



NEARBY RETAILERS

WELLS FARGO
SUITSUPPLY

La Chaumière



NEW YORK

NOBU



FOUR SEASONS



BOURBON STEAK

5,300 SF OF PRIME RETAIL SPACE IN GEORGETOWN WITH 25' CEILING

- 5,300 SF of space in Georgetown with 25' clear ceiling height
- Space is divisible to 2,400 SF
- Mezzanine space can be added
- Available January 2023
- Currently occupied by CVS (Please do not disturb tenant)
- Located across the street from the Four Seasons

STEVE COMBS

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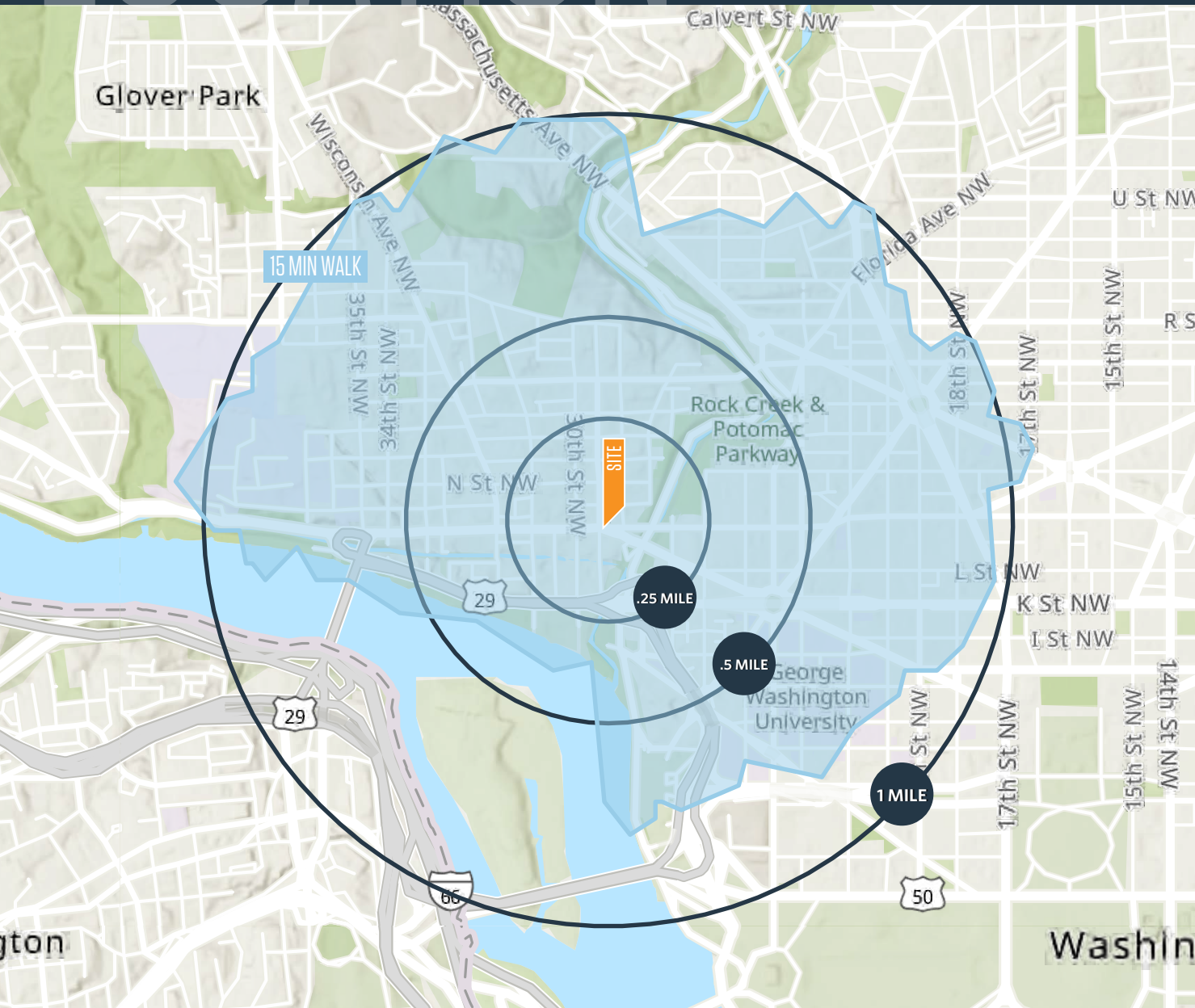
MATT SKALET

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LOCATION

2819 M STREET NW

WASHINGTON, DC 20007



AVAILABLE SPACE

SIZE	RATE	CONDITION	AVAILABLE
5,300 SF	Negotiable	Built Out	January 2023

Mezzanine space can be added

DEMOGRAPHICS | 2021:

WALK TIME

15-MIN	.25-MILE	.5-MILE	1-MILE
Population			
25,303	2,192	13,615	46,781
Daytime Population			
73,792	8,277	30,228	179,256
Households			
12,470	1,120	7,722	20,625
Average HH Income			
\$178,263	\$273,541	\$193,693	\$176,823

