

# THE FLOUR MILL

1000 Potomac St NW  
Washington, DC 20007

3,903 SF Restaurant Opportunity Available



For more information:

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Rendering: Residential Lobby, Prospect Street.



# georgetown's legacy reimagined

Nestled along the banks of the Potomac River, the Flour Mill offers a unique opportunity to become part of Georgetown's vibrant retail landscape. Built on the site of 18th-century textile and flour mills, the property incorporates the 1847 Pioneer Building and the 1922 Flour Mill building. The corner retail space within the Flour Mill building blends modern design with elements that echo the neighborhood's industrial roots. Just steps from Georgetown Waterfront Park, Washington Harbour, and the design-forward Cady's Alley, this prime retail location draws consistent foot traffic from locals and tourists alike.

Georgetown is more than a historic neighborhood—it's a thriving destination where high-end retail, fine dining, and centuries of charm come together. Its cobblestone streets and preserved architecture create a one-of-a-kind shopping experience that draws both DC residents and international visitors. With a loyal customer base, scenic surroundings, and unmatched walkability, the Flour Mill puts your business at the center of one of Washington's most dynamic and desirable commercial corridors.

Rendering: Restaurant Corner, Prospect & K Street.



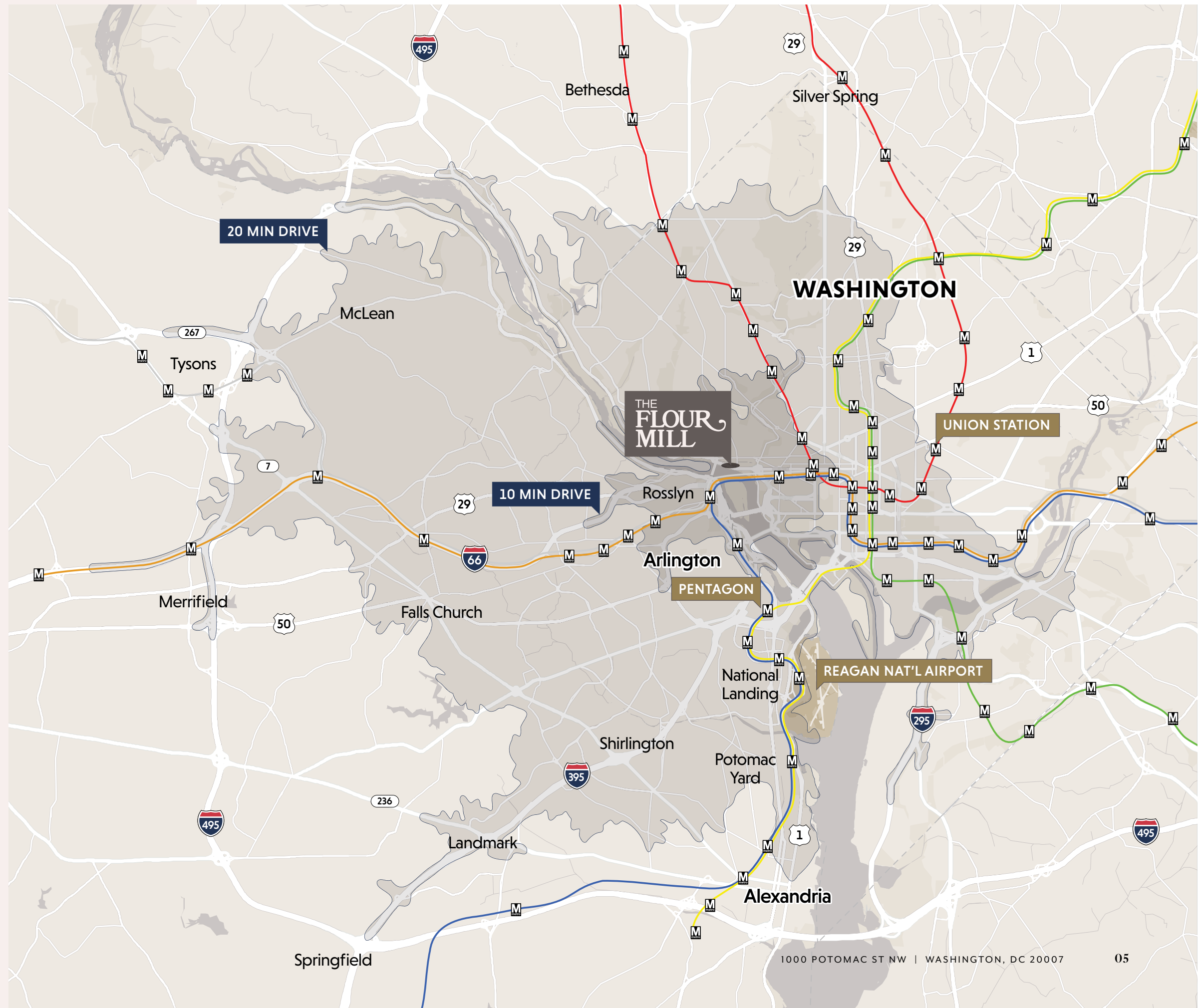
# regional demographics

## 20 Min. Drive Time

Population	836,956
Daytime Population	1,268,151
Avg. Household Income	\$197,647
Bachelor's Degree or Higher	77.6%

## 10 Min. Drive Time

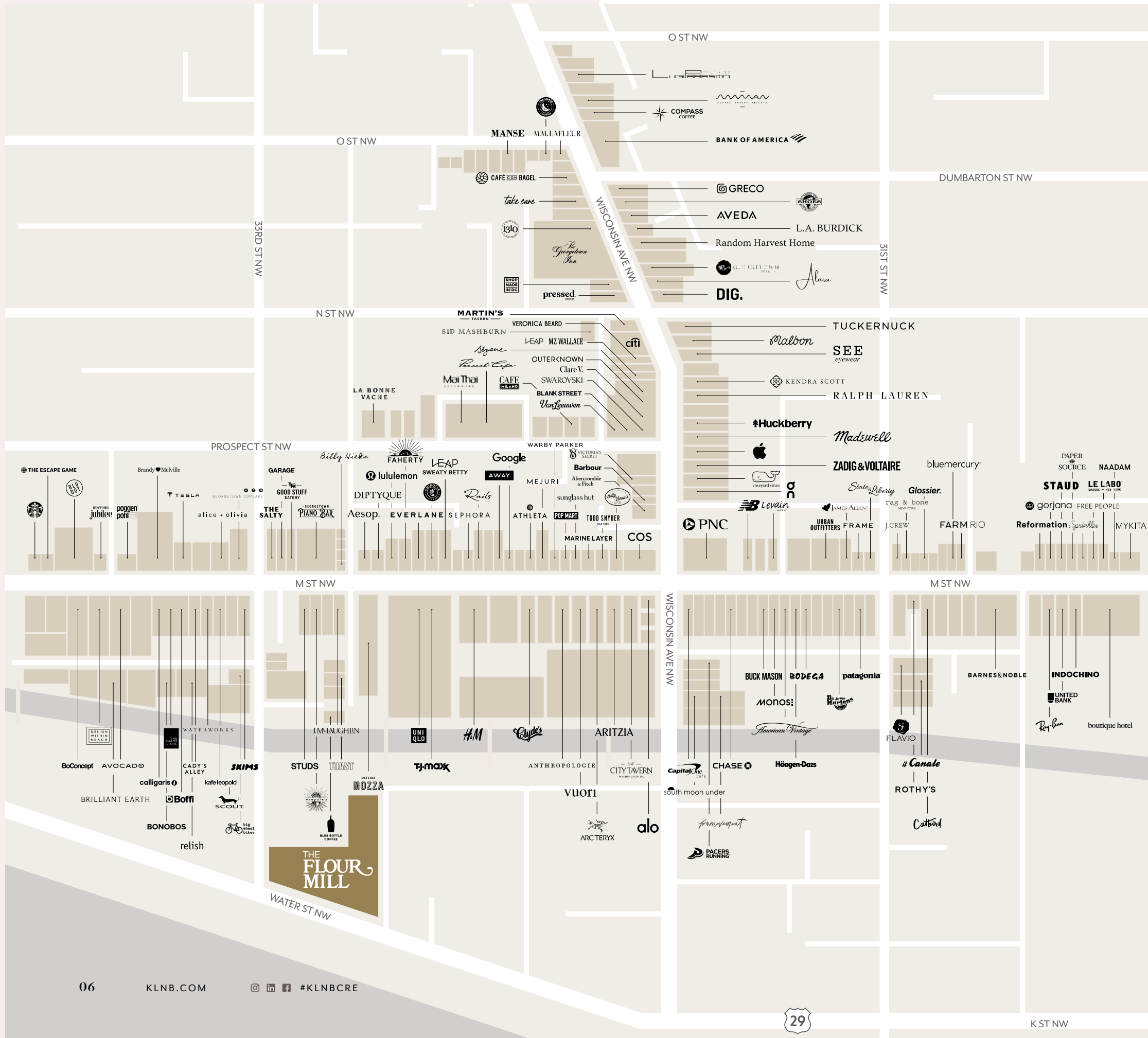
Population	88,229
Daytime Population	273,357
Avg. Household Income	\$189,195
Bachelor's Degree or Higher	87.9%



