



**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

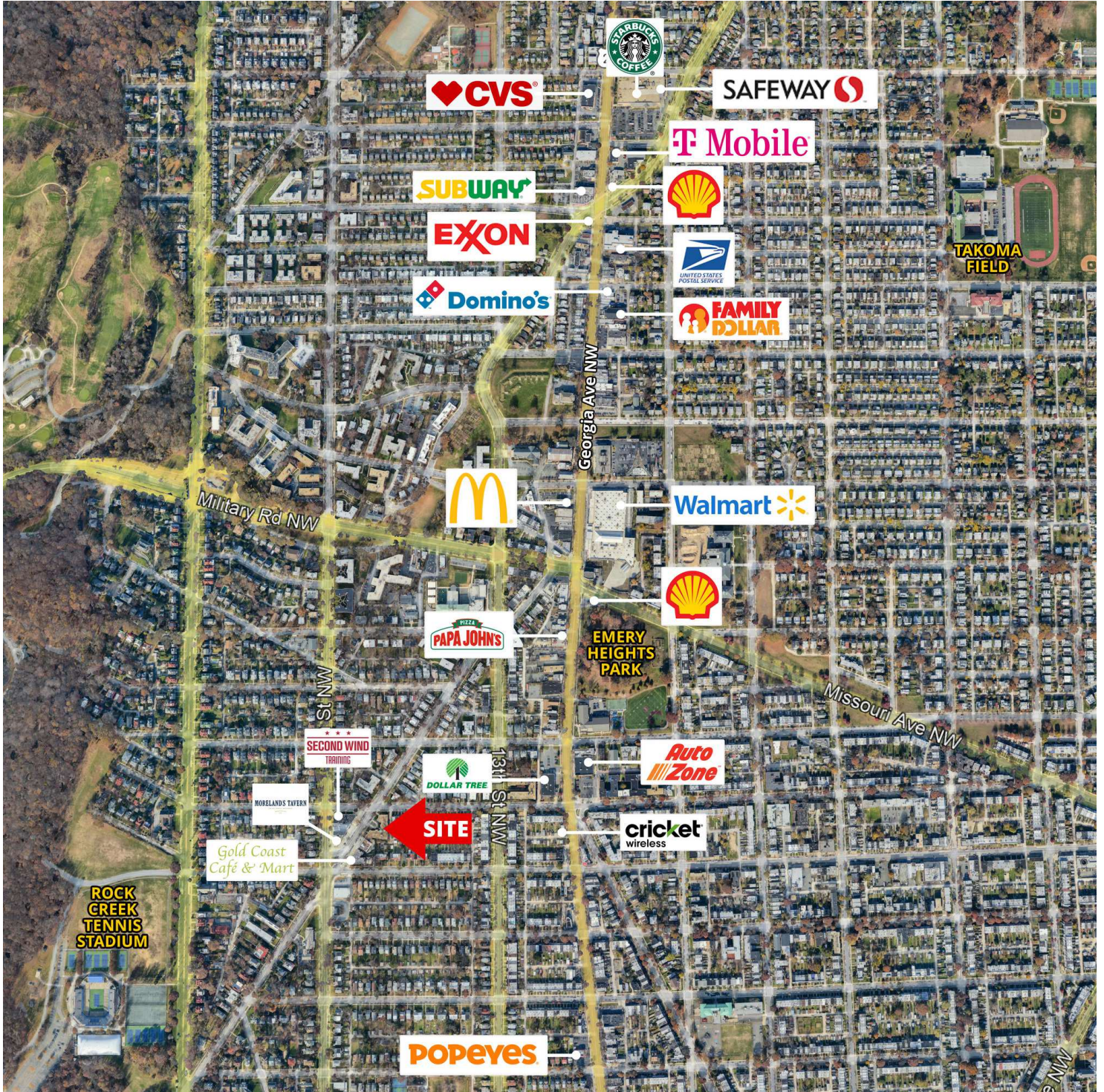
### DEMOGRAPHICS

	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