TRAFFIC COUNTS | 2021:

M Street NW	31,980 ADT
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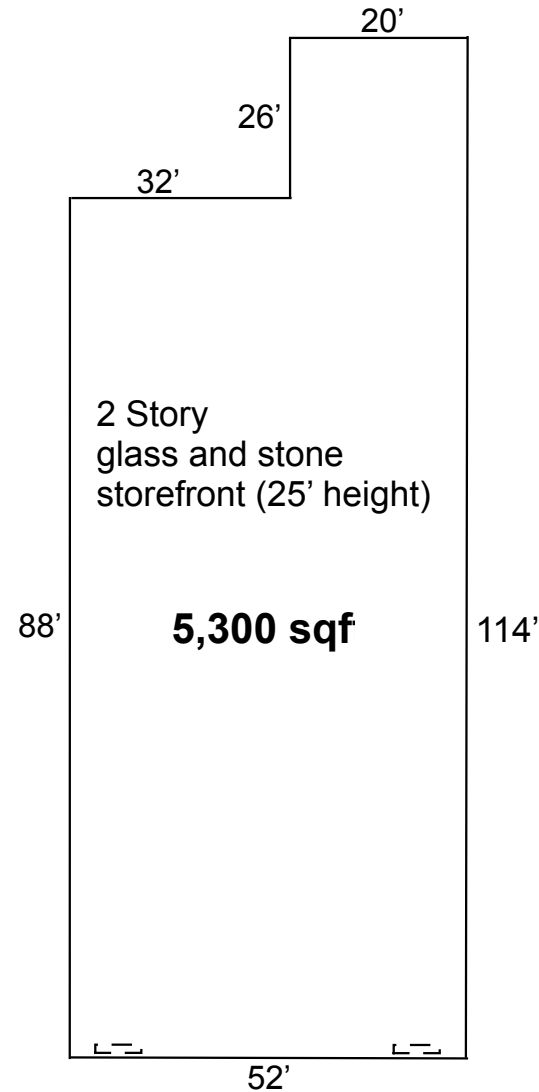
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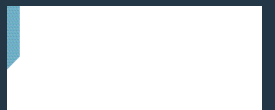
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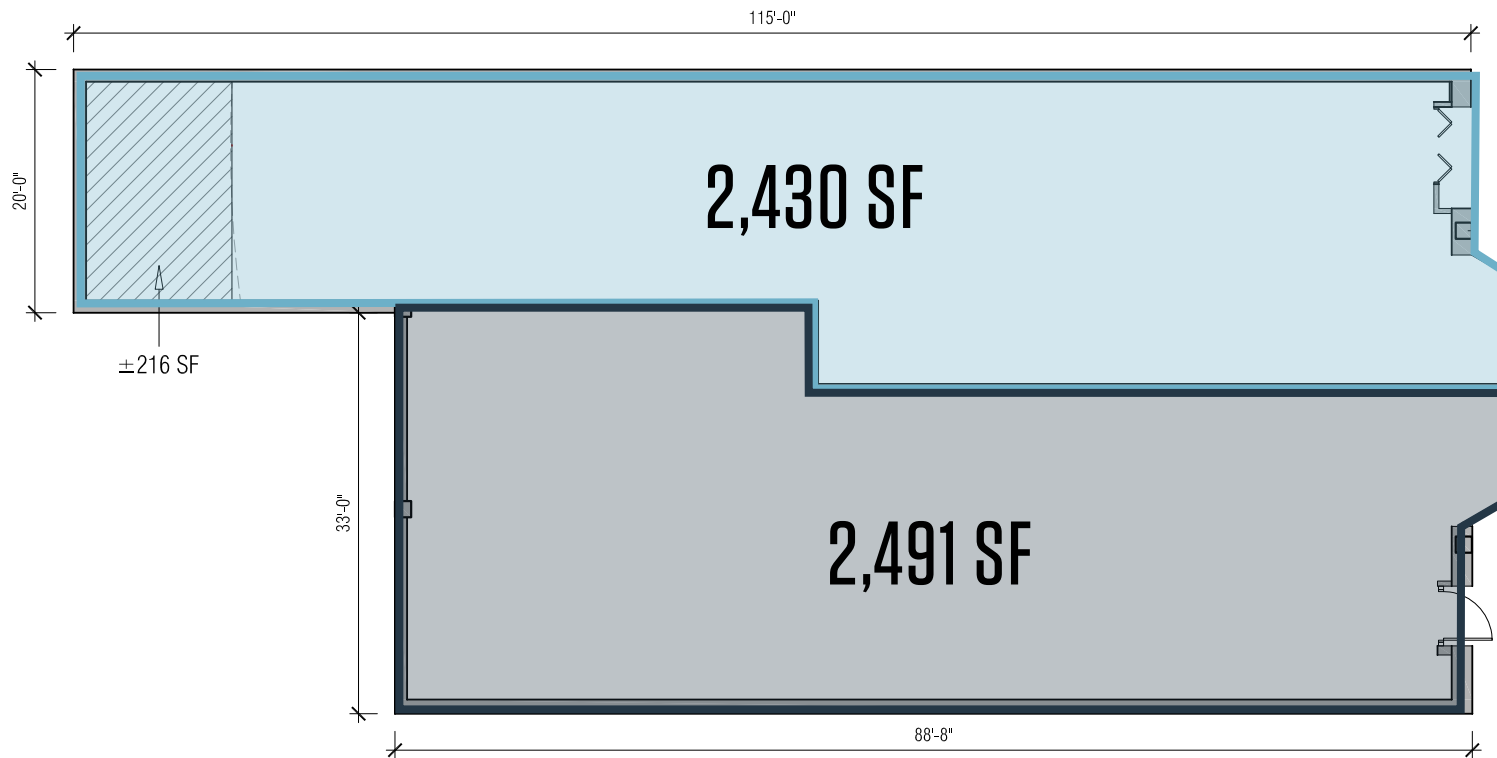
2819 M St NW DC

