

**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

	1 MILE	3 MILES	5 MILES
Households:	16,410	149,967	337,845
Population:	42,657	329,160	759,475
Avg HH Income:	\$150,519	\$171,277	\$173,392

PROPERTY HIGHLIGHTS

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

AVAILABLE SPACES

Full Building

1,192 SF

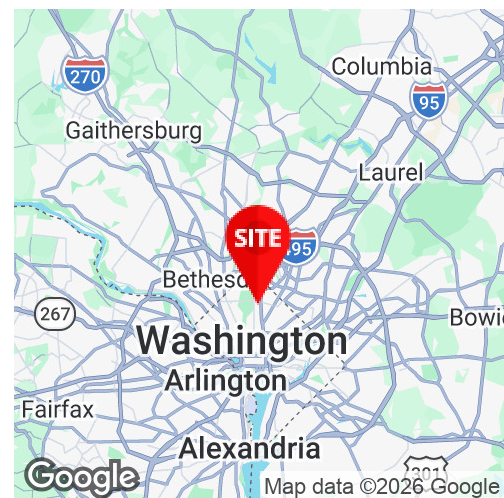
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