

1647 20th st nw

CORNER OF CONNECTICUT AVE & 20TH ST
3,714 SF 2ND GEN RESTAURANT WITH LARGE COVERED PATIO
WASHINGTON, DC 20009



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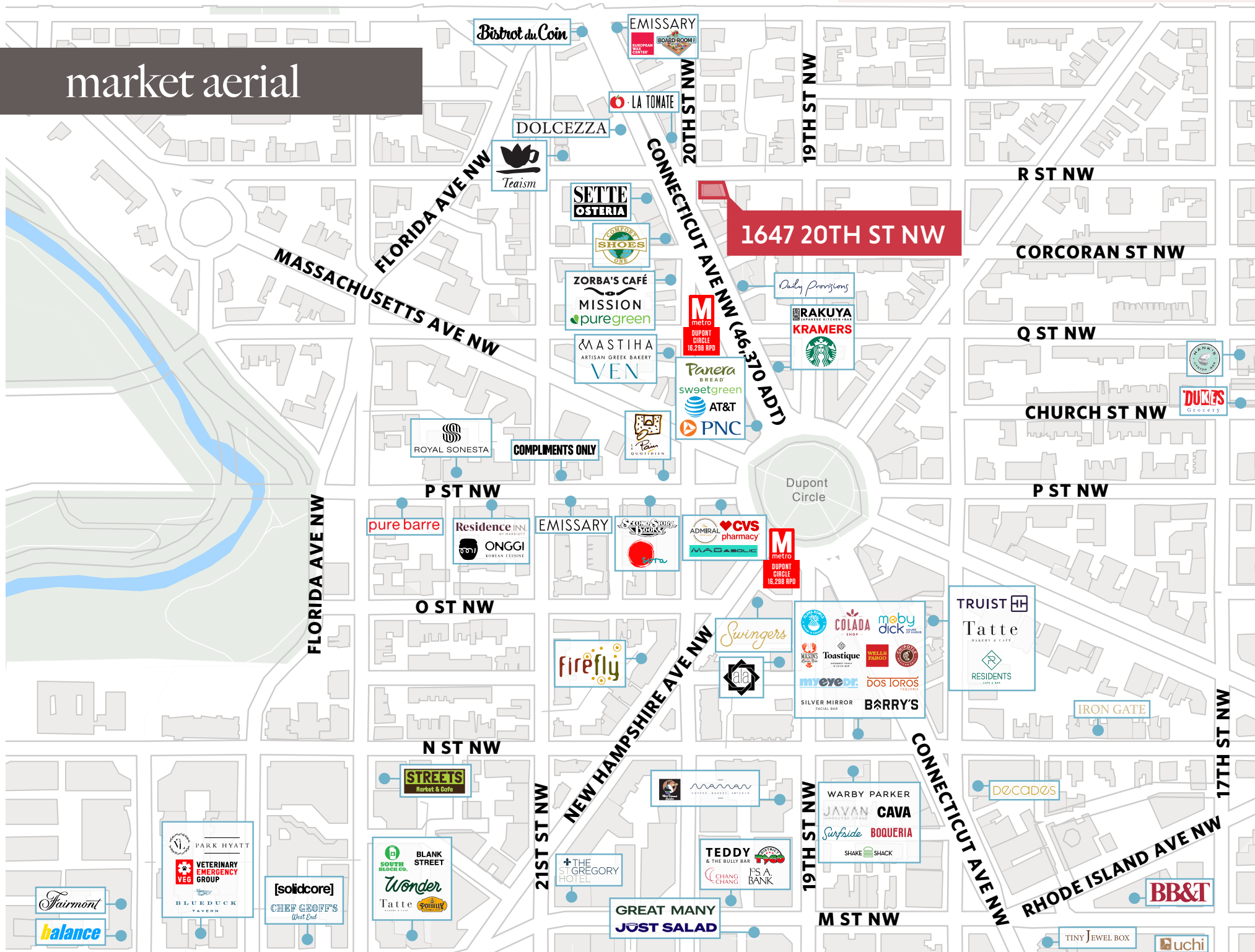
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market aerial



demographics

OVERVIEW

	TRUE TRADE AREA	10 MIN DRIVE TIME	20 MIN DRIVE TIME
Population	600,483	182,703	834,877
Daytime Population	869,008	395,317	1,269,021
Avg. HH. Income	\$180,042	\$192,494	\$200,265
Households	305,182	102,025	400,314
Bachelor's Degree or Higher	74.3%	76.6%	61.4%

