



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
FRESH LOCAL

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

maskalet@klnb.com | 202-420-7775

KELLY ATKINSON

katkinson@klnb.com | 202-420-7762

klnb.com



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

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SITE PLAN

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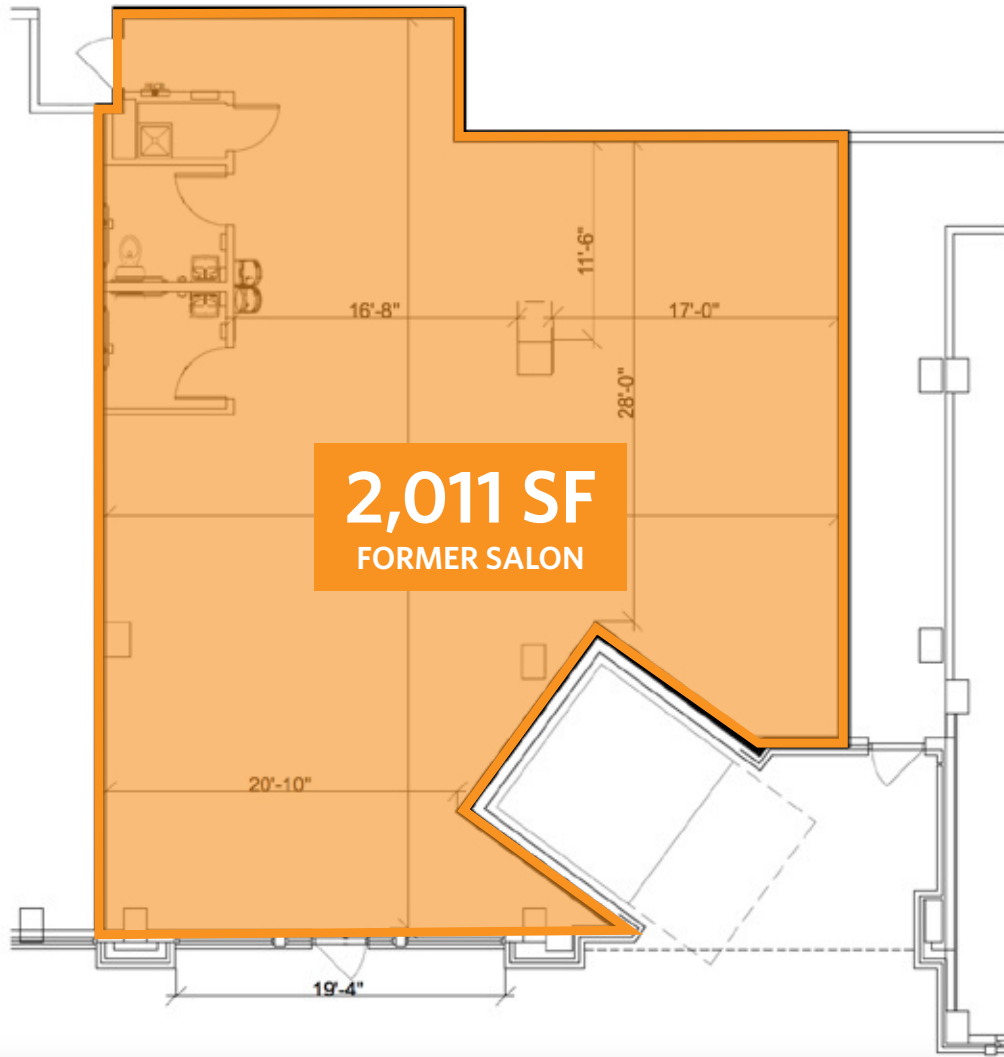
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GEORGIA AVENUE - 23,128 ADT

