



ONE | STREET
COMMERCIAL PROPERTIES

5301

5301 Connecticut Washington DC, DC 20015

Multifamily Property For Sale

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PROPERTY DESCRIPTION

ONE Street Commercial Properties is proud to present this rare new construction Multifamily Property located just south of Chevy Chase Circle.

The Property was delivered in the first quarter of 2021 and has 19 high end units, a mix of studios, 1-bedrooms, and 2-bedrooms units. 5301 Connecticut Avenue NW Washington is Zoned RA-2 with the Gross Building Area being 14,000 SF over 4 floors. The 19 Bedrooms has a Net Rentable Area of 10,709 SF. The long-term average vacancy rate over the past decade stands at 4.2%, with the median single-family home price over \$1.2 Million in Chevy Chase, DC.

The building features modern kitchens, quartz countertops, white cabinets, and stainless-steel GE appliances - Modern bathrooms feature tile flooring, vanities with quartz countertops, large mirrors and wood cabinets with white and gray finishes, central heating and air conditioning, large windows, and 9'8" ceiling height. In addition, the property is constructed with Blueprint Construction's pre-fabricated panels, which offer exceptional precision during construction and a foundation that is well above builder grade standards.

UNIT OVERVIEW

- STUDIO (4)
- 1BR/1BA (10)
- 2BR/2/BA (4)
- 2BR/2BA (1)

OFFERING SUMMARY

Sale Price:	Subject To Offer
Number of Units:	19
Building Size:	14,000 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	10,118	40,572	93,284
Total Population	22,445	86,386	201,172
Average HH Income	\$183,166	\$166,545	\$150,012

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2 Bed + 2 Bath
Average Size: 644 SF



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2 Bed + 1 Bath
Average Size: 844 SF



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1 Bed + 1 Bath
Average Size: 544 SF

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Studio Average Size: 414 SF

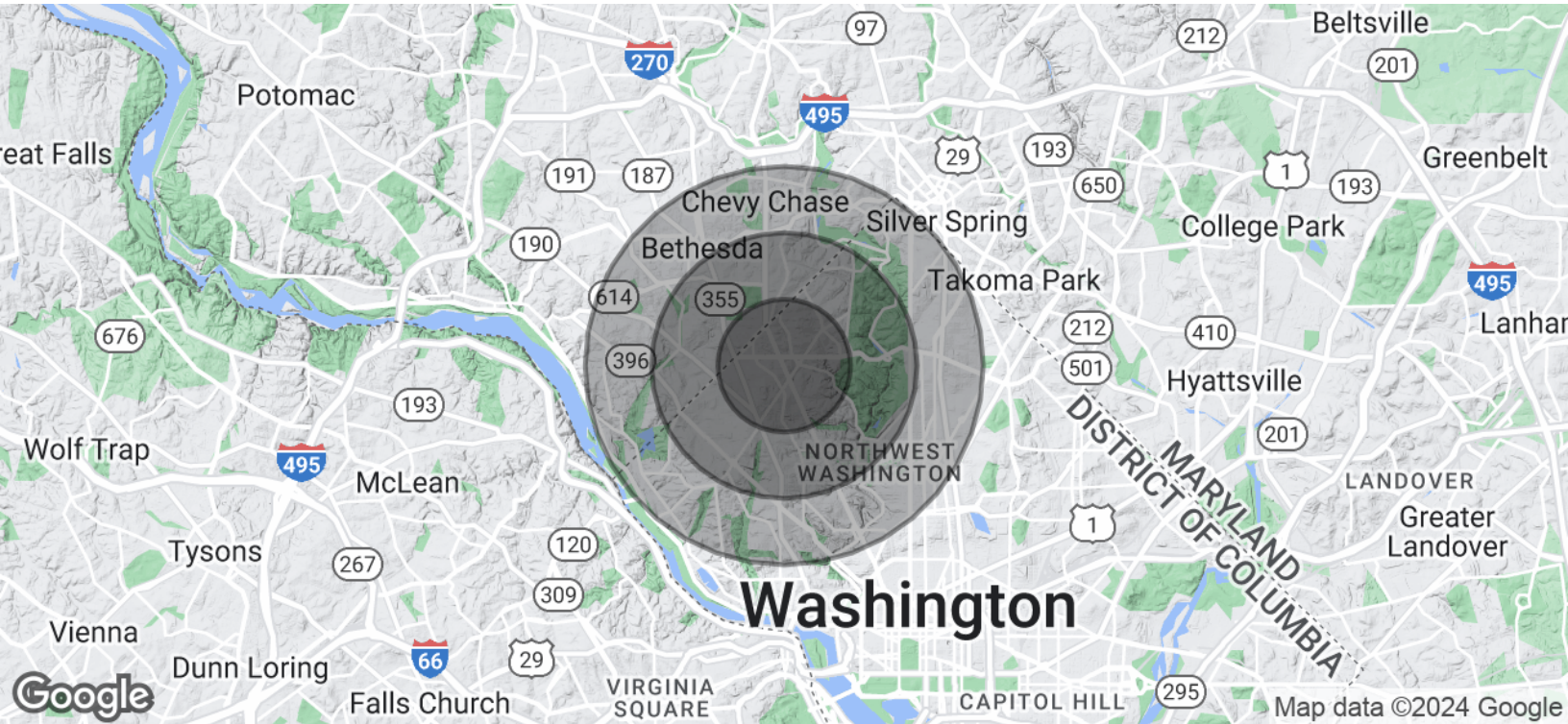
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	22,445	86,386	201,172
Average Age	41.1	41.3	39.2
Average Age (Male)	38.9	40.4	38.4
Average Age (Female)	43.6	41.8	39.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	10,118	40,572	93,284
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$183,166	\$166,545	\$150,012
Average House Value	\$808,113	\$786,957	\$758,901

* Demographic data derived from 2020 ACS - US Census

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