1,829 RSF OF RETAIL/WELLNESS/OFFICE SPACE AVAILABLE IN THE HEART OF GEORGETOWN

Approximately
1,829 RSF
Retail/Wellness/Office Space

$39.00 PSF NNN

6,830
POPULATION
0.5MI RADIUS

$253,869
HOUSEHOLD INCOME
0.5MI RADIUS

15,249
EMPLOYMENT
0.5MI RADIUS

98
walk score

NEARBY RETAIL

THE NORTH FACE
GEORGETOWN CUPCAKE
BONOBOS
DESIGN WITHIN REACH
CB2
INTERMIX
kafe leopold + konditorei

Property Highlights

Georgetown is an internationally known shopping district with nearly **3 million square feet of retail.** It is also home to **Georgetown University,** a highly affluent urban neighborhood and over **3 million square feet of office space.** Georgetown features the **region's highest incomes** and collection of **luxury brands** in an authentic, historic, walkable neighborhood. With **over 470** national and international stores, 70+ home decor retailers and design showrooms, spas, salons, restaurants and gourmet shops.

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MILLER WALKER
RETAIL REAL ESTATE

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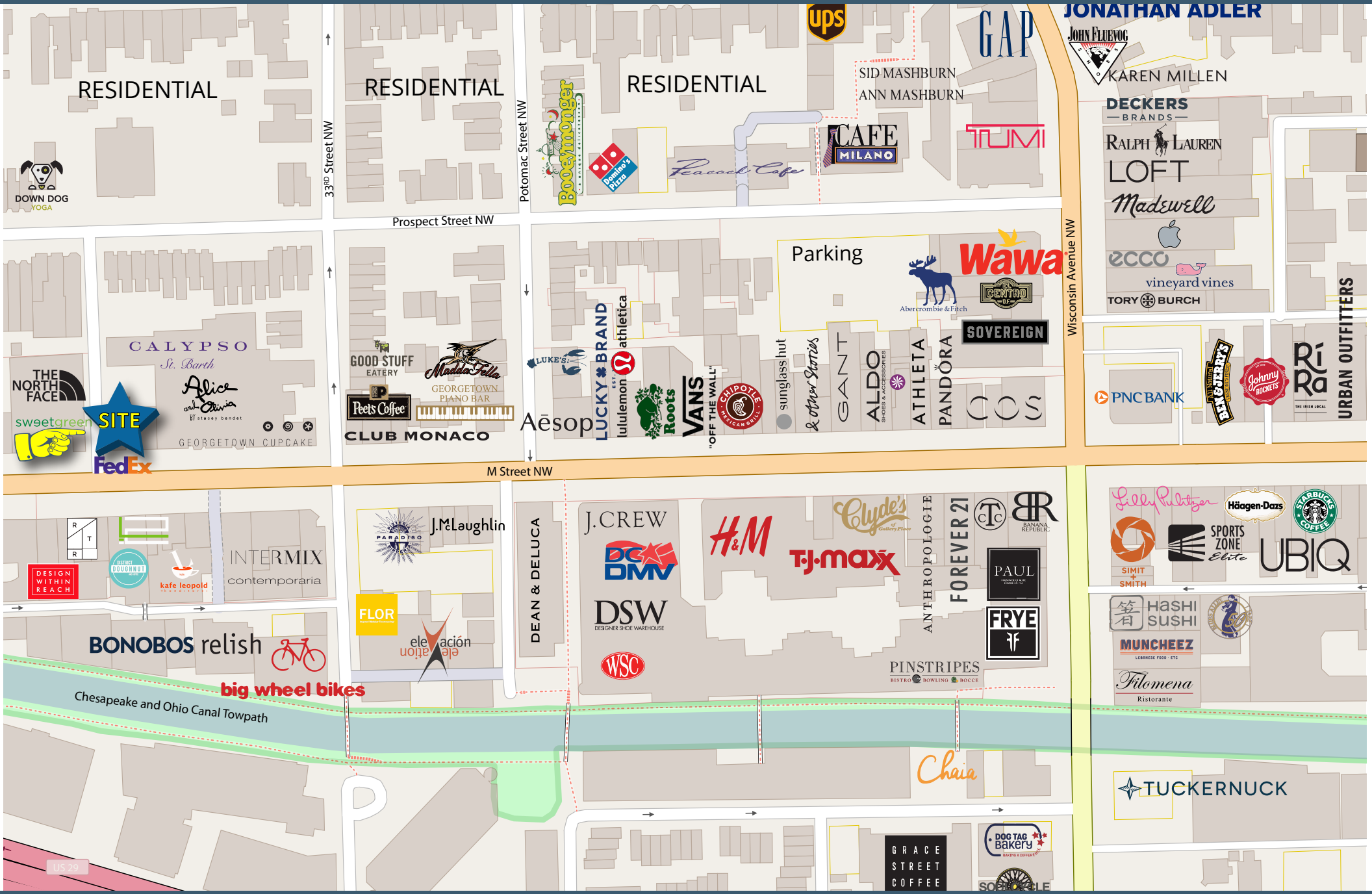
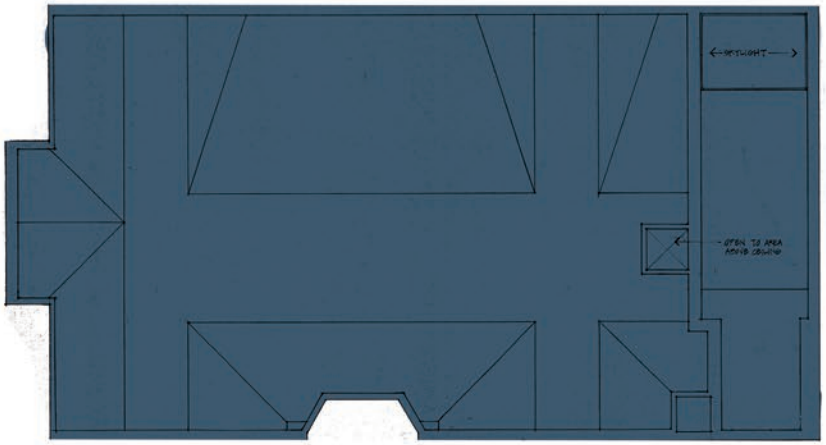
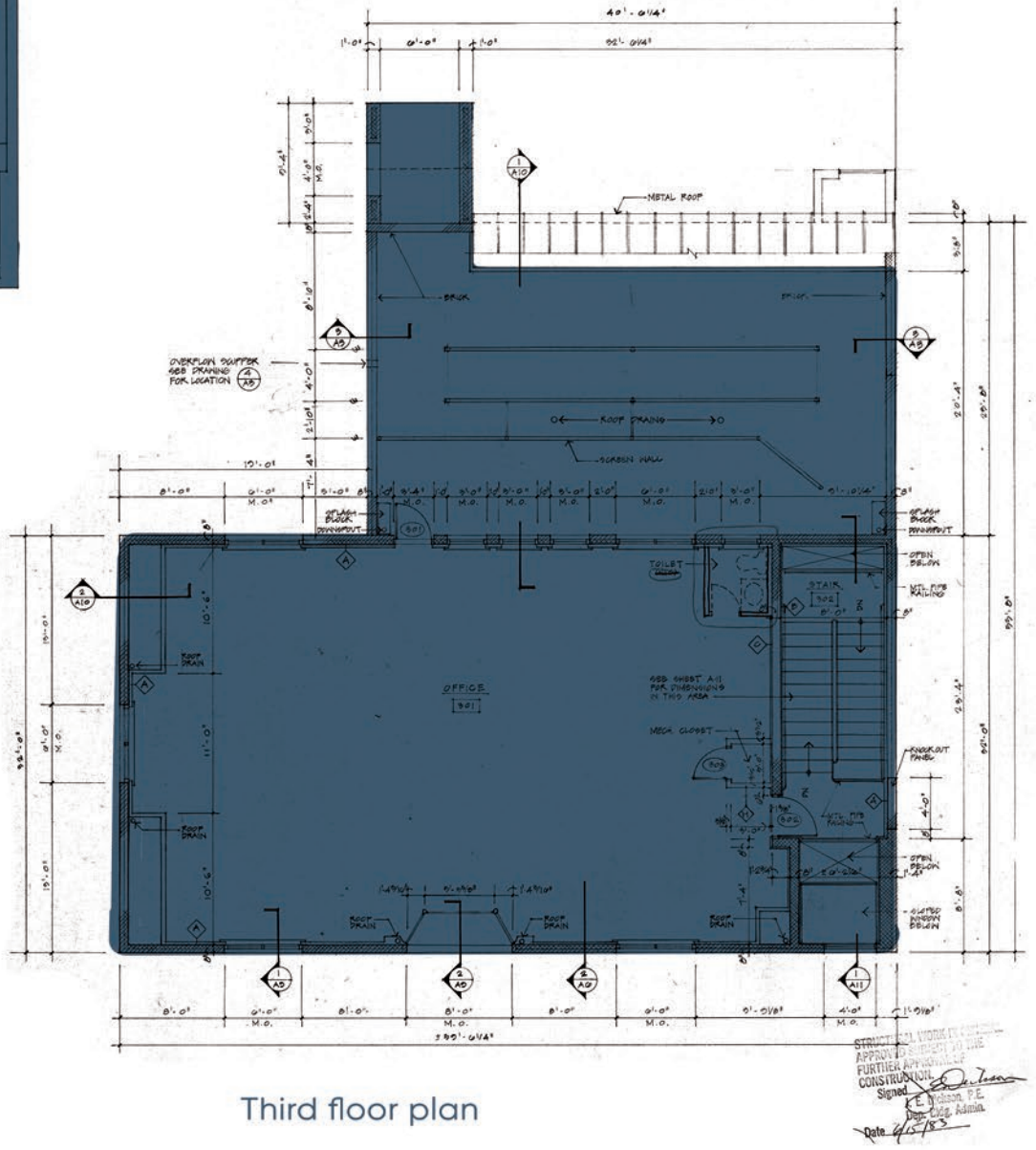
3327 M Street, NW
Washington, DC