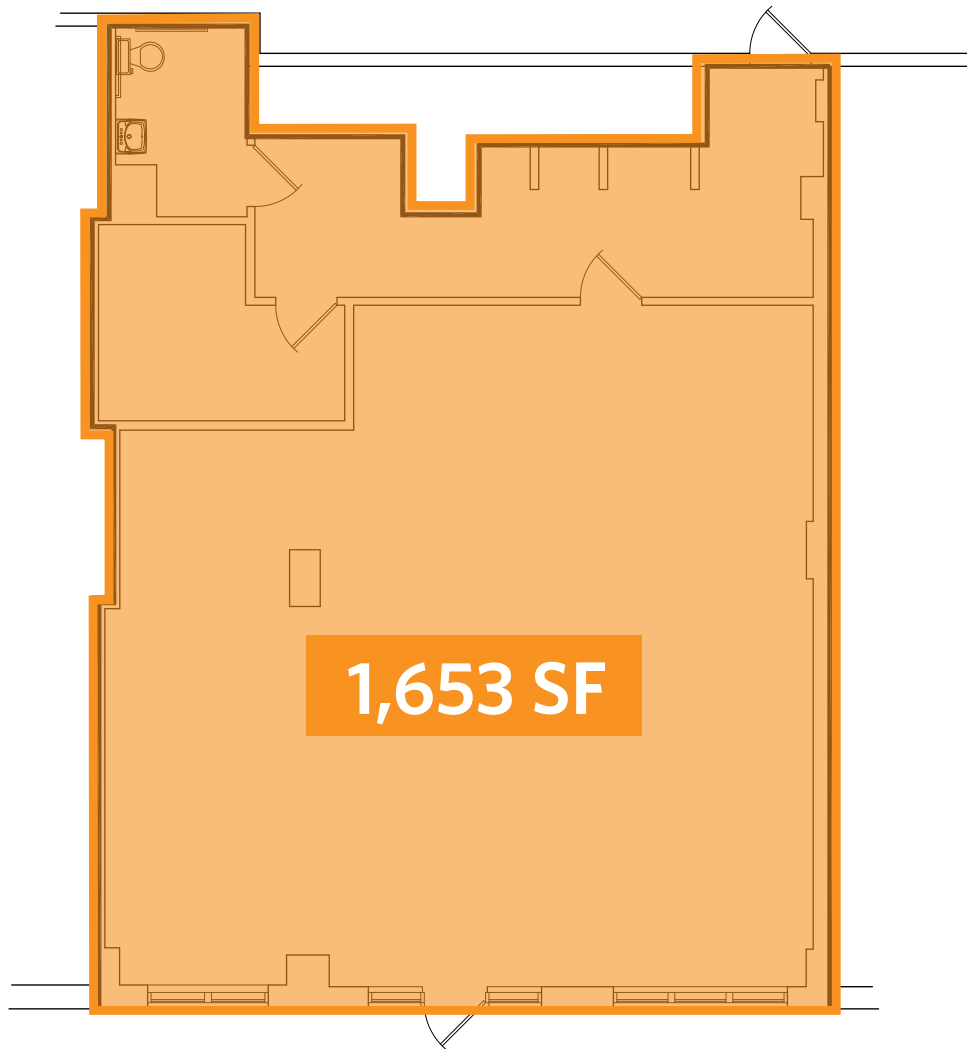
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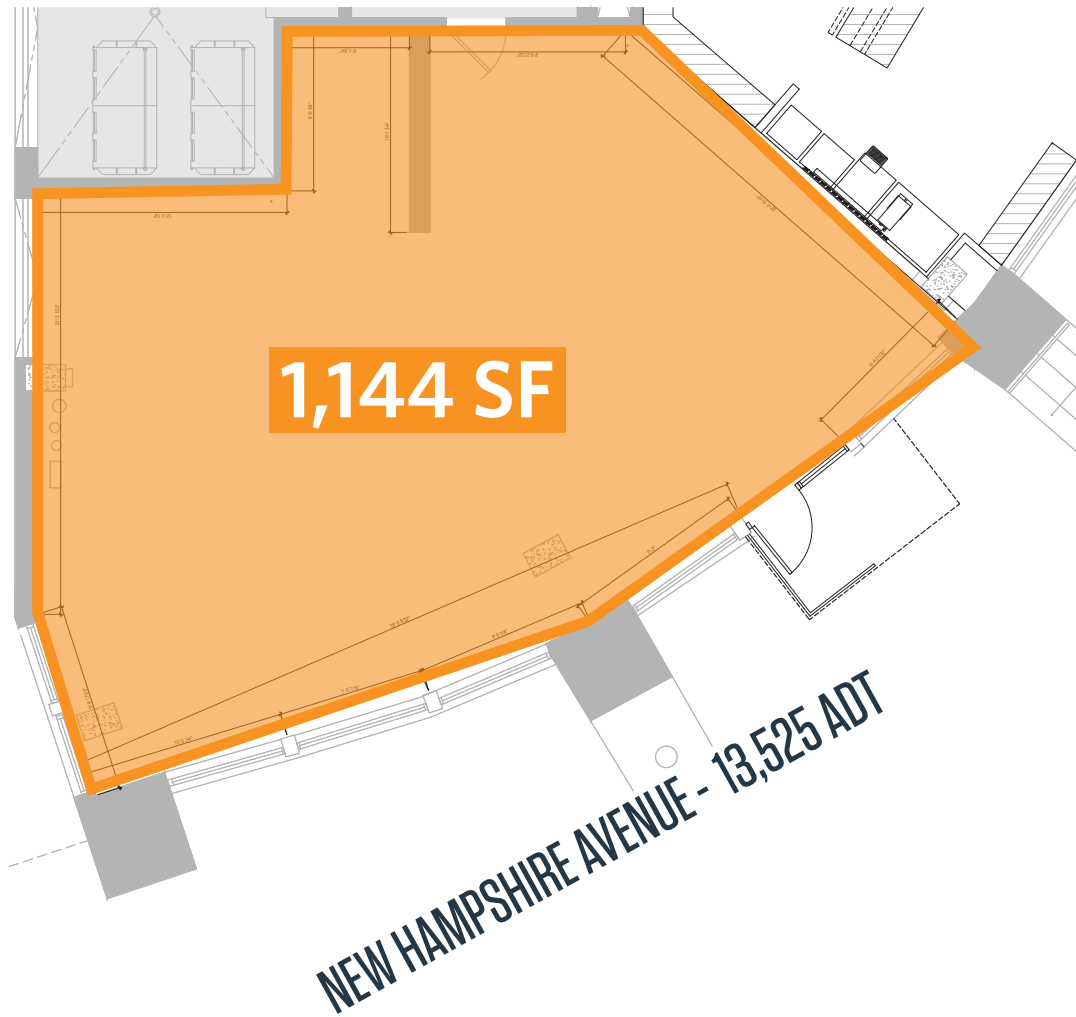
