



JOIN THESE RETAILERS



RETAIL FOR LEASE

- 3,871 SF retail available in Class A residential building with 116 units, located on prime block of Columbia Road in Adams Morgan.
- Tremendous foot traffic with a Walk Score of 97 - Walker's Paradise.
- Located in Adams Morgan renowned for its diverse cuisine and local shops, with over 25,000 residents within 0.5 miles.

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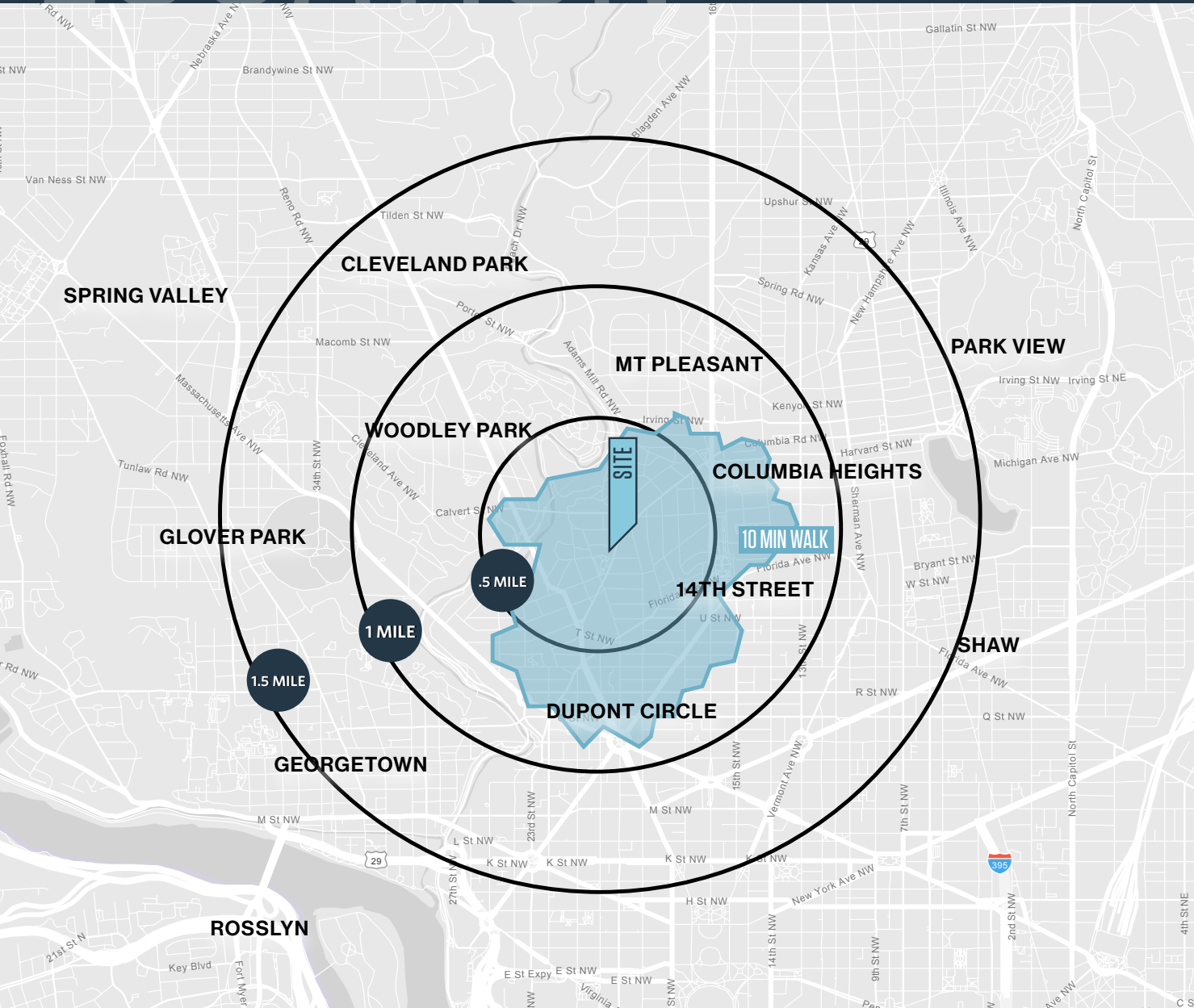
BEN BECKER

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LOCATION

1841 COLUMBIA ROAD

WASHINGTON, DC 20009



AVAILABLE SPACE

| SIZE | RATE | CONDITION | DELIVERY |
|----------|------------|-----------|-------------|
| 3,871 SF | Negotiable | Shell | Immediately |

DEMOGRAPHICS | 2022:

WALK TIME

| 10-MIN | 1-MILE | 2-MILE | 3-MILE |
|--------------------|-----------|-----------|-----------|
| Population | 25,060 | 89,909 | 166,280 |
| Daytime Population | 19,094 | 70,404 | 229,422 |
| Households | 15,196 | 49,990 | 87,714 |
| Average HH Income | \$199,103 | \$192,347 | \$187,350 |

TRAFFIC COUNTS | 2021:

| | |
|---------------|------------|
| Columbia Road | 22,307 ADT |
| 18th Street | 10,193 ADT |
| Walk Score | 97 |

