

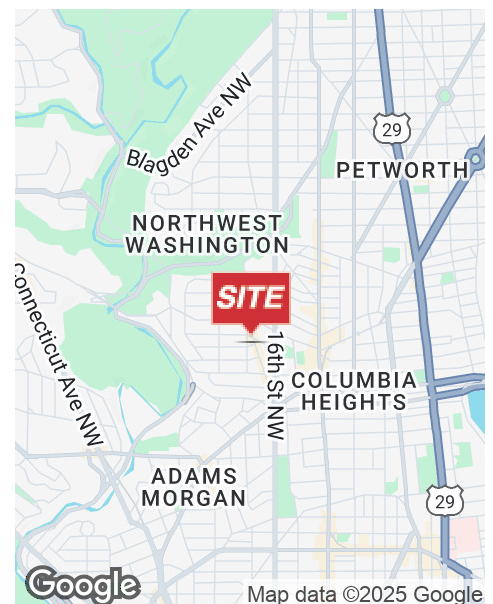
8,475± SF FOR LEASE DC RETAIL STOREFRONT



3178 MOUNT PLEASANT ST NW Washington, DC 20010

PROPERTY HIGHLIGHTS

- Total of 8,475± SF of retail space in vibrant Mount Pleasant neighborhood
- New roof - October 2025
- Great visibility with over 60' of frontage on Mount Pleasant Street
- Fully accessible from Mount Pleasant Street, Kilbourne Place, and 17th Street
- Prominent signage
- Heavy power - approx. 1000 Amps, 3-phase
- 2" gas line and 1.25" water line
- Zoned MU-4
- Walking distance to Columbia Heights Metro and adjacent to MetroBus stops
- Plentiful street parking
- Average household income of \$166,665 within 1-mile
- **LEASE RATE:** \$35/SF, NNN



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DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVG. HOUSEHOLD INCOME

