

**FOR
LEASE**



RETAIL SPACE FOR LEASE ON GEORGIA AVE

**Lease Rate:
Negotiable**

PROPERTY OVERVIEW

Presenting a prime leasing opportunity at 7327 Georgia Avenue Northwest, Washington, DC, 20012. This second-generation retail space offers unparalleled visibility with a prime signage opportunity on bustling Georgia Ave. The flexible mixed-use zoning allows for a variety of uses by-right, making this property suitable for a range of potential tenants.

PROPERTY HIGHLIGHTS

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

DEMOGRAPHICS **1 MILE** **3 MILES** **5 MILES**

Households:	14,452	104,161	296,166
Population:	32,227	266,022	704,037
Avg HH Income:	\$146,878	\$158,662	\$171,942

AVAILABLE SPACES

Ground Level	1,695 SF
2nd Floor	1,695 SF
Basement	1,120 SF

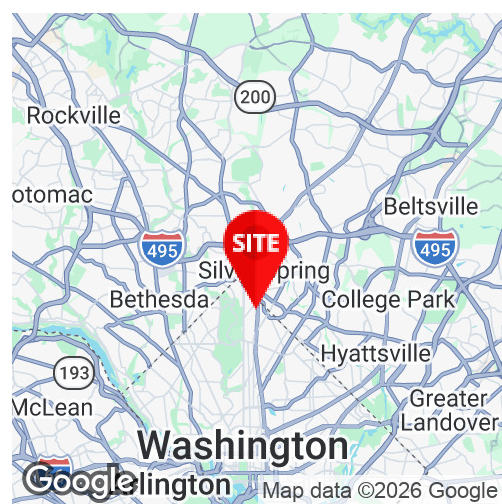
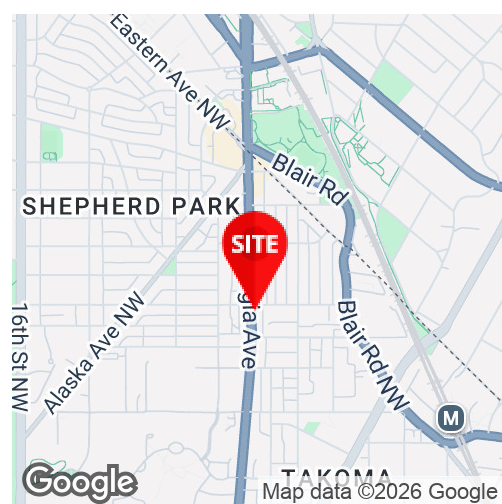
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