

FOR LEASE

# 3321 11th St NW

3321 11TH ST NW, WASHINGTON, DC 20010



**PRESENTED BY:**

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Executive Summary



**OFFERING SUMMARY**

**Available SF:** 1,800 SF

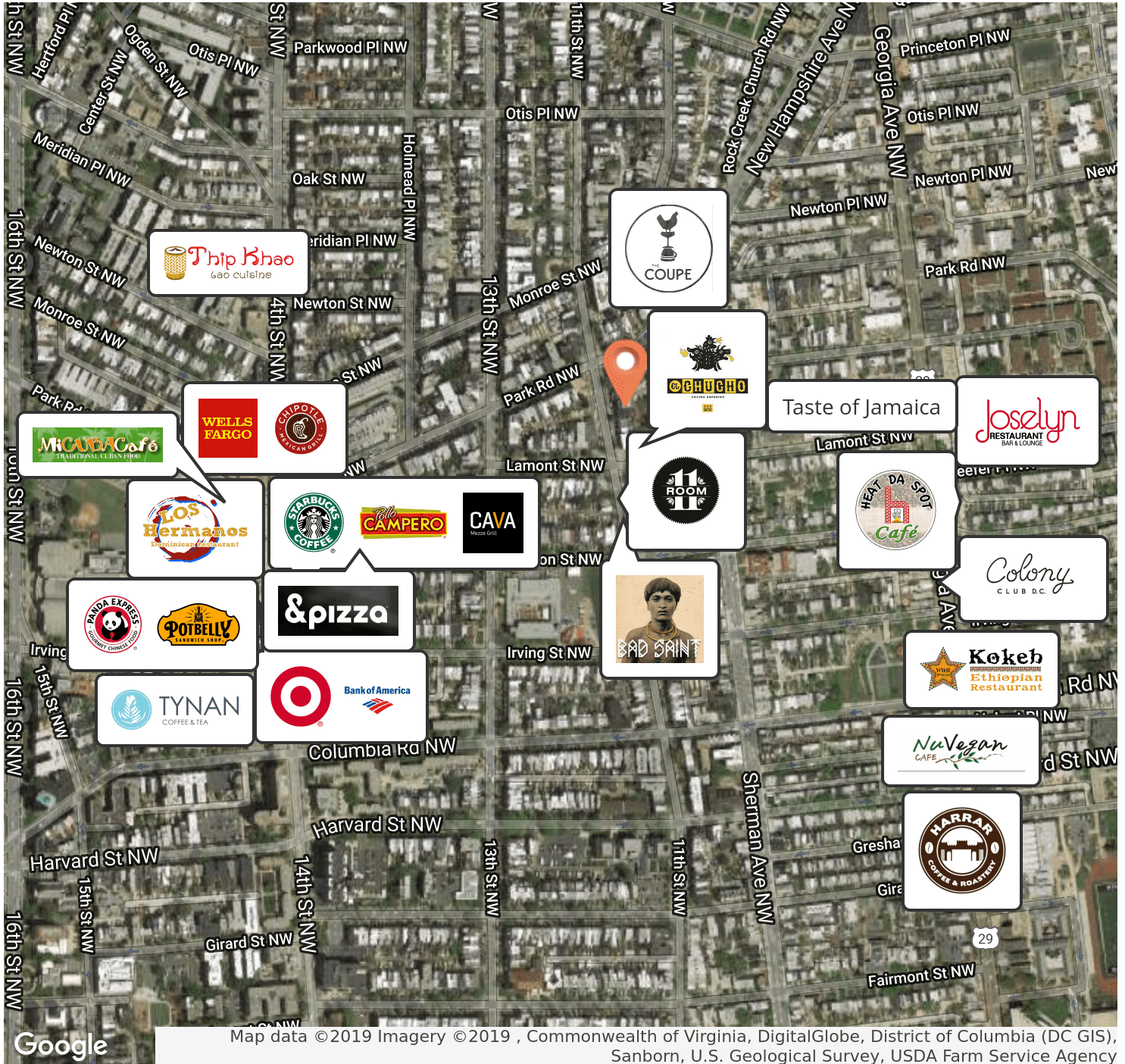
**Lease Rate:** \$60.00 SF/yr (NNN)