MILLER WALKER
RETAIL REAL ESTATE



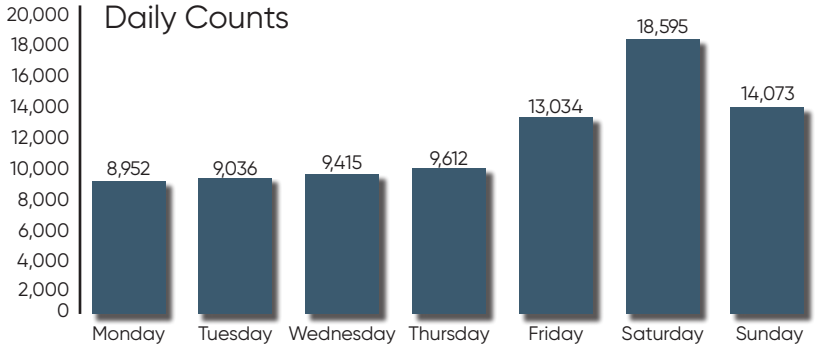


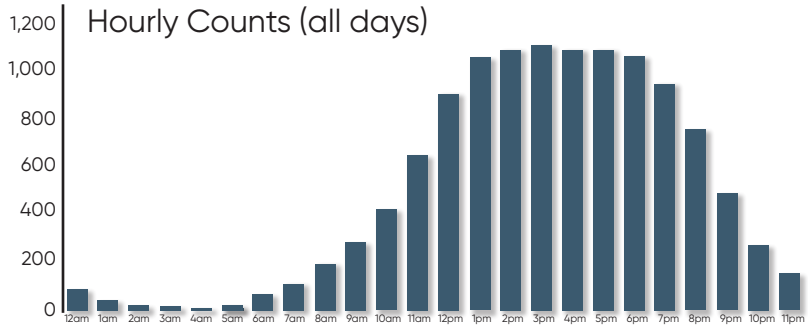
Third floor reflected ceiling plan

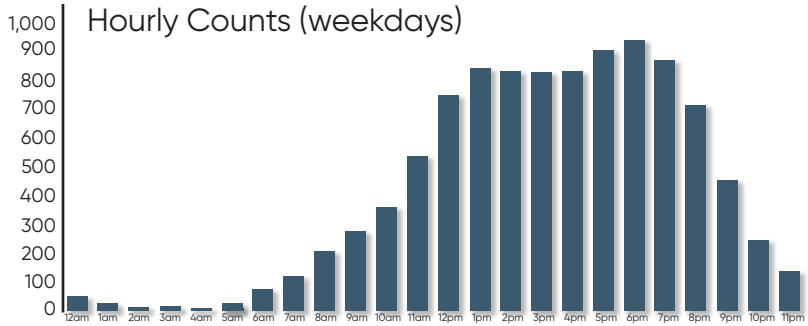


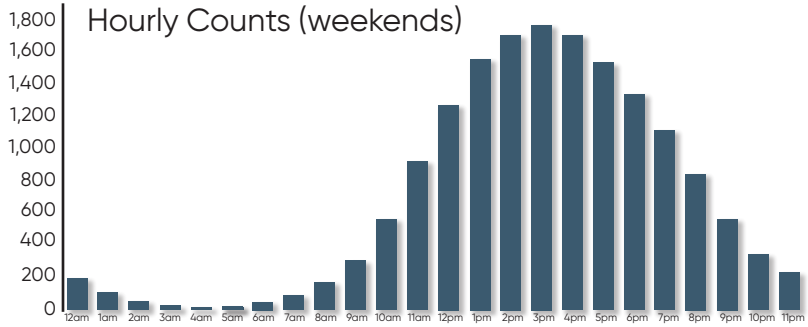
Third floor plan

Pedestrian counts at M & Wisconsin Avenue (SW corner)	
Period of counts	January 1, 2015-November 30, 2018
HOURLY COUNTS	
Average Hourly Counts	492
Peak Hour (Weekdays) and counts	6:00pm 938
Peak Hour (Weekends) and counts	3:00pm 1,232
DAILY COUNTS	
Average Daily Counts	11,817
Weekday Counts	10,013
Weekend Counts	16,334
Monday	8,953
Tuesday	9,037
Wednesday	9,416
Thursday	9,613
Friday	13,034
Saturday	18,595
Sunday	14,074
Average Weekly Counts	82,716
MONTHLY COUNTS	
Average Monthly Counts	359,665

