



**METRO ACCESSIBLE
& RARE GARAGE PARKING
(UP TO 115 SPACES AVAILABLE)**

**1,227 SF
AVAILABLE**

CAN BE COMBINED

**1,303 SF
AVAILABLE**

boostmobile

Pantry
thai + sushi

SUBWAY

**2,011 SF
AVAILABLE
FORMER SALON**

**1,653 SF
AVAILABLE**

total by verizon

M metro
GEORGIA AVE
PETWORTH
ENTRANCE/EXIT
2,855 PPD

DUNKIN' DONUTS

GEORGIA AVENUE, NW

23,128
[2023 ADT]

JOIN THESE RETAILERS



RETAIL FOR LEASE

- Retail opportunity available in the heart of Petworth at Park Place, which consists of 15,000 SF of retail space and 161 high-end apartments
- 1,227 SF, 1,303 SF, 1,653 SF and 2,011 SF former salon space available
- Located directly above the Georgia Avenue/Petworth Metro with a ridership of 2,855 per day
- One block south of the new 62,400 SF Petworth Safeway project with 220 high-end apartments

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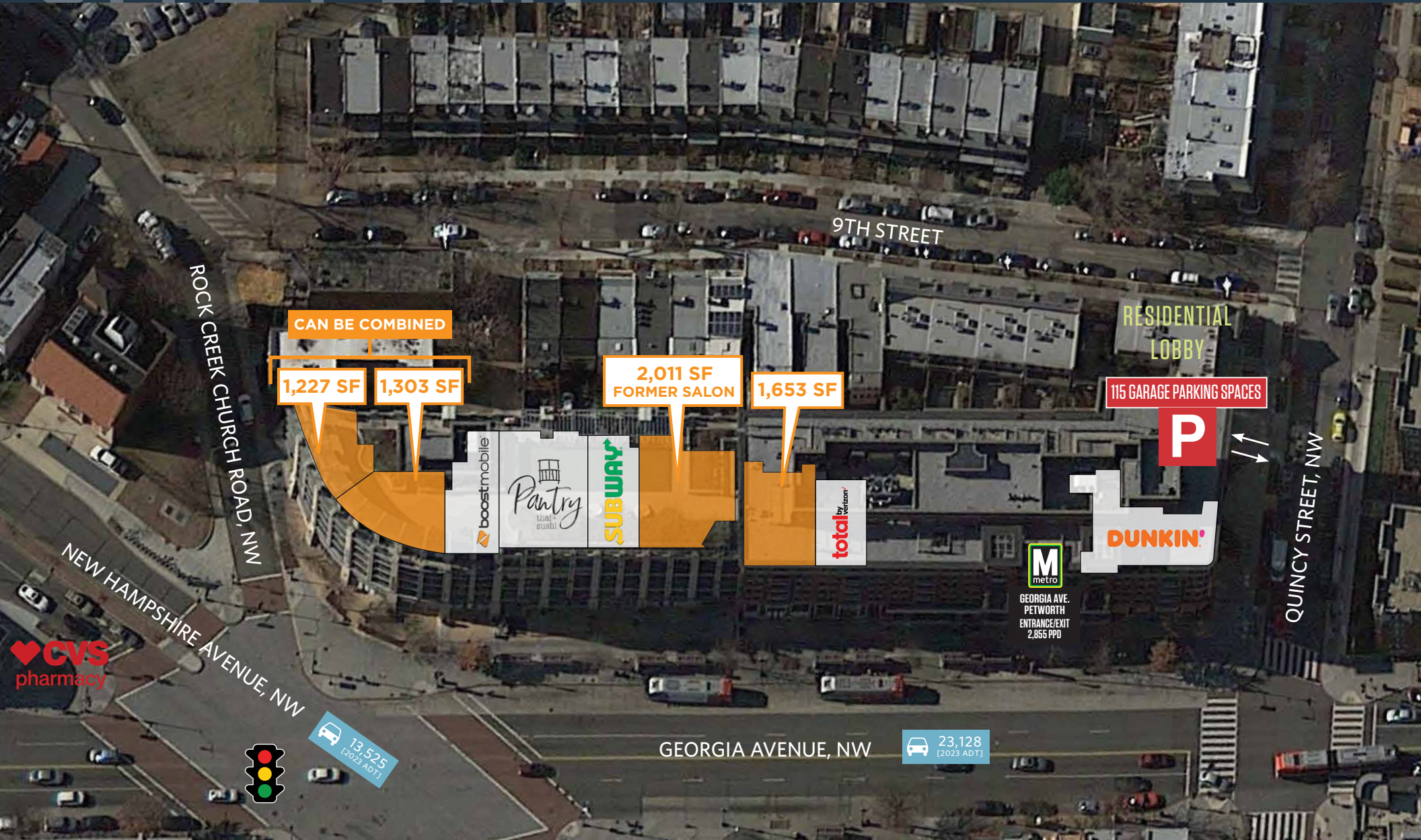
KELLY ATKINSON

