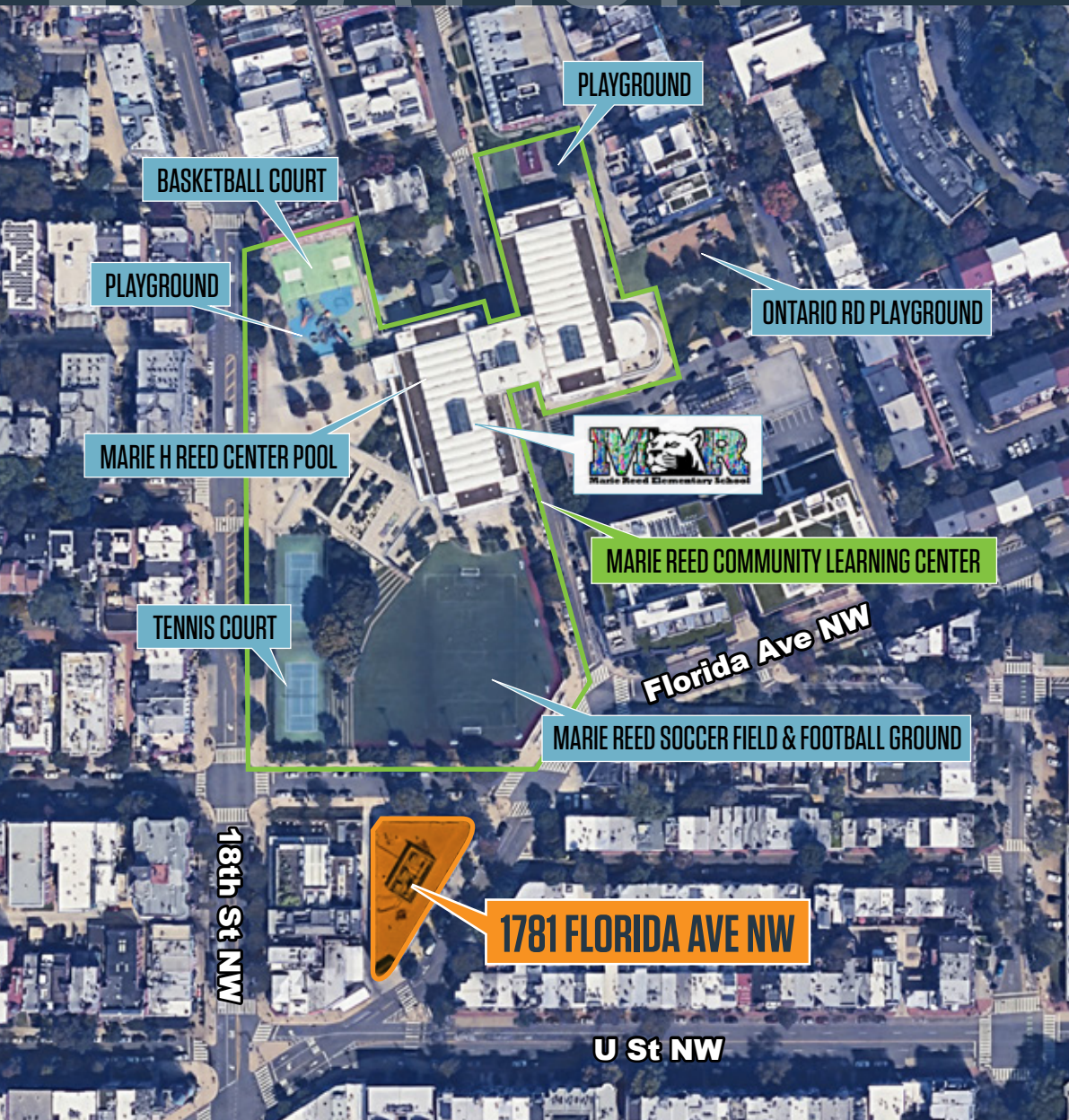
Florida Ave NW

6,295 ADT

LOCATION

1781 FLORIDA AVE NW

WASHINGTON, DC 20009



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MARKET

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SITE PLAN

1781 FLORIDA AVE NW