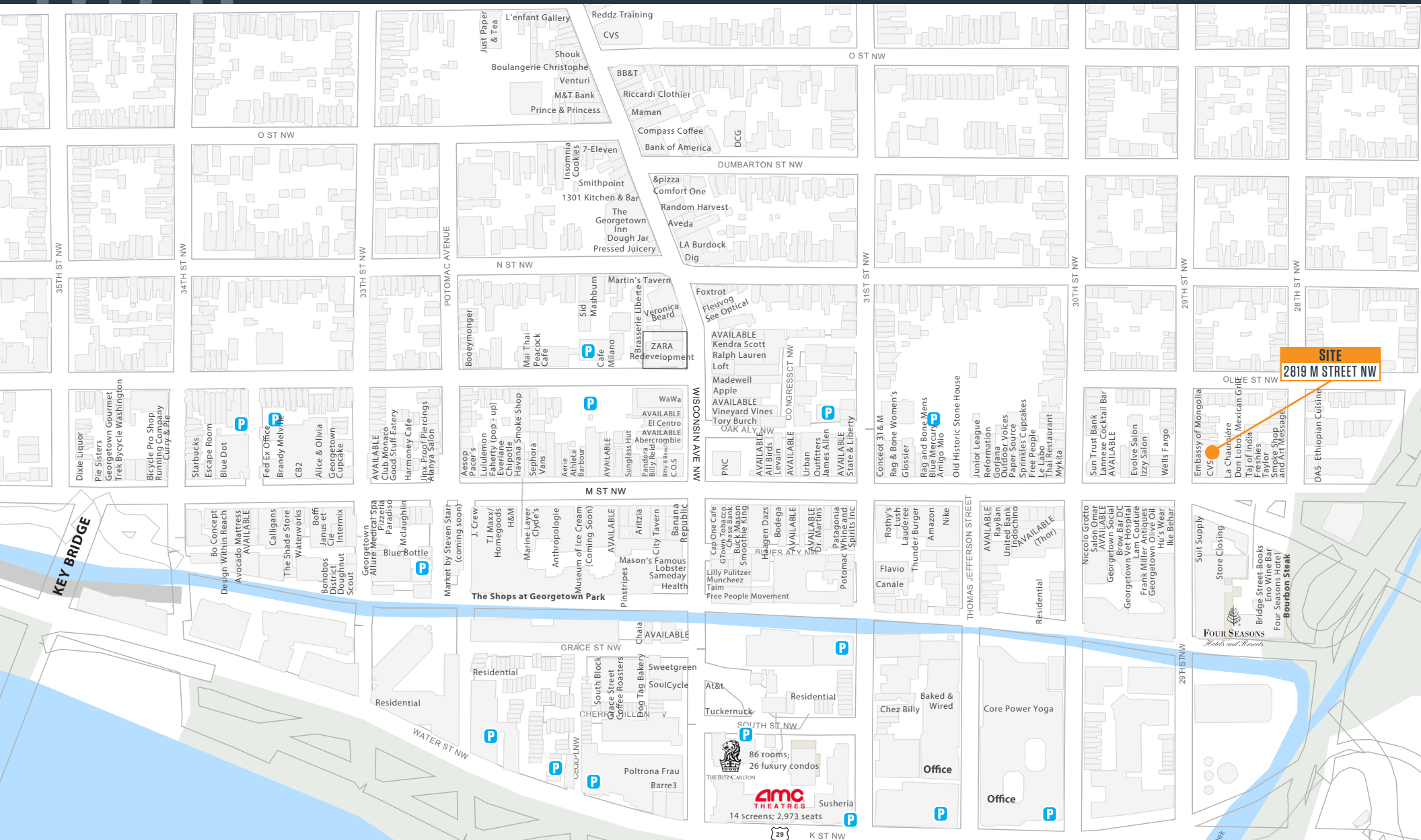


MEZZANINE SPACE CAN BE ADDED



PROPOSED DEMISING PLAN







2819 M STREET NW

WASHINGTON, DC 20007

FOR MORE INFORMATION, PLEASE CONTACT:

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