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SITE PLAN

PARK PLACE AT PETWORTH METRO

3700 GEORGIA AVENUE NW, WASHINGTON, DC 20010



CAN BE COMBINED

1,227 SF

1,303 SF

2,011 SF
FORMER SALON

1,653 SF

RESIDENTIAL LOBBY

115 GARAGE PARKING SPACES

P

M
metro

GEORGIA AVE.
PETWORTH
ENTRANCE/EXIT
2,855 PPD

13,525
[2019 ADT]

GEORGIA AVENUE, NW

23,128
[2023 ADT]

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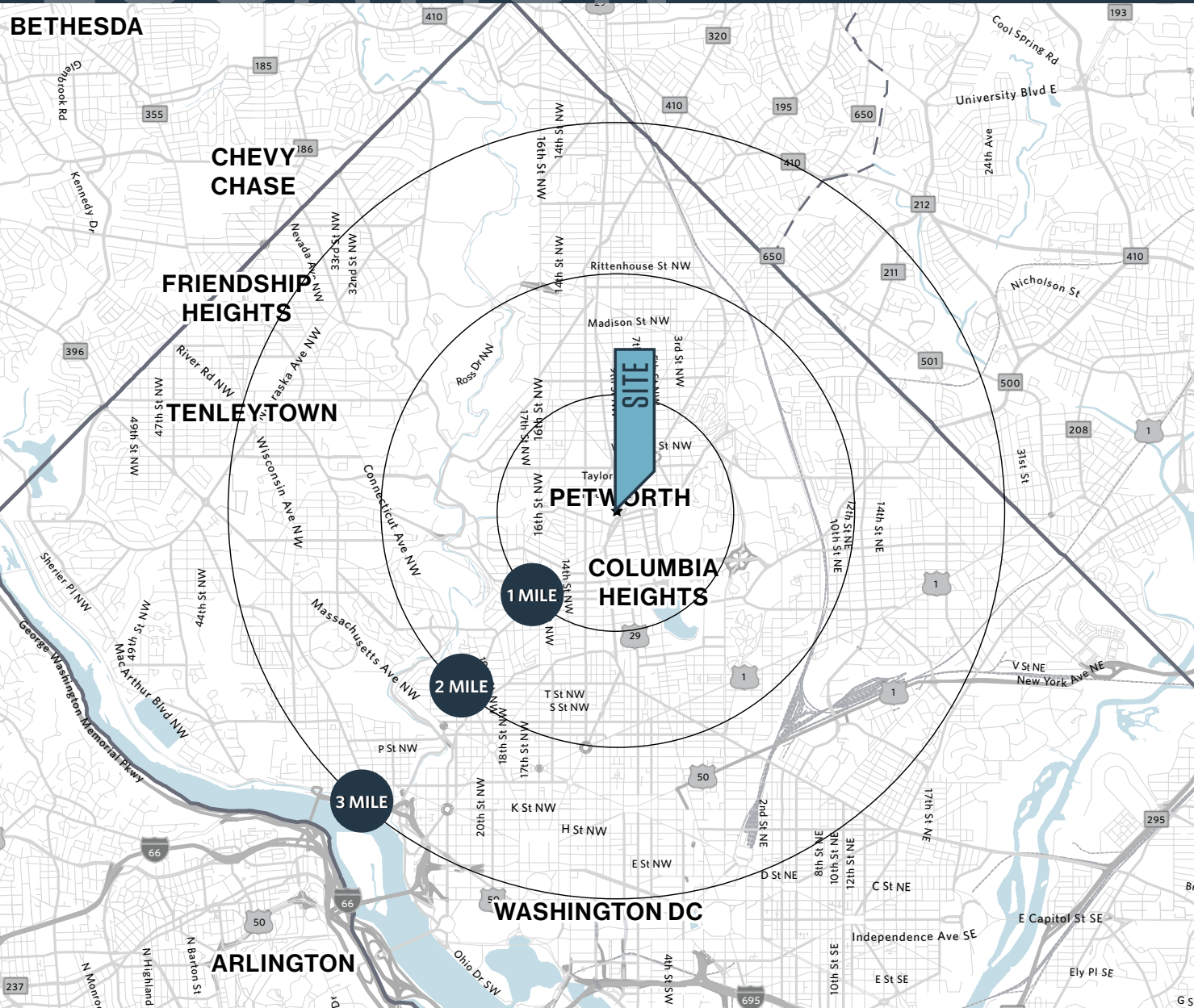
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LOCATION