WASHINGTON, DC 20009

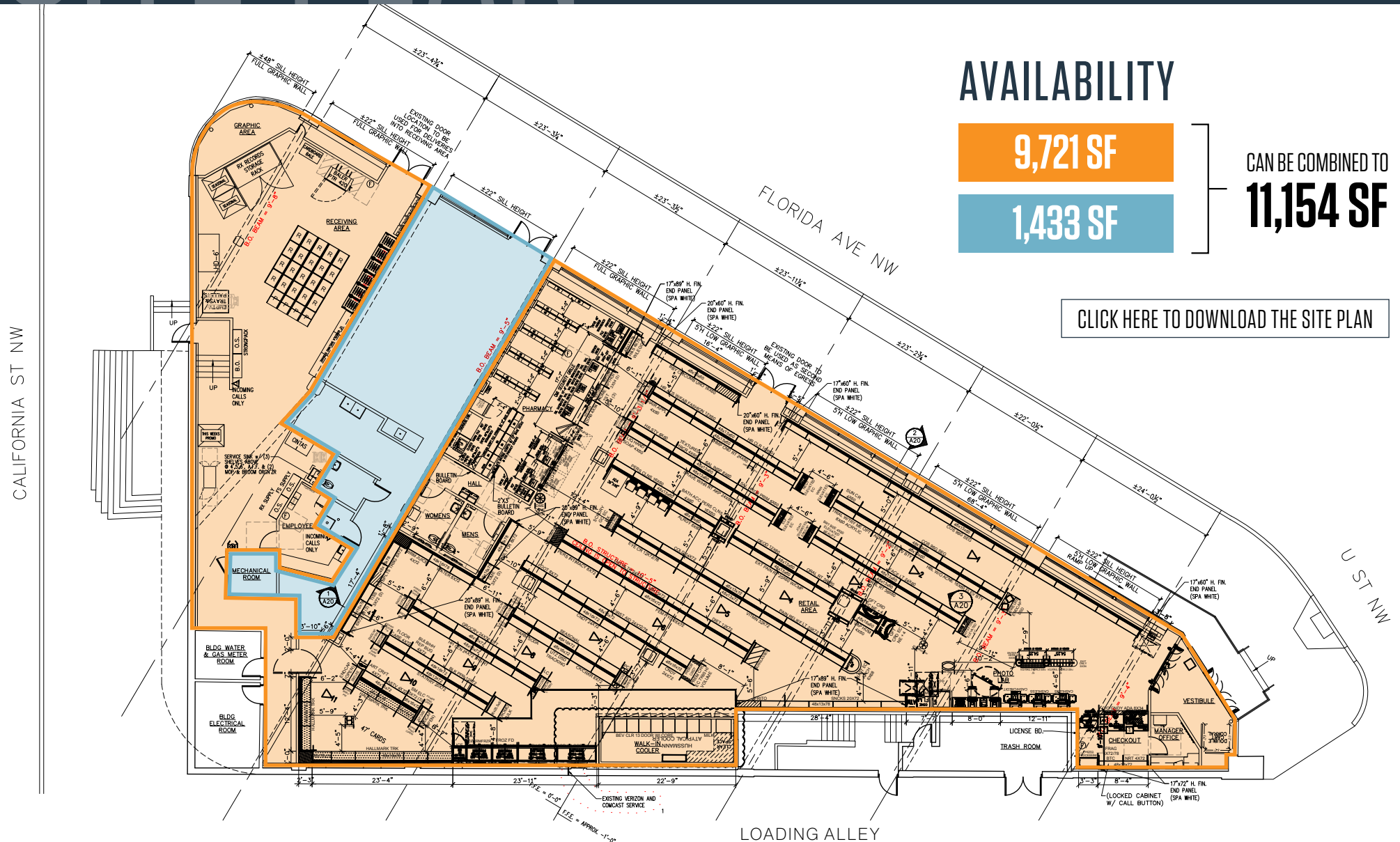
AVAILABILITY

9,721 SF

1,433 SF

CAN BE COMBINED TO
11,154 SF

[CLICK HERE TO DOWNLOAD THE SITE PLAN](#)



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PHOTOS

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