# neighboring retailers

M Street remains the commercial heart of Georgetown, where historic charm meets modern luxury. With a curated mix of global fashion houses, designer boutiques, and flagship storefronts—ranging from Alice + Olivia and Rag & Bone to Madewell and Alo Yoga—the corridor continues to attract discerning shoppers and trend-forward brands.

Georgetown's fine dining scene is also evolving, with acclaimed chefs and refined, chef-driven concepts elevating the neighborhood's culinary reputation and broadening its appeal to residents and global visitors alike.



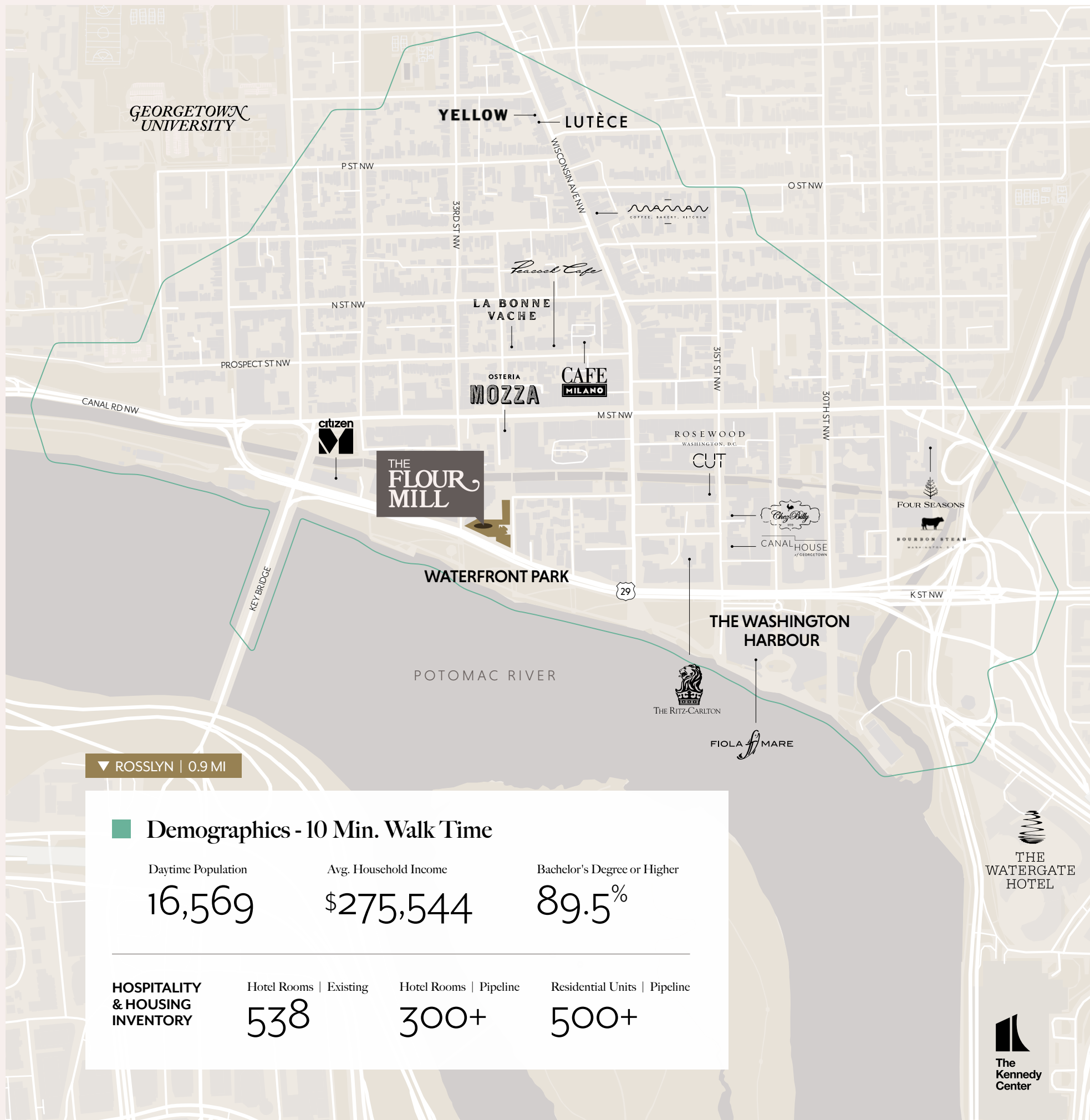
# location overview

Georgetown is experiencing a retail and hospitality revival, evolving into a true culinary destination. Water Street has played a key role, with Grace Street Coffee expanding into a full-service café and CitizenM building its third DC hotel, a 228-key property with a lobby bar and restaurant. Osteria Mozza's recent opening in the former Dean & DeLuca space has reactivated Market Street, introducing an all-day dining spot that further elevates Georgetown's appeal.

## Audience Analysis

Source: Demographic data from placerr.ai's True Trade Area; 70% of visits within a 50-mile radius.

	<b>GEORGETOWN</b> Washington, DC	<b>NEWBURY ST</b> Boston, MA	<b>WALNUT ST</b> Philadelphia, PA
Top Consumer Segments	<b>Power Elite</b> 34.6% <b>Young City Solos</b> 24.5% <b>Booming with Confidence</b> 10.2%	<b>Power Elite</b> 24.2% <b>Young City Solos</b> 20.8% <b>Singles &amp; Starters</b> 17.4%	<b>Power Elite</b> 21.4% <b>Young City Solos</b> 19.6% <b>Singles &amp; Starters</b> 12.6%
Median HH Income	\$120,476	\$102,910	\$60,152
Median Age	35.5	32.8	32.9
Bachelor's Degree or Higher	70.2%	56.7%	38.4%



