

805 SF WITH OUTDOOR PATIO



JOIN THESE RETAILERS



Matisse

Coffee Nature



JANNEY ELEMENTARY
SCHOOL: 580 STUDENTS

JACKSON REED HIGH
SCHOOL: 2,186 STUDENTS

Alice Deal Middle
SCHOOL: 1,015 STUDENTS

RETAIL FOR LEASE

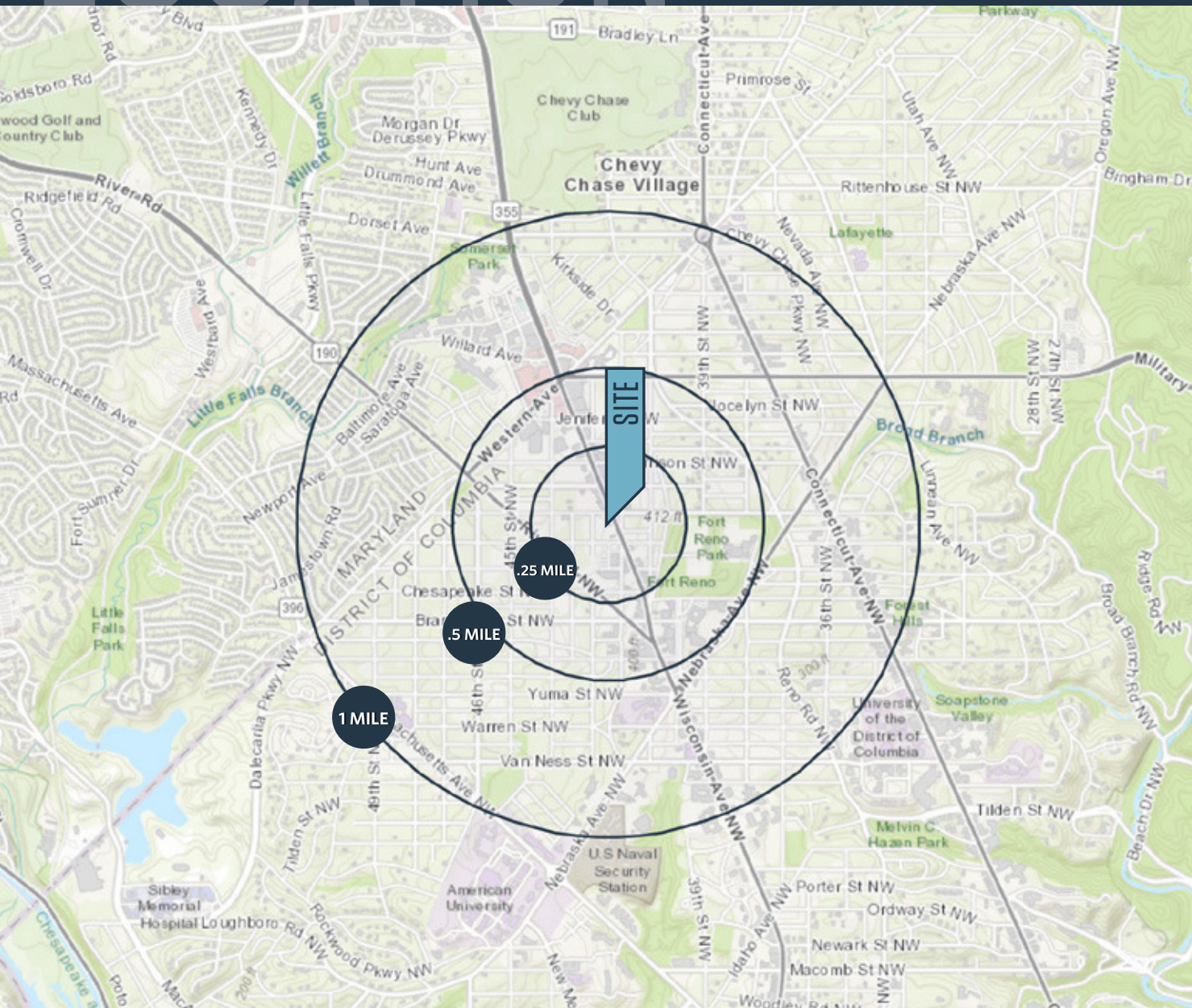
- Prime 2nd generation restaurant space available in the dense and affluent Upper Northwest
- Excellent visibility from Wisconsin Ave and 3 blocks to Friendship Heights Metro
- Rare small 805 square foot space with outdoor patio
- Adjacent to neighborhood favorites Pete's Pizza and Coffee Nature

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AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
805 SF	\$5,500/Month + utilities	As-Is	Immediate

DEMOGRAPHICS | 2026:

.25-MILE	.5-MILE	1-MILE	1.5-MILE
Population			
1,275	5,744	32,523	63,994
Daytime Population			
3,005	11,853	44,372	78,371
Households			
503	2,366	15,435	29,008
Average HH Income			
\$257,023	\$261,689	\$258,470	\$266,183

TRAFFIC COUNTS:

Wisconsin Ave NW (2024)	22,225 ADT
Walk Score	79 Very Walkable
Friendship Heights Metro (2025)	4,725 RPD

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