0.3 Miles	12,561	5,828	\$148,261
0.5 Miles	29,661	14,489	\$143,641
1 Mile	84,683	41,863	\$166,665

Demographics data derived from AlphaMap

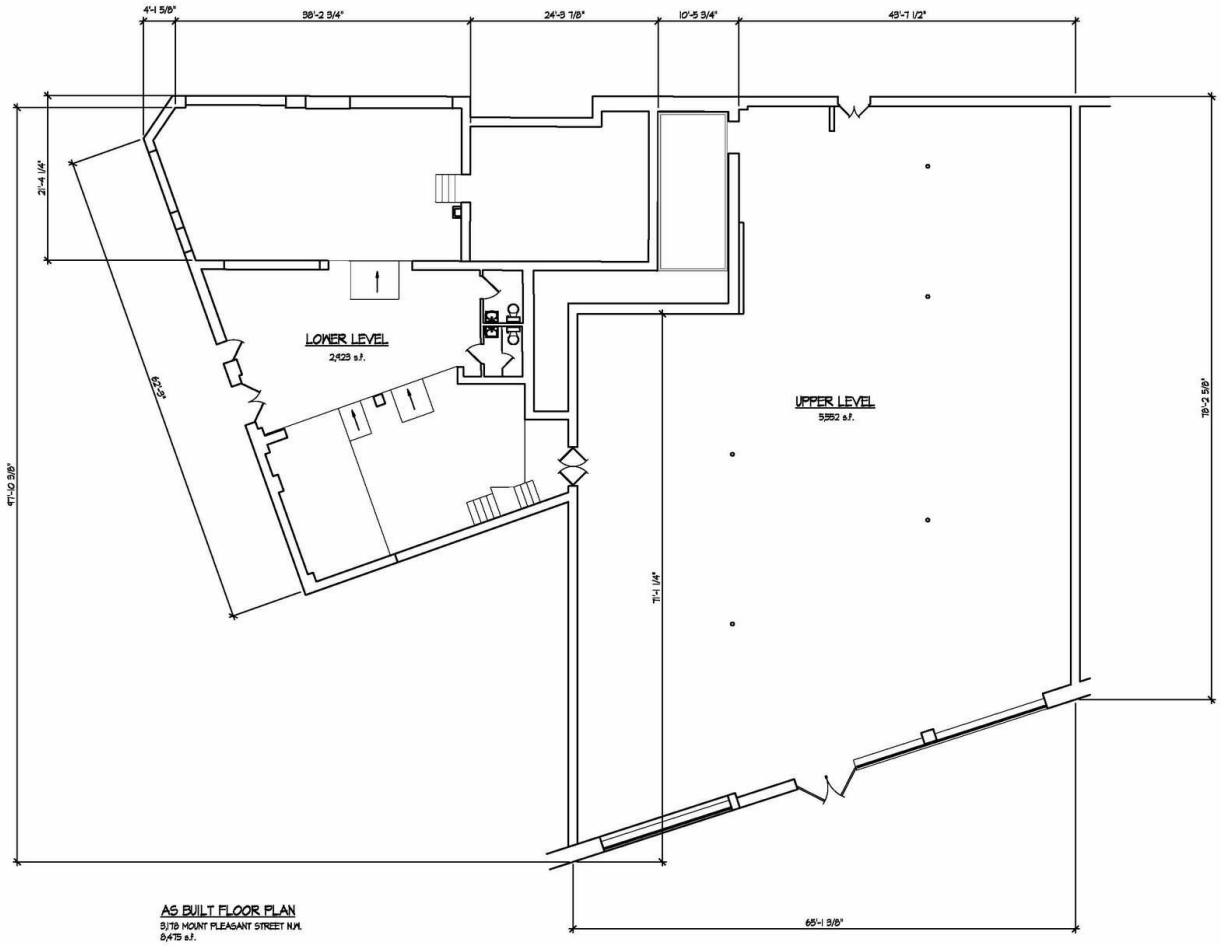
LOCATION DESCRIPTION

Well known for its eclectic vibe, DC's Mount Pleasant neighborhood is a historic and affluent area of the city. It's home to numerous local businesses and restaurants, all contributing to this vibrant multicultural community.

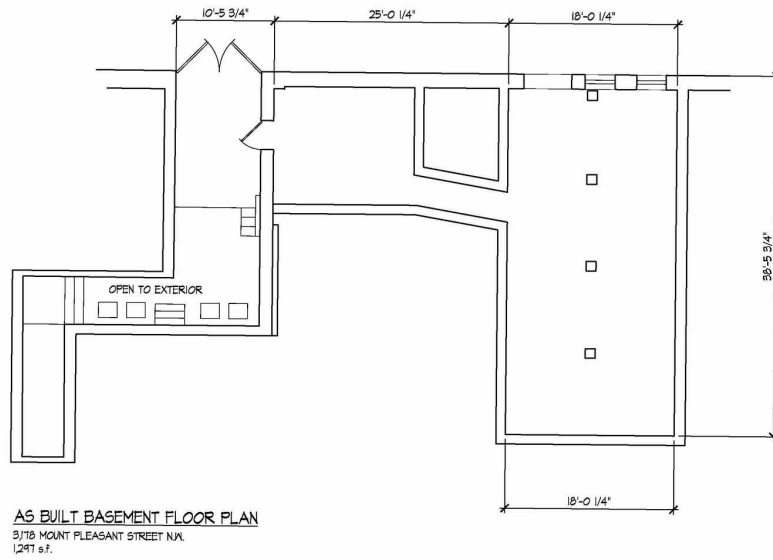
The Columbia Heights Metro station is just a couple blocks away, and the area has a Walkscore of 97 (Walker's Paradise). Additionally, 3178 Mount Pleasant Street is in a Retail Priority Area and qualifies for a Great Street grant.



Property aerial



Main Level



Basement Level