



RETAIL PROPERTY FOR LEASE

THE LONGFELLOW

5521 COLORADO AVE NW, WASHINGTON, DC 20011



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	730 - 1,198 SF
Lease Rate:	Negotiable NNN
Building Size:	66,224 SF

AVAILABLE SPACES SF

Space A	730 SF
Space B	1,198 SF

PROPERTY OVERVIEW

Join Moreland's Tavern, Second Wind Cross-Fit, Delicia's Market, Curtis Equipment and Mana Bilingual Child Development Center.

PROPERTY HIGHLIGHTS

- 14th Street Heights neighborhood retail
- Seeking: Fitness User, Pet Store, Toy Store, Coffee operators and Service providers
- Within a mile and a half of the Petworth and Fort Totten Metro Stations
- Newly Renovated Longfellow Apartments: 69 Units

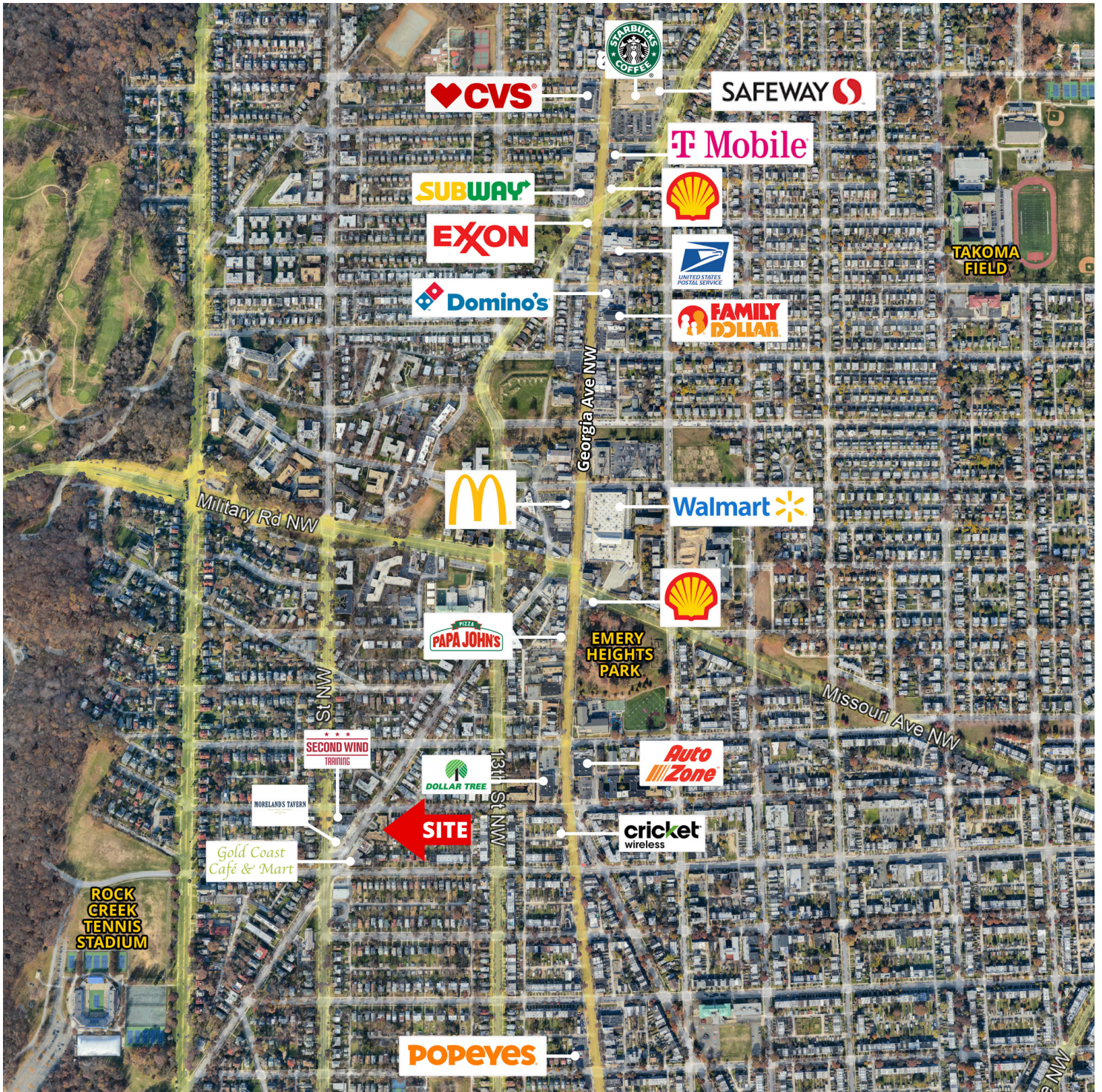
DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
Total Households:	13,947	58,792	150,860
Total Population:	38,572	58,792	150,860
Average HH Income:	\$137,430	\$163,046	\$173,563