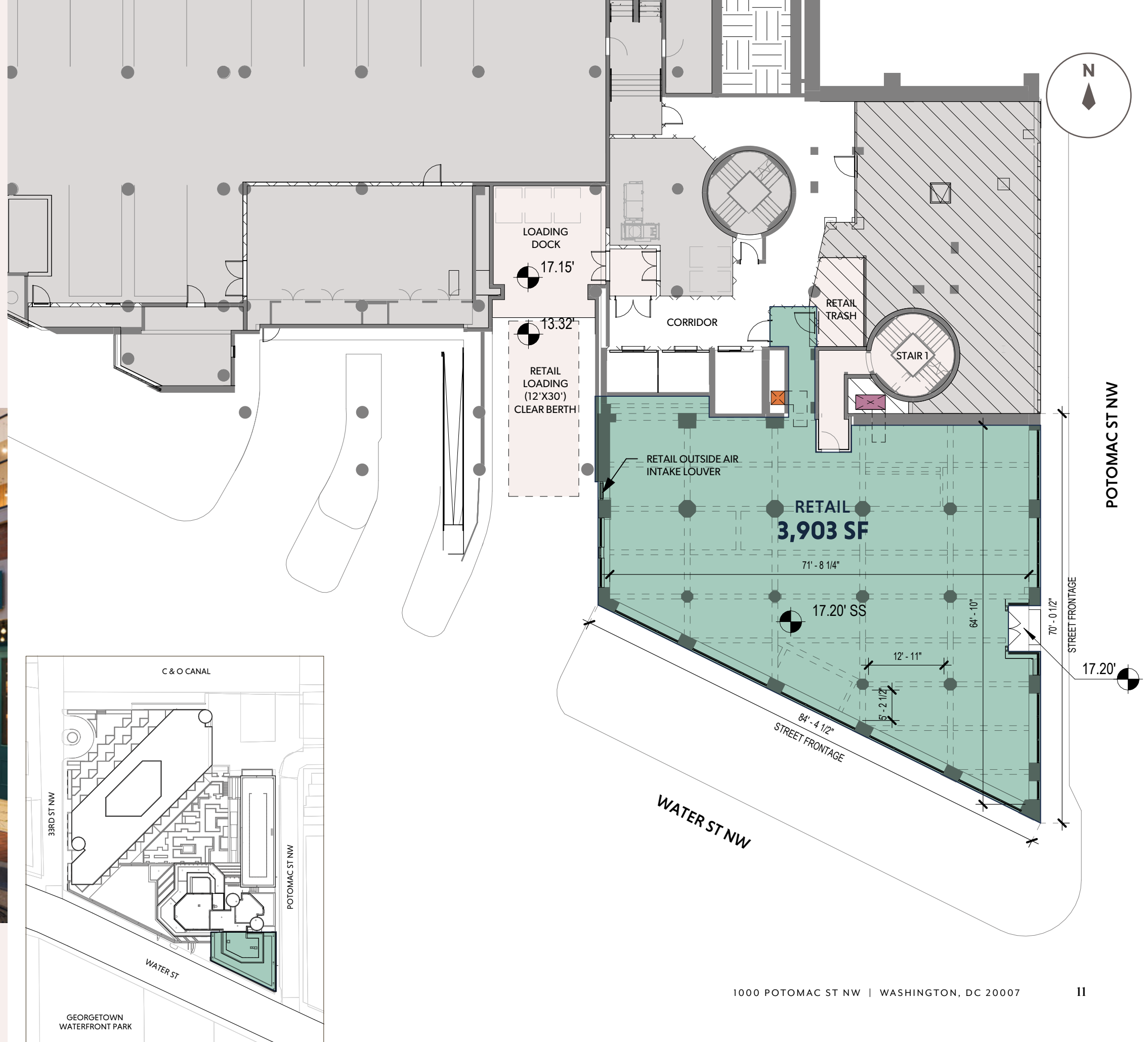
# site plan

## Legend

 RETAIL KE DUCT: 22X22 @ 5000 CFM

 RETAIL TOILET & DISHWASHER EXHAUST DUCT: 10X10

- Approx. 10'-10" Underside of Slab Clear
- Approx. 9'-1" Underside of Beam Clear



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