**Building Size:** 1800 SF

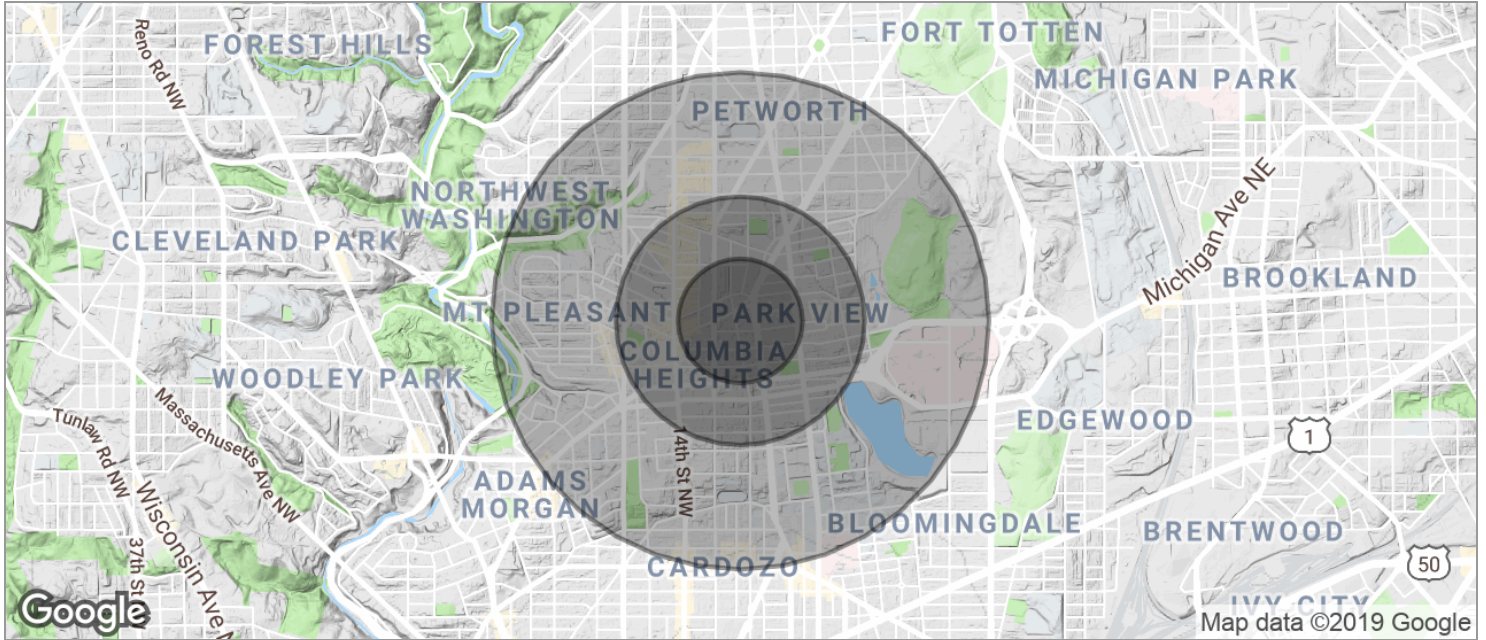
**PROPERTY HIGHLIGHTS**

- Renovation on the subject property has been approved by the city and full drawing are being submitted for building permits June 2019.
- 1800 SF for lease on two floors
- End cap with potential for outdoor area
- Located near several local bars and restaurants including Room 11, The Wonderland Ballroom, Meridian Pint, The Coupe, RedRocks, Maple, and El Chucho to name a few
- Two Blocks from Metro
- Walking distance to multiple high foot traffic area such as 14th Street, U Street, and Howard University.

Retailer Map



Demographics Map



<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
TOTAL POPULATION	6,099	24,296	74,863
MEDIAN AGE	31.0	31.8	32.6
MEDIAN AGE (MALE)	30.6	31.1	32.7
MEDIAN AGE (FEMALE)	31.5	32.2	32.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
TOTAL HOUSEHOLDS	2,251	9,417	30,670
# OF PERSONS PER HH	2.7	2.6	2.4
AVERAGE HH INCOME	\$80,448	\$71,007	\$73,964
AVERAGE HOUSE VALUE	\$520,510	\$499,875	\$519,961

\* Demographic data derived from 2010 US Census