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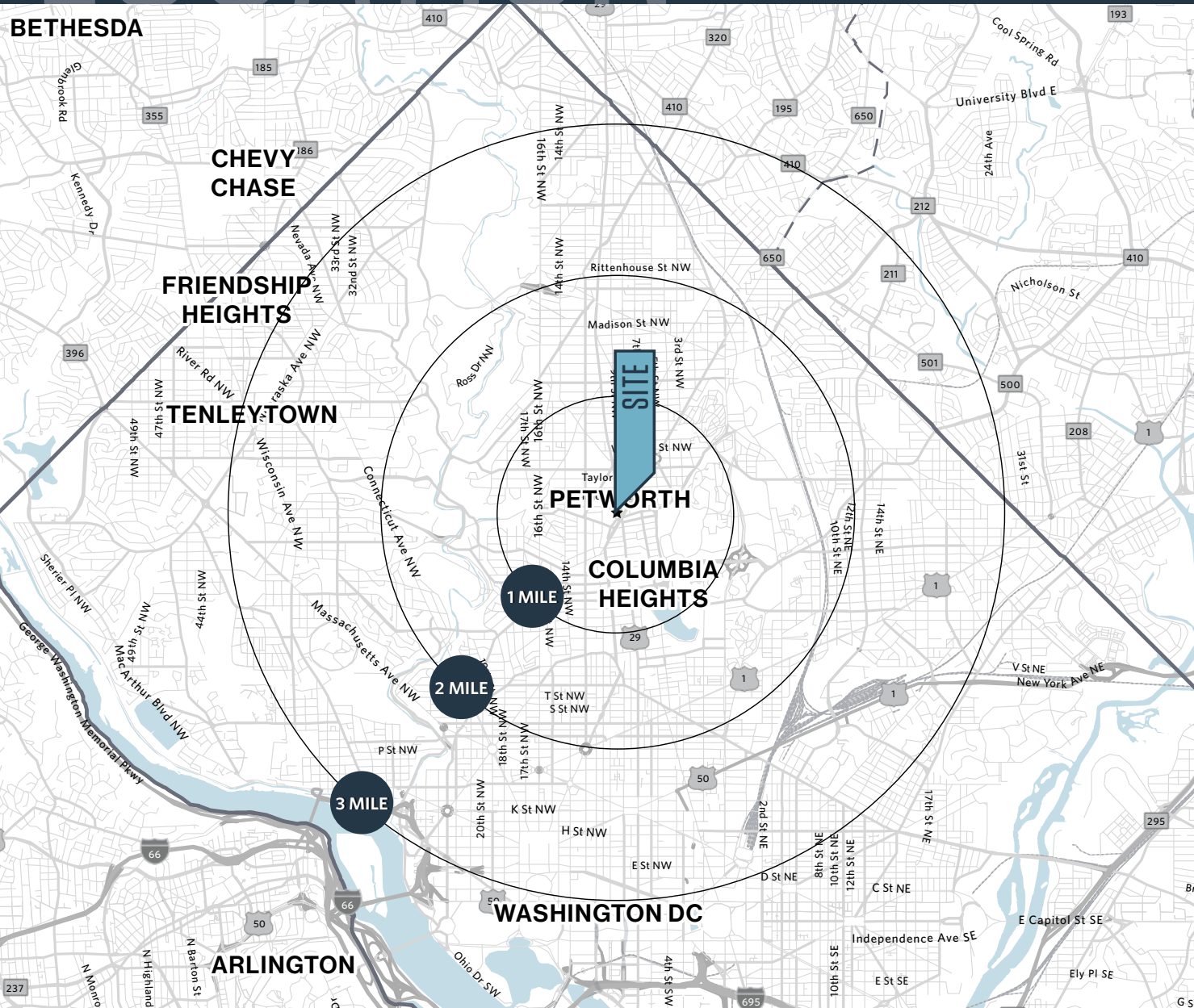
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LOCATION