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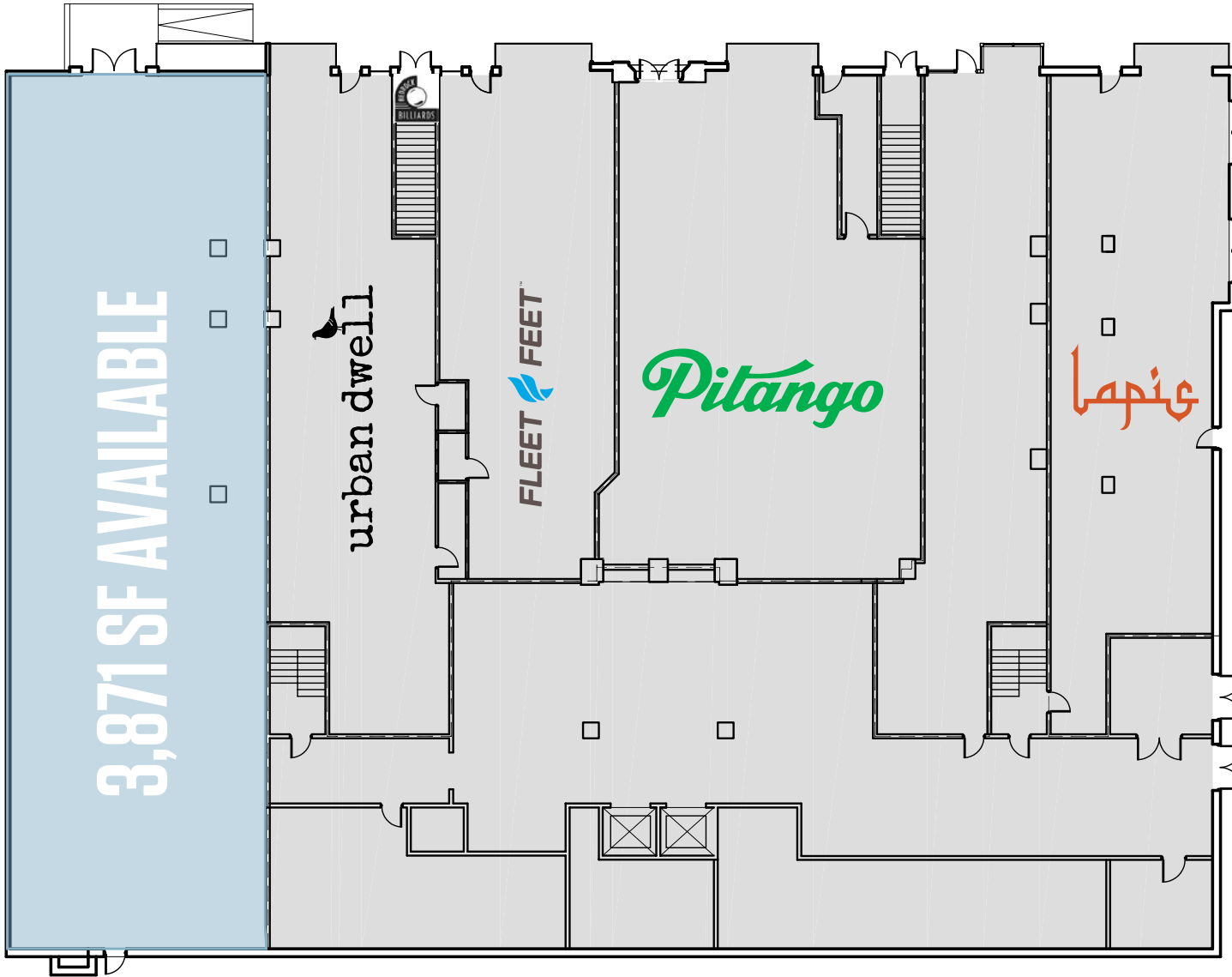
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COLUMBIA ROAD



MINTWOOD PLACE NW

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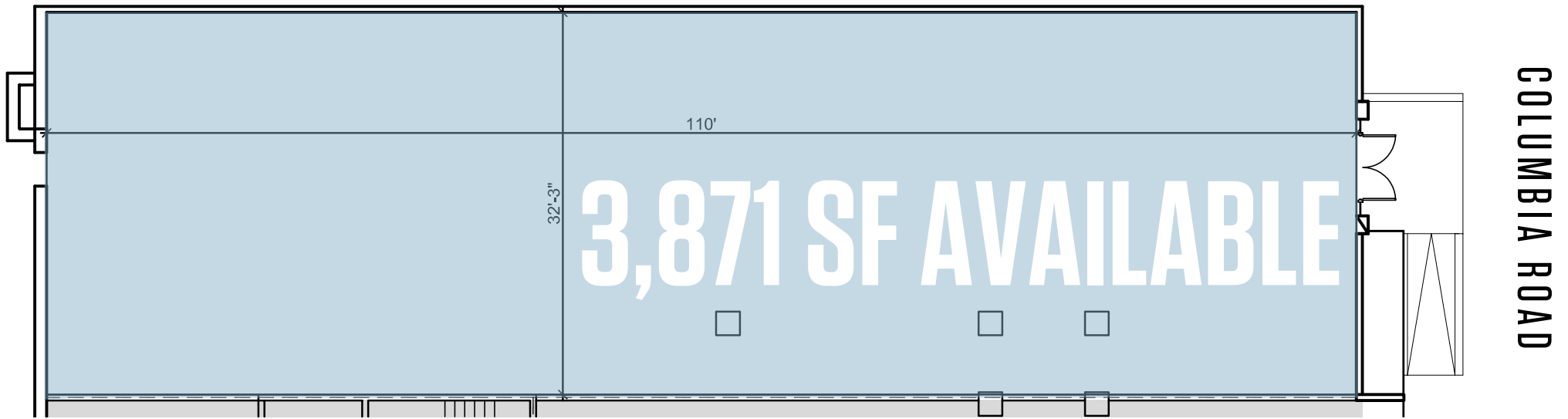
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SITE PLAN

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