PARK PLACE AT PETWORTH METRO

3700 GEORGIA AVENUE NW, WASHINGTON, DC 20010



AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
2,011 SF	Negotiable	Former Salon	Immediate
1,653 SF	Negotiable	Former Beauty Store	Immediate
1,303 SF	Negotiable	2nd Gen Restaurant	Immediate
1,227 SF	Negotiable	Shell	Immediate

DEMOGRAPHICS | 2025:

1-MILE	2-MILE	3-MILE	10-MIN WALK
Population	64,542	218,142	408,685
Daytime Population	73,310	206,505	676,301
Households	27,583	104,211	199,064
Average HH Income	\$172,837	\$184,079	\$181,763
			\$198,693

TRAFFIC COUNT/METRO RIDERSHIP | 2024:

Georgia Avenue	21,550 ADT
New Hampshire Avenue	7,573 ADT
Georgia Avenue Petworth Metro	6,150 PPD

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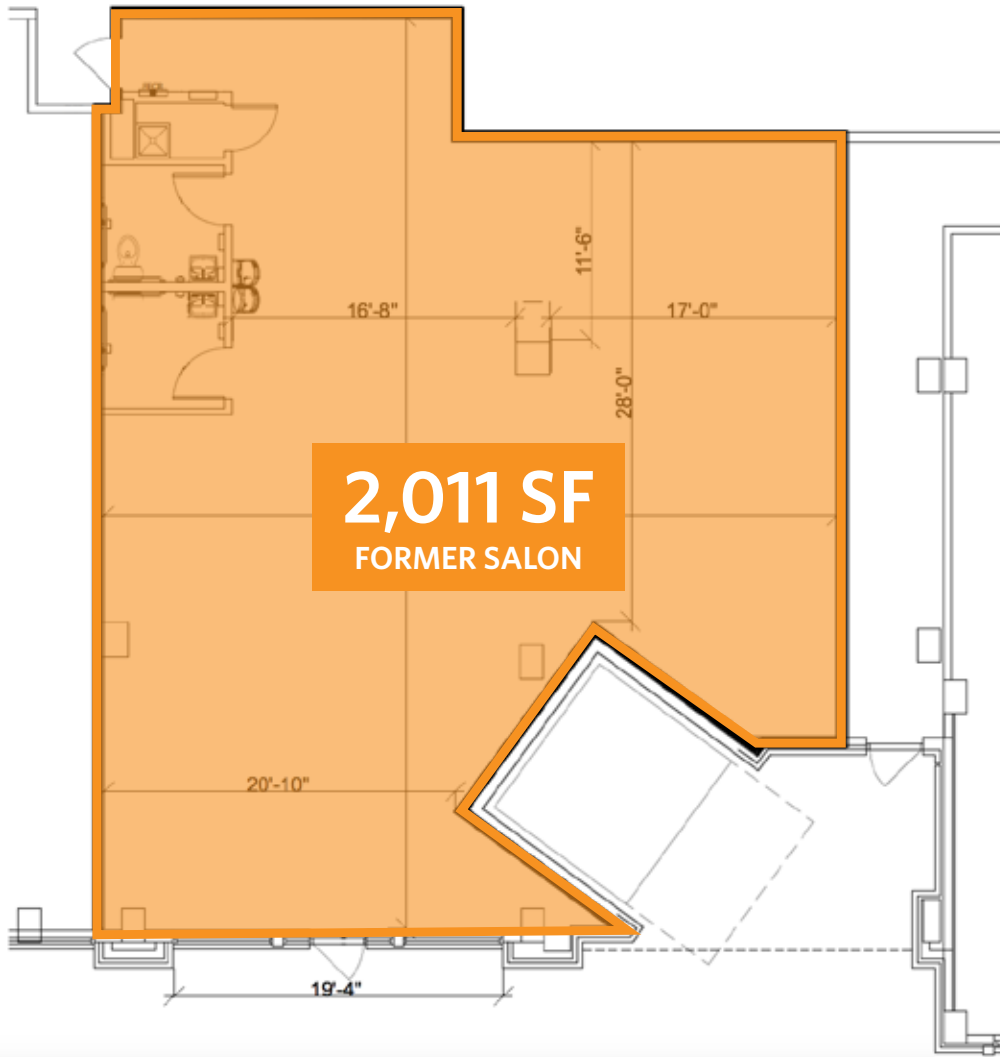
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SITE PLAN

