

## HIGHLIGHTS

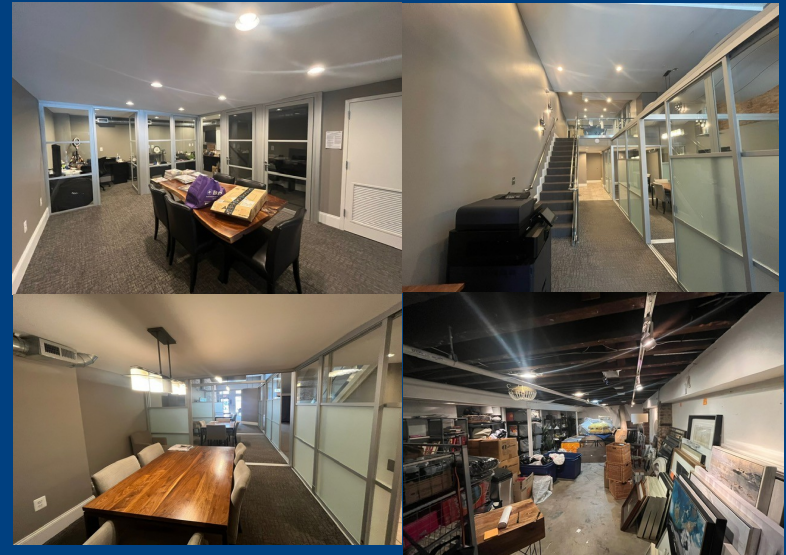
- Approximately 1400 sf first floor, 1400 sf basement and 400 sf mezzanine
- Prime Location on Popular 14th Street with 5 Mile Population of approximately 1,100,000 and Average Daily Traffic of 14,088 on 14th St.
- High visibility, heavy foot/ auto traffic
- Two blocks from metro and one block from U street and 14th
- Income \$132,141 and 140,000 Population in 1 mile radius

## Property Information

Property	Retail space
Property Address	1803 14th St NW, Washington, DC 20009
Rent	\$45 Psf NNN or \$12,000 NNN per month
Total Square Feet	Approximately 3200 sq ft
NNN Charges	\$3.31 psf

## PROPERTY SUMMARY

Triple Net Investment Group is pleased to offer this retail space for lease on prime corner of 14th and V Street NW in Washington, DC. It has a total of apx 3200 sq ft, with the first floor being ~1400 sq ft, mezzanine: ~400 sq ft, and the basement: ~1400 sq ft. 1803 14th is located steps from the U Street/Cardoza METRO station serving both the Green and Yellow lines. This location is close to many tenants such as Busboys and Poets, Tatte Bakery, CVS, Walgreens, Trader Joe, Wholefood, Capital one, Bank Of America, SoulCycle and other local business.



<b>Population</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2025 Projection	139,786	491,964	1,108,750
2019 Estimate	103,518	419,389	804,750
2010 Census	8,373	57,759	125,389
<b>Households</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2027 Projection	3,777	26,607	85,650
2022 Estimate	52,305	199,214	368,819
2010 Census	3,338	22,896	50,351
<b>Average Household Income</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
	\$132,141	\$124,264	\$113,816



## About the Area

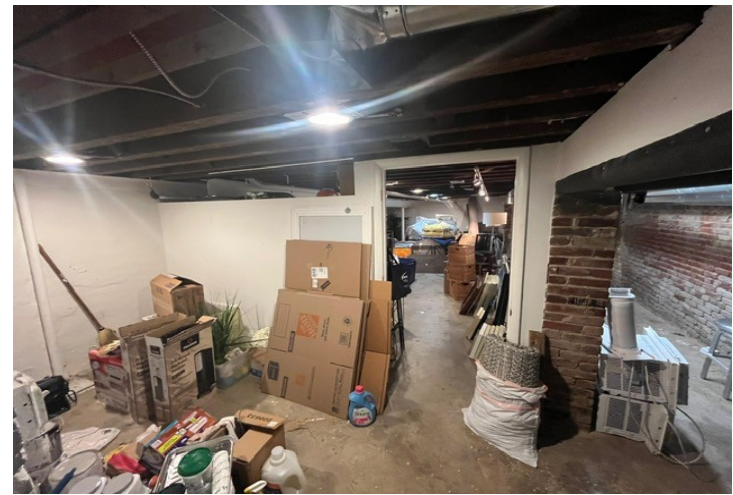
14th Street NW is a street in Northwest quadrants of Washington, D.C., west of the U.S. Capitol. Many of the city landmarks runs from the 14th Street Bridge north to Eastern Avenue. Over the last five years, the gentrification of the neighborhoods through which it passes – particularly downtown, Logan Circle, the U Street Corridor, and Columbia Heights – 14th Street is now known for live theater, art galleries, and trendy restaurants. A recently developed project called Collection– 14, completed in 2020. This project includes 223– apartment units, 25,000 sq. ft of retail, 5,300 sq. ft of offices and 4,000 sq. Ft of event space will bring a new light to the ever– changing area of Washington, DC.











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