

**FOR
LEASE**



STREET LEVEL RETAIL ON GEORGIA AVE

**Lease Rate:
Negotiable**

PROPERTY OVERVIEW

Presenting an outstanding leasing opportunity at 5522 Georgia Avenue Northwest, Washington, DC, 20011. This second-generation retail space features a prime signage opportunity on bustling Georgia Ave, ensuring high visibility. Boasting flexible mixed-use zoning that allows for a variety of uses by-right, this property offers a versatile canvas for your leasing needs.

DEMOGRAPHICS

	0.5 MILES	1 MILE	2 MILES
Households:	5,609	16,410	57,566
Population:	14,282	42,657	136,936
Avg HH Income:	\$148,102	\$150,519	\$158,514

PROPERTY HIGHLIGHTS

- Prime Signage Opportunity on Georgia Ave
- Former Cricket Wireless
- Second generation retail space
- Surrounded by development
- Flexible mixed-use zoning allowing for a variety of uses by-right

AVAILABLE SPACES

Full Building 1,144 SF

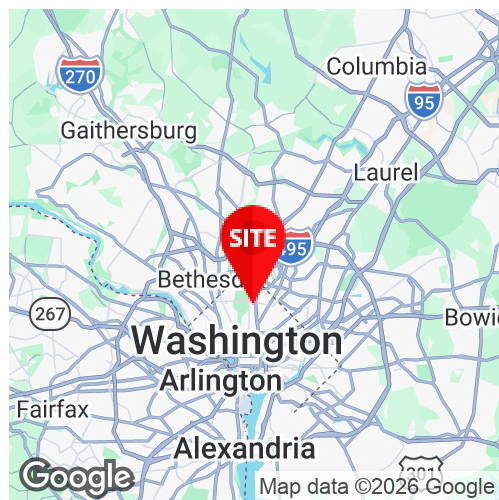
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