PARK PLACE AT PETWORTH METRO

3700 GEORGIA AVENUE NW, WASHINGTON, DC 20010



GEORGIA AVENUE - 23,128 ADT

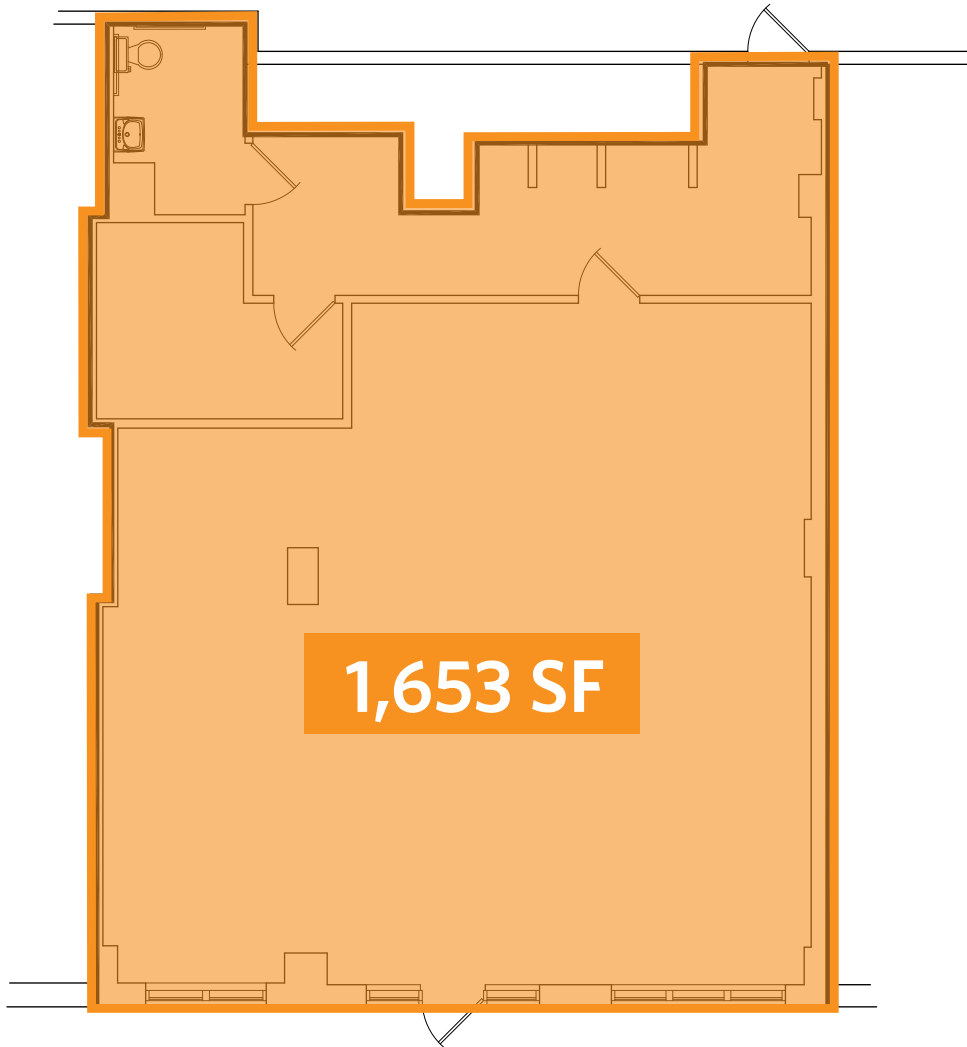