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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

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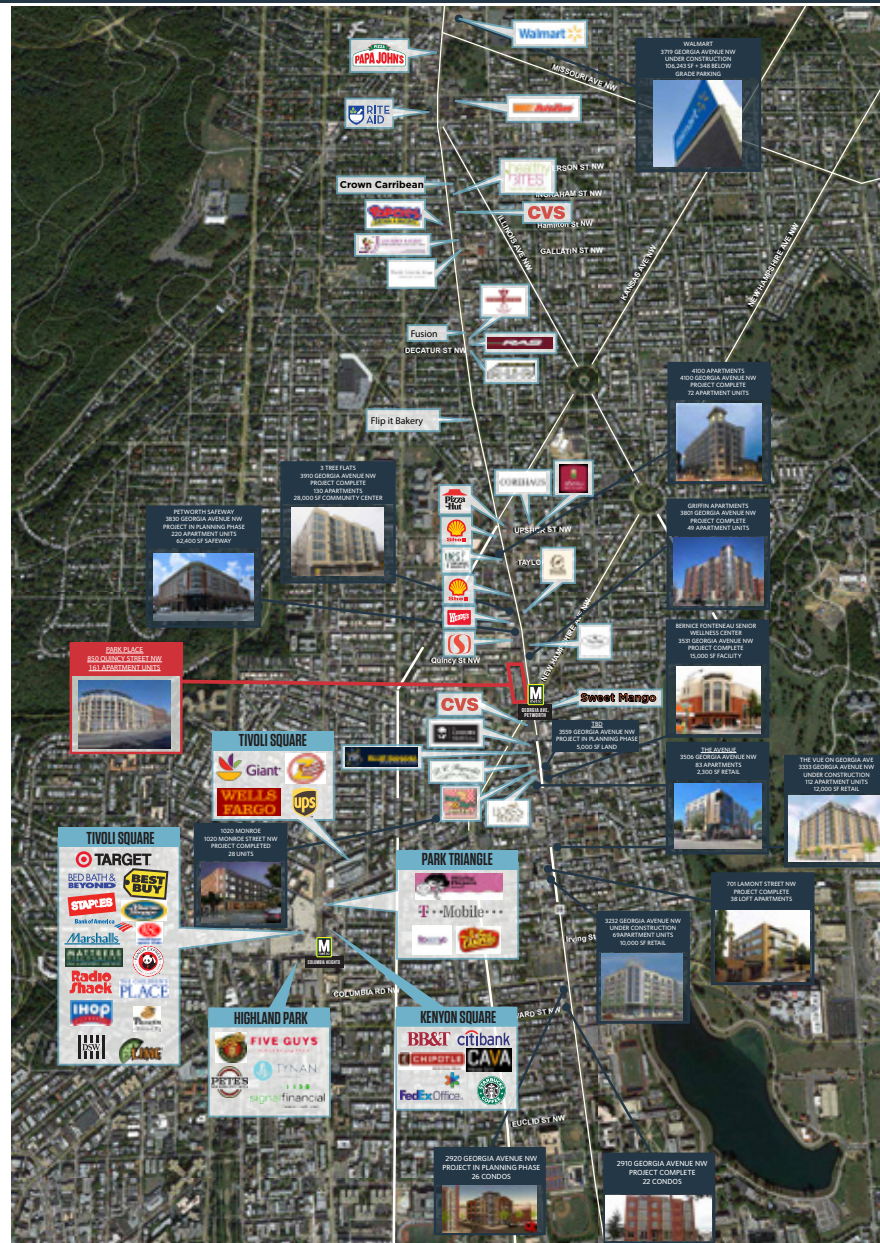
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AERIAL

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FOR MORE INFORMATION, PLEASE CONTACT:

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katkinson@klnb.com
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1130 Connecticut Avenue, Suite 600, Washington, DC 20036

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klnb.com



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