



INTERSECTION
18th St, U St, Florida Ave NW

UP TO 11,154 SF CORNER RETAIL SPACE AVAILABLE

- Rare large 11,154 SF one level corner block of space in Adams Morgan
- Strategically located at the confluence of U Street (14,085 APD), Florida Ave (6,295 APD) and 18th Street (10,225 APD)
- Adjacent to Marie Reed Recreational Center, Playground, Soccer Field, Tennis Courts & Marie Reed Elementary (462 Enrollment)
- Well positioned to service Adams Morgan, Dumont Circle & U Street trade areas
- 2-year-old MEP infrastructure (former CVS)

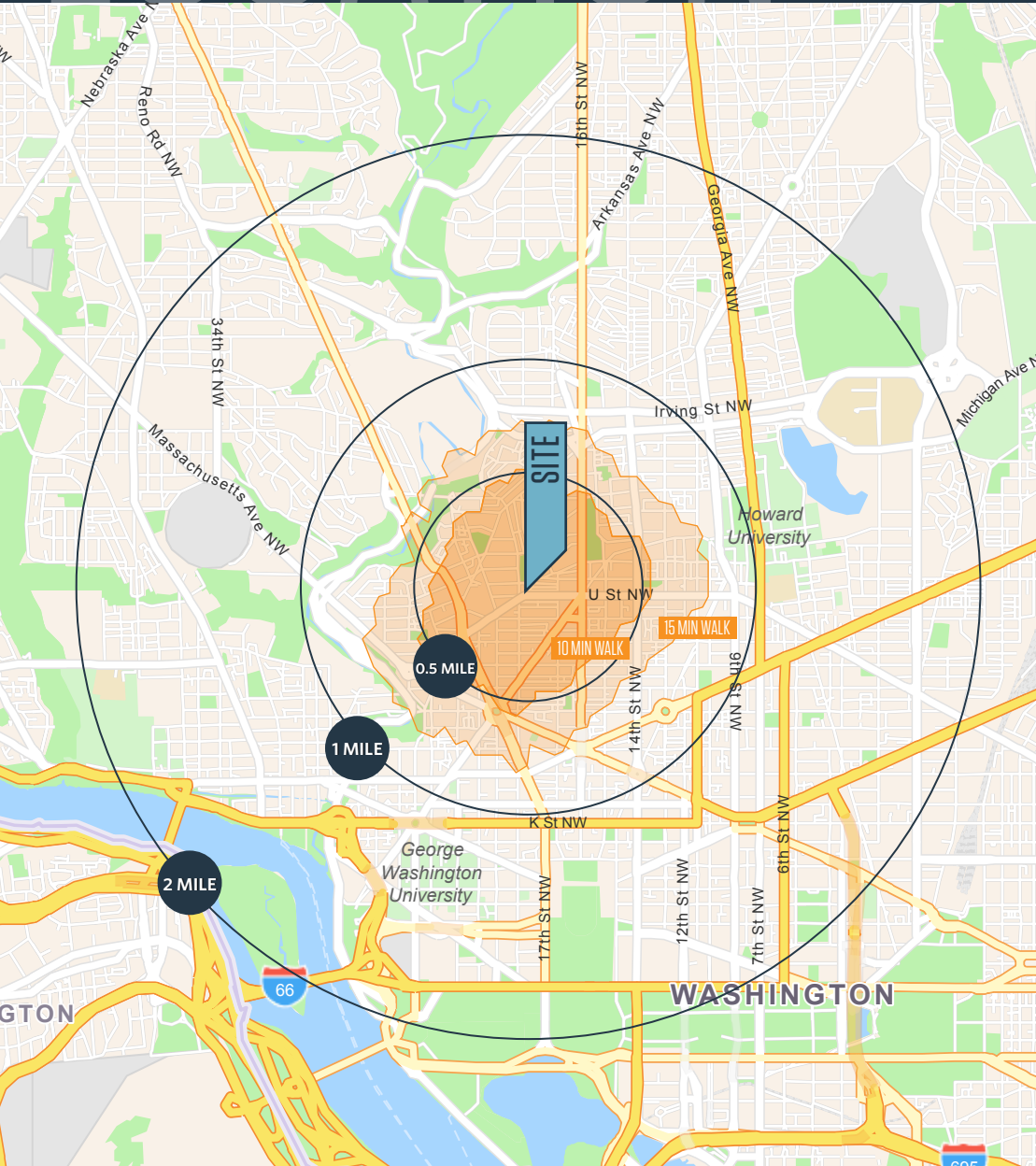
JOIN THESE AREA ATTRACTIONS



LOCATION

1781 FLORIDA AVE NW

WASHINGTON, DC 20009



DEMOGRAPHICS | 2024:

RADIUS:

0.5-MILE	1-MILE	2-MILE
Population	92,020	233,945
Daytime Population	155,680	545,278
Households	52,669	119,467
Average HH Income	\$181,328	\$180,226

WALK TIME:

10-MINUTE	15-MINUTE
26,874	52,960
27,016	60,022
16,368	31,695
\$189,727	\$183,867

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POPULATION BY AGE

Age Group	0.5-MILE	1-MILE	2-MILE	10-MINUTE	15-MINUTE
0 - 4	1,016	3,129	8,656	833	1,748
5 - 9	667	2,208	6,550	538	1,218
10 - 14	413	1,564	5,147	323	741

TRAFFIC COUNTS | 2023:

U St NW	14,085 ADT
18th St NW	10,225 ADT
Florida Ave NW	6,295 ADT

MATT SKALET

maskalet@klnb.com | 202-420-7775

KIM STEIN

kstein@klnb.com | 202-652-2338



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MARIE REED COMMUNITY LEARNING CENTER



MARIE REED SOCCER FIELD & FOOTBALL GROUND



MARIE H REED CENTER POOL



MARIE H REED PLAYGROUND

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klnb

MARKET

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MATT SKALET

maskalet@klnb.com | 202-420-7775

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klnb

PHOTOS

1781 FLORIDA AVE NW

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MATT SKALET

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FOR MORE INFORMATION, PLEASE CONTACT:

MATT SKALET

mskalet@klnb.com
202-420-7775

KIM STEIN

kstein@klnb.com
202-652-2338

1130 Connecticut Ave, NW, Suite 600, Washington, DC 20036

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klnb.com



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