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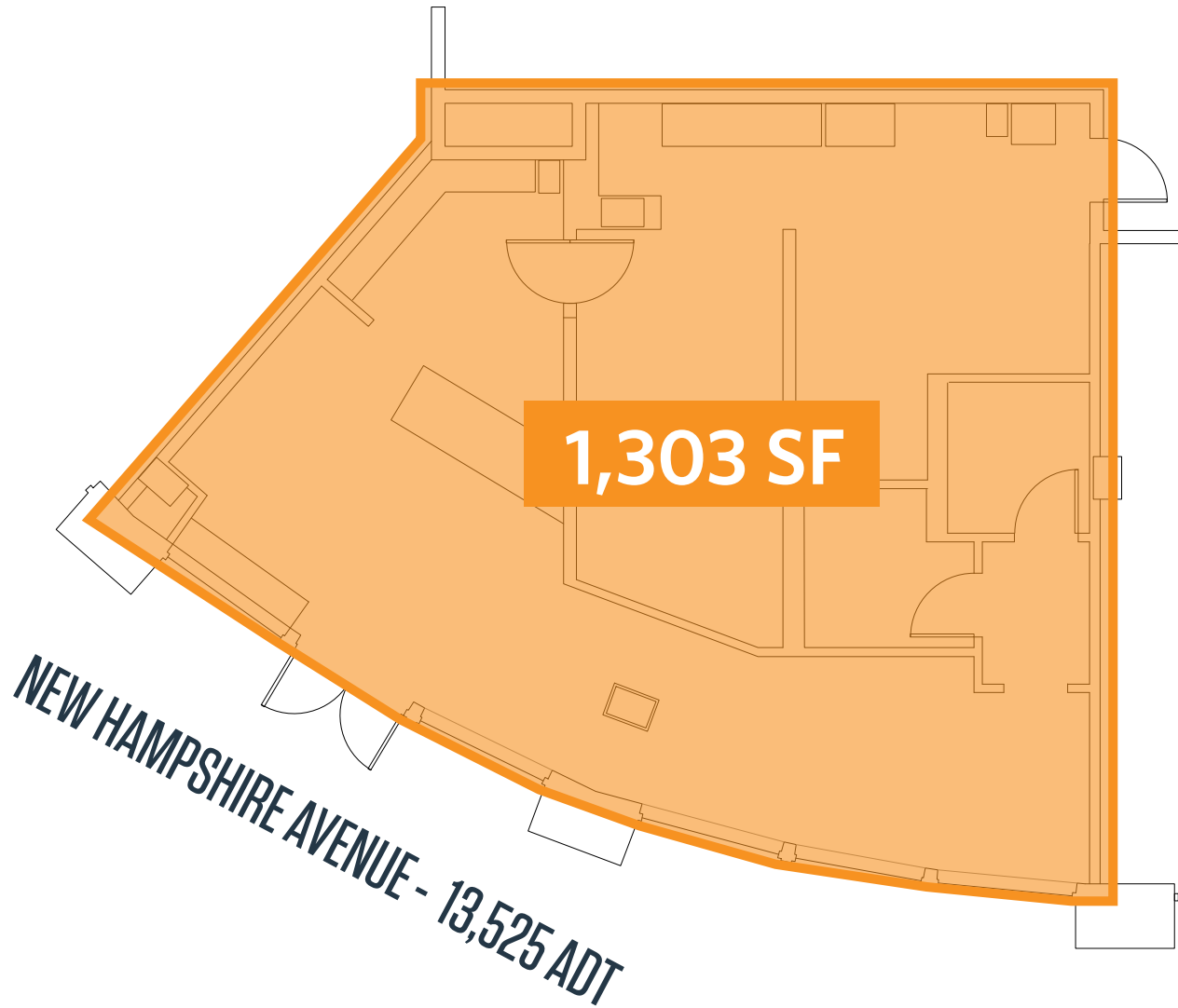
GEORGIA AVENUE - 23,128 ADT