TOP CONSUMER LIFESTYLE SEGMENTS



YOUNG CITY SOLOS

Younger and middle-aged singles living active and energetic lifestyles in metropolitan areas.



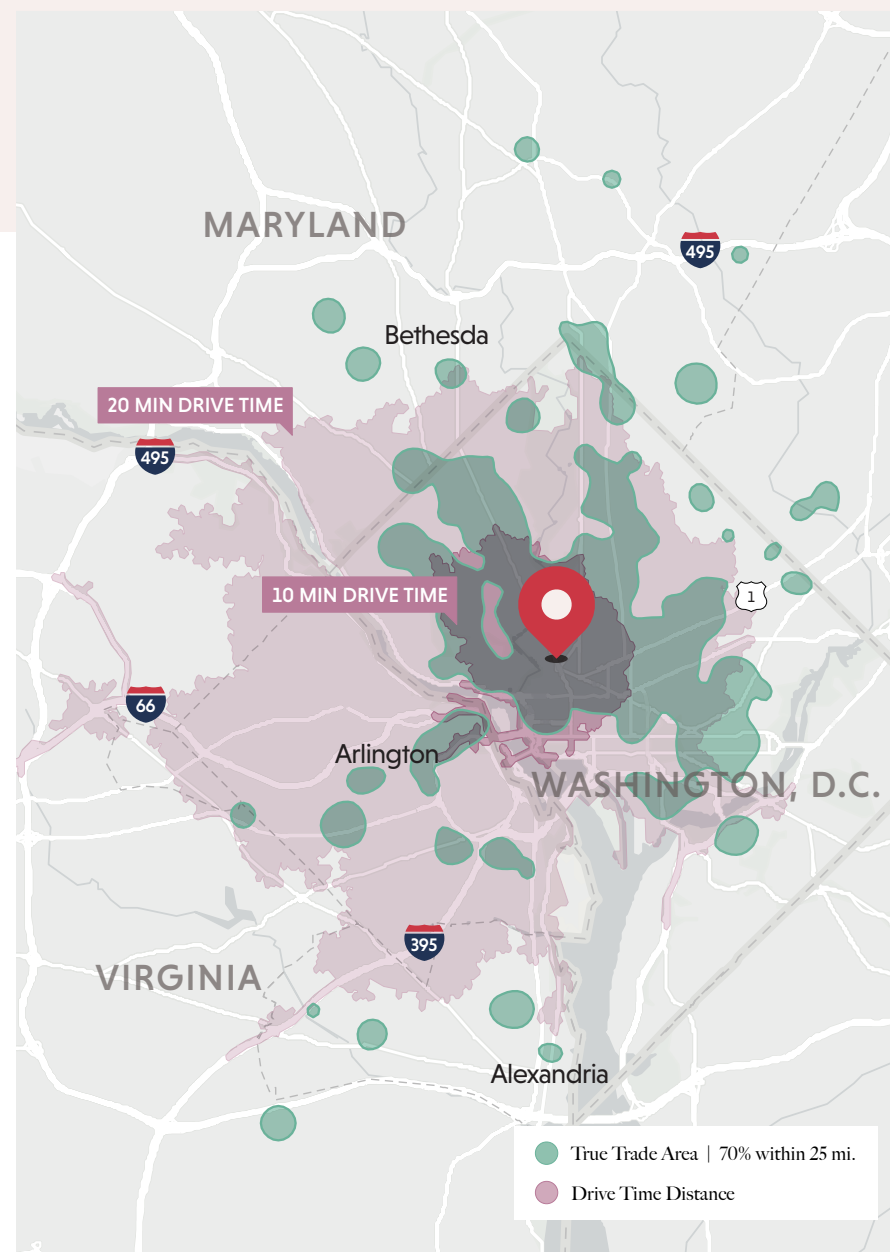
POWER ELITE

The nation's wealthiest households living luxury lifestyles in premier neighborhoods.



