# 3215 P STREET, NW
## WASHINGTON, DC

- 5,883 SF of Retail/Restaurant Space Available on the Corner of Wisconsin Avenue and P Street
- $400,000 per year NNN
- Includes 1,010 SF on the Lower Level, 3,397 SF on the First Floor and 1,476 SF on the Second Floor
- Excellent visibility on Wisconsin Avenue with 13 parking spaces
- Four blocks from both Georgetown University and M Street

Bill Miller
202.333.0339
bill@millerwalker.com

MILLER WALKER
RETAIL REAL ESTATE

Alex Walker
202.333.0079
alex@millerwalker.com

2715 M STREET, NW · SUITE 200 · WASHINGTON, DC 20007 · 202.333.0303 · www.MILLERWALKER.com

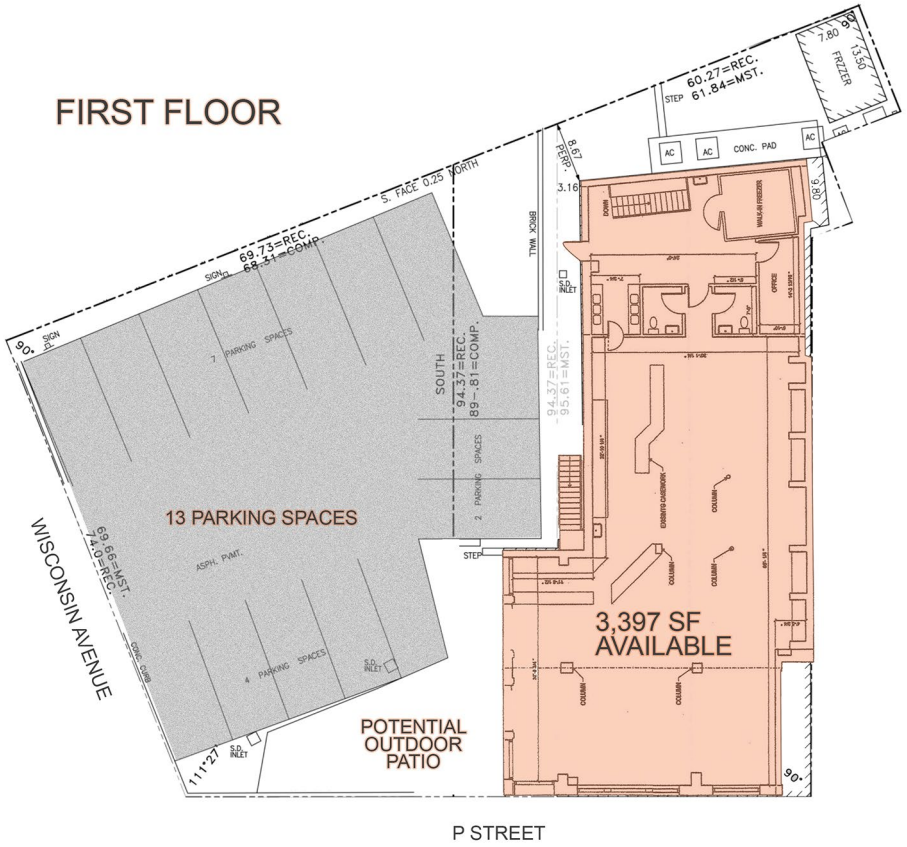
# 3215 P STREET, NW
WASHINGTON, DC

## NEIGHBORHOOD RETAIL MAP

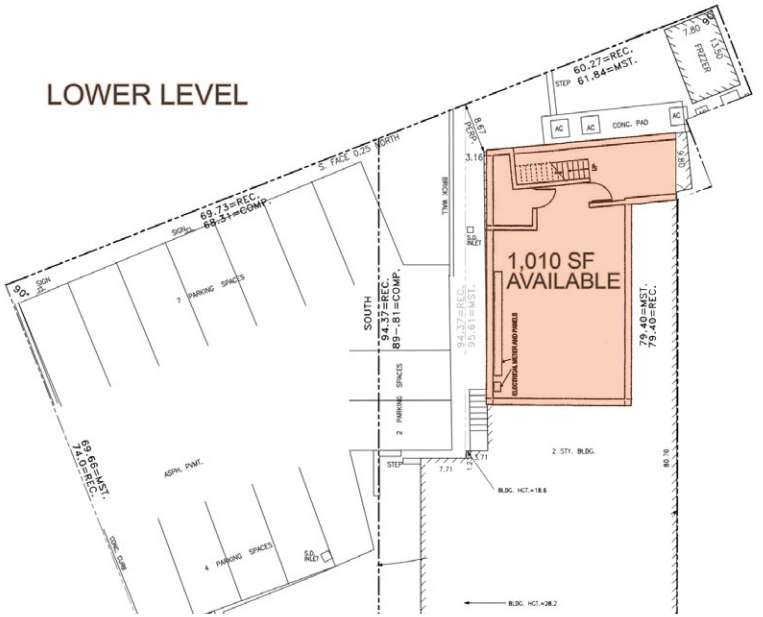
# 3215 P STREET, NW
WASHINGTON, DC

## SITE PLANS

### FIRST FLOOR




### LOWER LEVEL




### SECOND FLOOR

NW

# GEORGETOWN

**INTERNATIONALLY KNOWN AS A BUSTLING URBAN RETAIL MECCA,** a dining and entertainment center, and a cultural destination, Georgetown's business district flourishes seven days a week, during the day and into the night. The historic and charming neighborhood's diverse mix of residents, students, office workers, citygoers, suburbanites and tourists makes for a dynamic setting unparalleled in DC.