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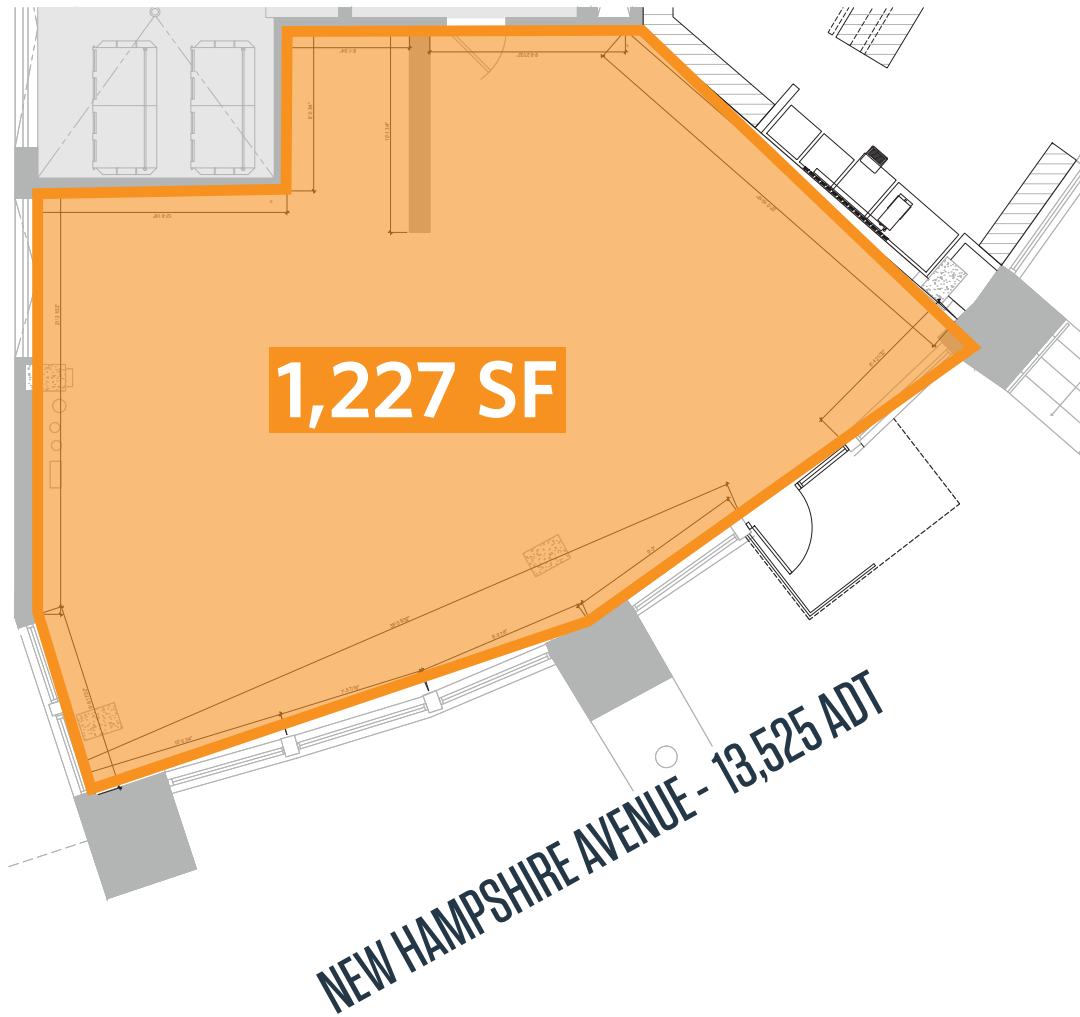
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