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RETAILER MAP



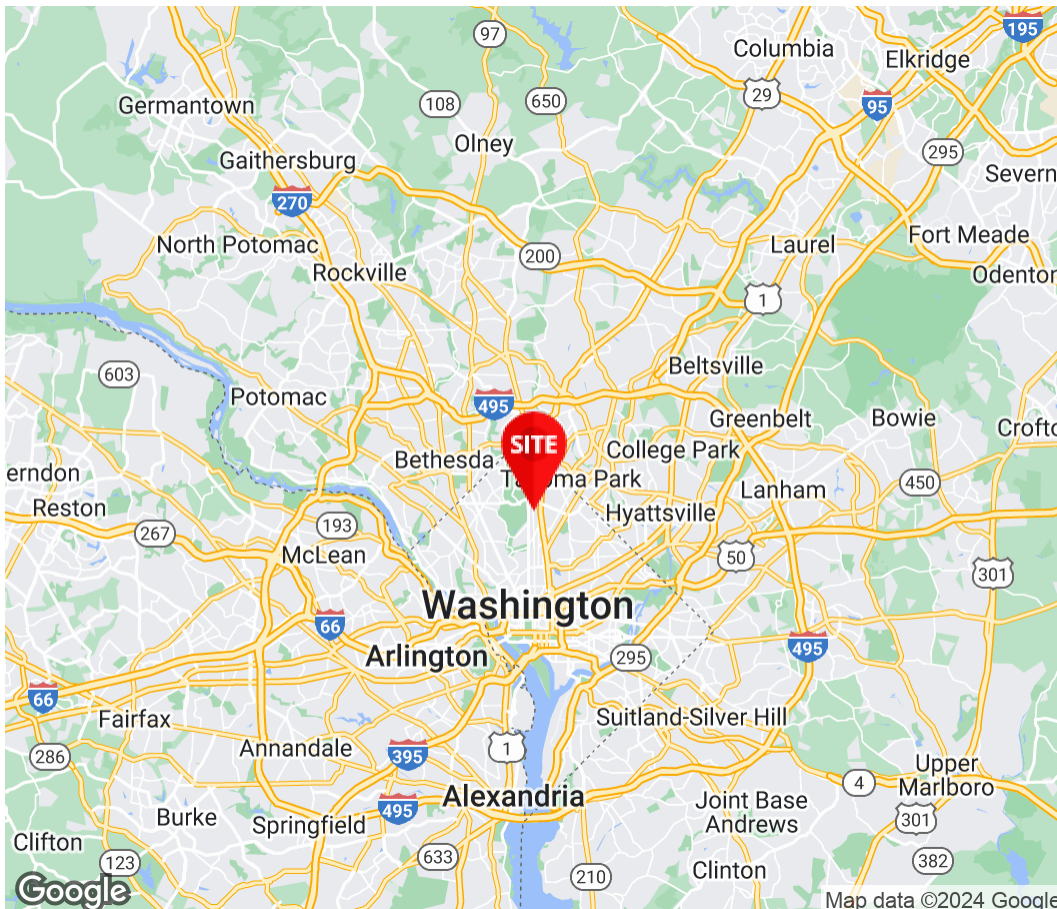
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ADDITIONAL PHOTOS



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