THRIVING BOOMERS

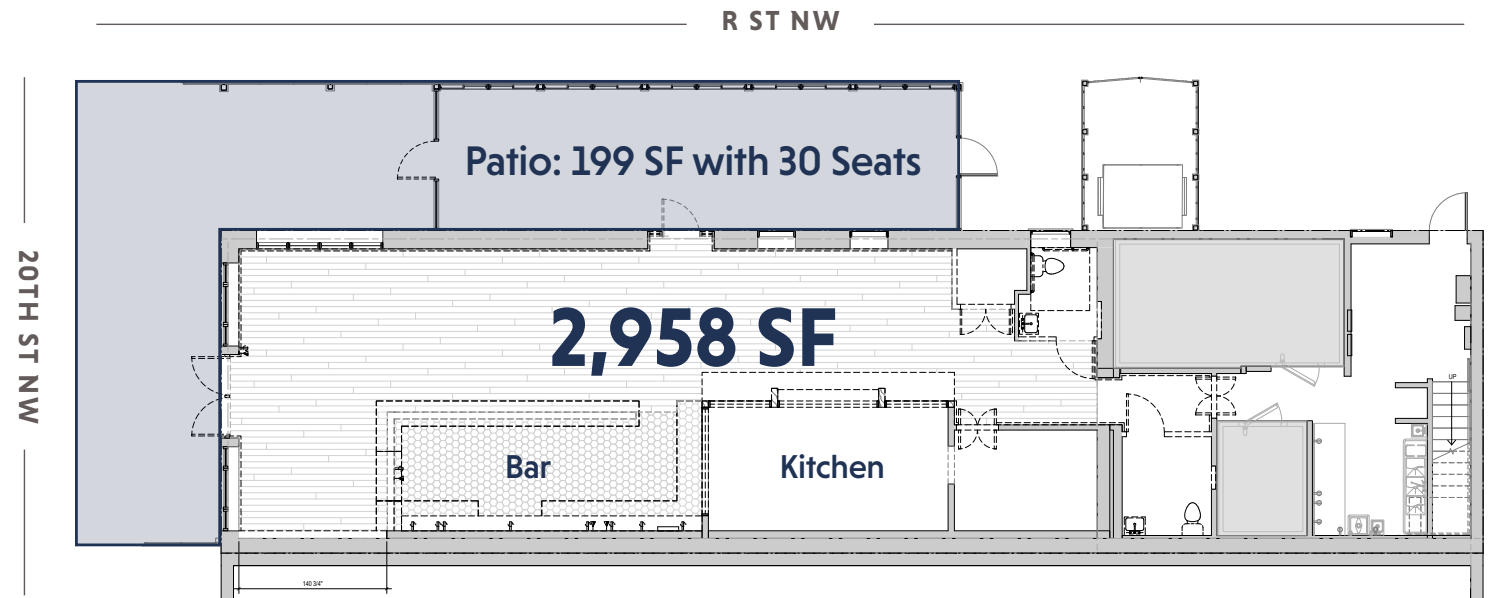
Upper-middle-class baby-boomer age couples living comfortable lifestyles in suburban homes



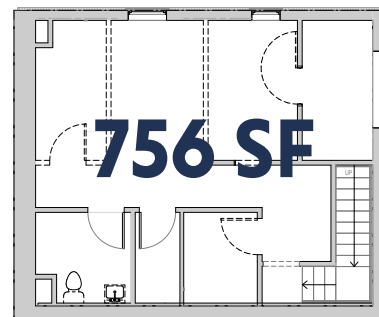
site plan



STREET LEVEL



SECOND LEVEL



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