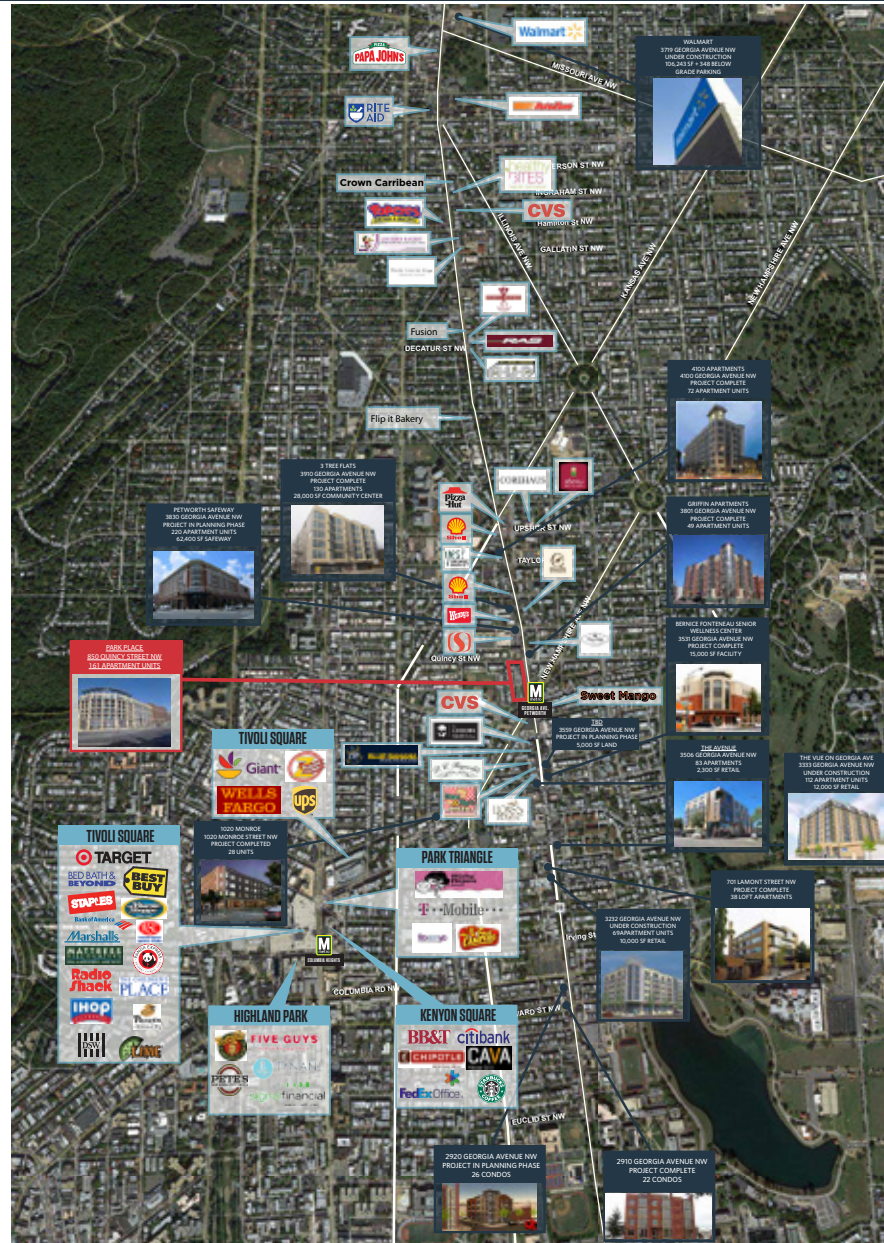
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AERIAL

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