23,000

EMPLOYEEES IN GEORGETOWN[2]

## A DESIGN DISTRICT

Georgetown is home to 65 home decor retailers and design showrooms (including Baker, B&B Italia, Boffi, CB2, Design Within Reach, Donghia, and Jonathan Adler) as well as dozens of architecture and interior design firms.

## 250+ RETAILERS

National and international retailers that call Georgetown home, including Apple, AllSaints, Billy Reid, Club Monaco, Cusp, Frye, Gant, Free People, Intermix, Massimo Dutti, rag & bone, Rent the Runway, Sid Mashburn, Tory Burch, and Warby Parker.

## WORLD-RENOWNED UNIVERSITIES

Home to Georgetown University and within walking distance of George Washington University, the neighborhood offers access to more than 35,000 students.

| | 0-½ mi | 0-1 mi | 0-3 mi |
|---|---|---|---|
| **POPULATION** | | | |
| Population | 10,112 | 33,607 | 324,867 |
| Male | 47% | 47% | 49% |
| Female | 53% | 53% | 51% |
| High School Graduate + | 100% | 98% | 95% |
| Bachelor's Degree + | 93% | 89% | 78% |
| Graduate/Professional Degree | 64% | 60% | 47% |
| **HOUSEHOLDS** | | | |
| Households (HH) | 4,313 | 15,311 | 161,164 |
| Average HH Size | 2.1 | 1.8 | 1.9 |
| Owner-occupied | 54% | 45% | 37% |
| Renter-occupied | 46% | 55% | 63% |
| Median HH Value | $1,000,001 | $974,307 | $732,952 |
| **INCOME** | | | |
| Average HH | $196,237 | $160,009 | $126,006 |
| Median HH | $160,962 | $124,669 | $94,997 |
| HH Income <$50k | 12% | 19% | 27% |
| HH Income $50–$75k | 9% | 11% | 14% |
| HH Income $75k+ | 79% | 70% | 59% |
| Average HH Disposable | $124,464 | $104,862 | $86,551 |
| **AGE** | | | |
| Age < 20 | 12% | 14% | 15% |
| Age 20–34 | 43% | 47% | 41% |
| Age 35–64 | 31% | 27% | 34% |
| Age 65+ | 15% | 13% | 10% |
| Median Age (years) | 32.0 | 29.6 | 32.8 |
| **CONSUMER EXPENDITURES** ($ thousands) | | | |
| Apparel | $27,439 | $80,737 | $672,283 |
| Computers & Accessories | $3,027 | $8,992 | $75,449 |
| Entertainment & Recreation | $36,012 | $103,894 | $861,736 |
| –Pets | $5,440 | $15,939 | $132,901 |
| Food at Home | $56,928 | $168,803 | $1,412,659 |
| Food away from Home | $38,941 | $114,171 | $949,020 |
| Health Care | $45,146 | $131,255 | $1,086,768 |
| –Medical Care | $20,025 | $58,157 | $483,191 |
| Home Improvement | $19,905 | $53,044 | $427,105 |
| Household Furnishings | $11,816 | $34,523 | $284,738 |
| Personal Care Products | $5,001 | $15,132 | $127,239 |
| Vehicle Maint. & Repair | $11,592 | $34,359 | $288,079 |
| **AVAILABLE VEHICLES PER HH[1]** | | | |
| 0 | 21% | 38% | 34% |
| 1 | 50% | 44% | 47% |
| 2-3 | 29% | 17% | 18% |
| 4+ | 0% | 1% | 1% |

## METRORAIL BOARDINGS (Avg. weekday)

Foggy Bottom GWU **21,462**

## WALKSCORE

**97** Walker's Paradise

## CAPITAL BIKESHARE ARRIVALS

Average Monthly (10/2014-9/2015) **7,369**

*Source: ESRI, 2015 Estimates & Projections*
*1. American Community Survey (2009-2013), values are rounded to nearest whole percent 2. Area includes BID and Georgetown University & Hospital*

## CONTACT

Georgetown BID
Joe Sternlieb, CEO, (202) 298-9222
jsternlieb@georgetowndc.com, www.georgetowndc.com

Your goals become our goals, and you can rest assured -

at Bank of Georgetown, we're pulling for ***you.***

EQUAL HOUSING LENDER Member FDIC

www.bankofgeorgetown.com
Serving Businesses in DC, MD & VA
1115 30th St., NW•Washington, DC•20007