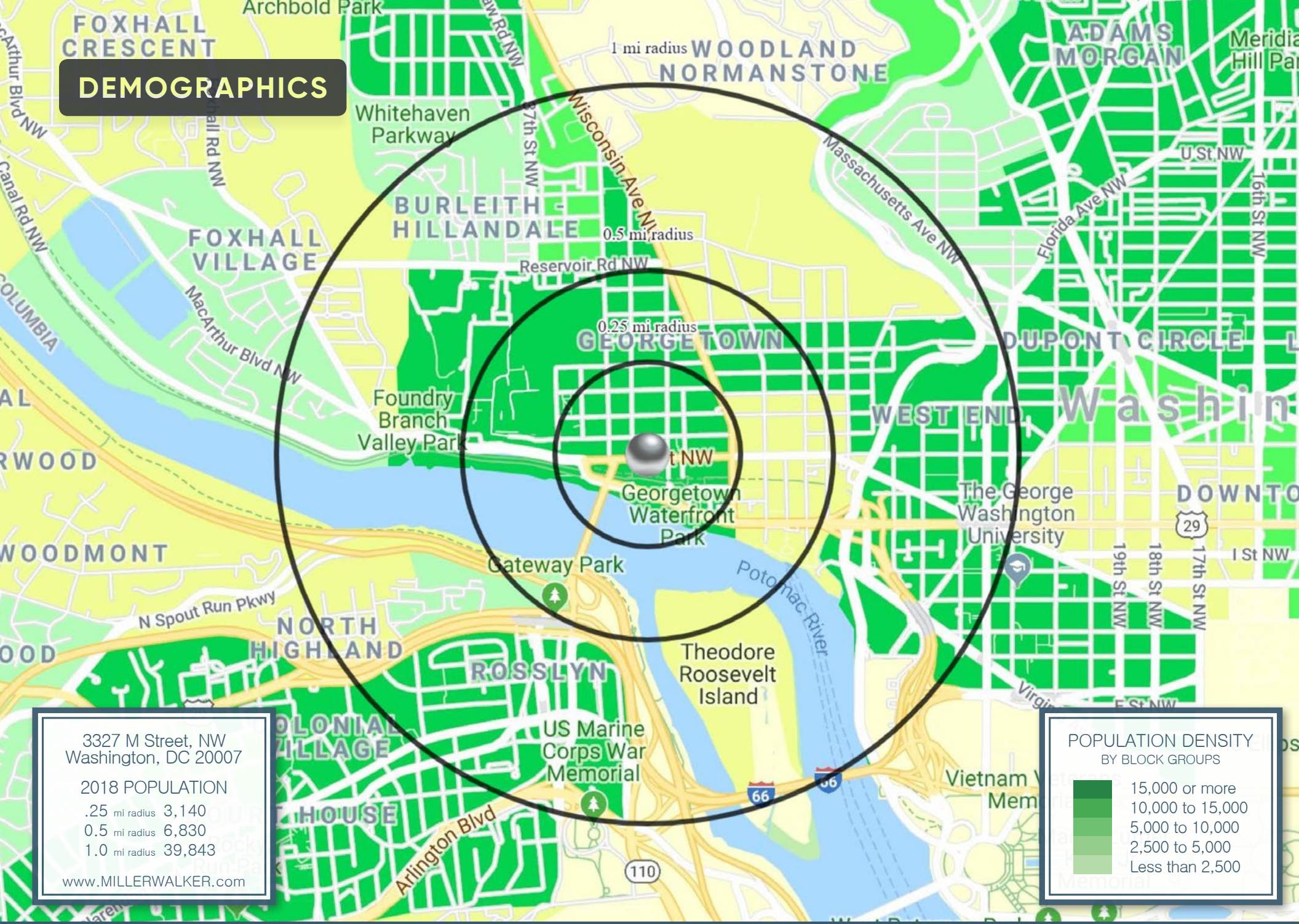








DEMOGRAPHICS



3327 M Street, NW
Washington, DC 20007

2018 POPULATION

.25	mi radius	3,140
0.5	mi radius	6,830
1.0	mi radius	39,843

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POPULATION DENSITY
BY BLOCK GROUPS

- 15,000 or more
- 10,000 to 15,000
- 5,000 to 10,000
- 2,500 to 5,000
- Less than 2,500

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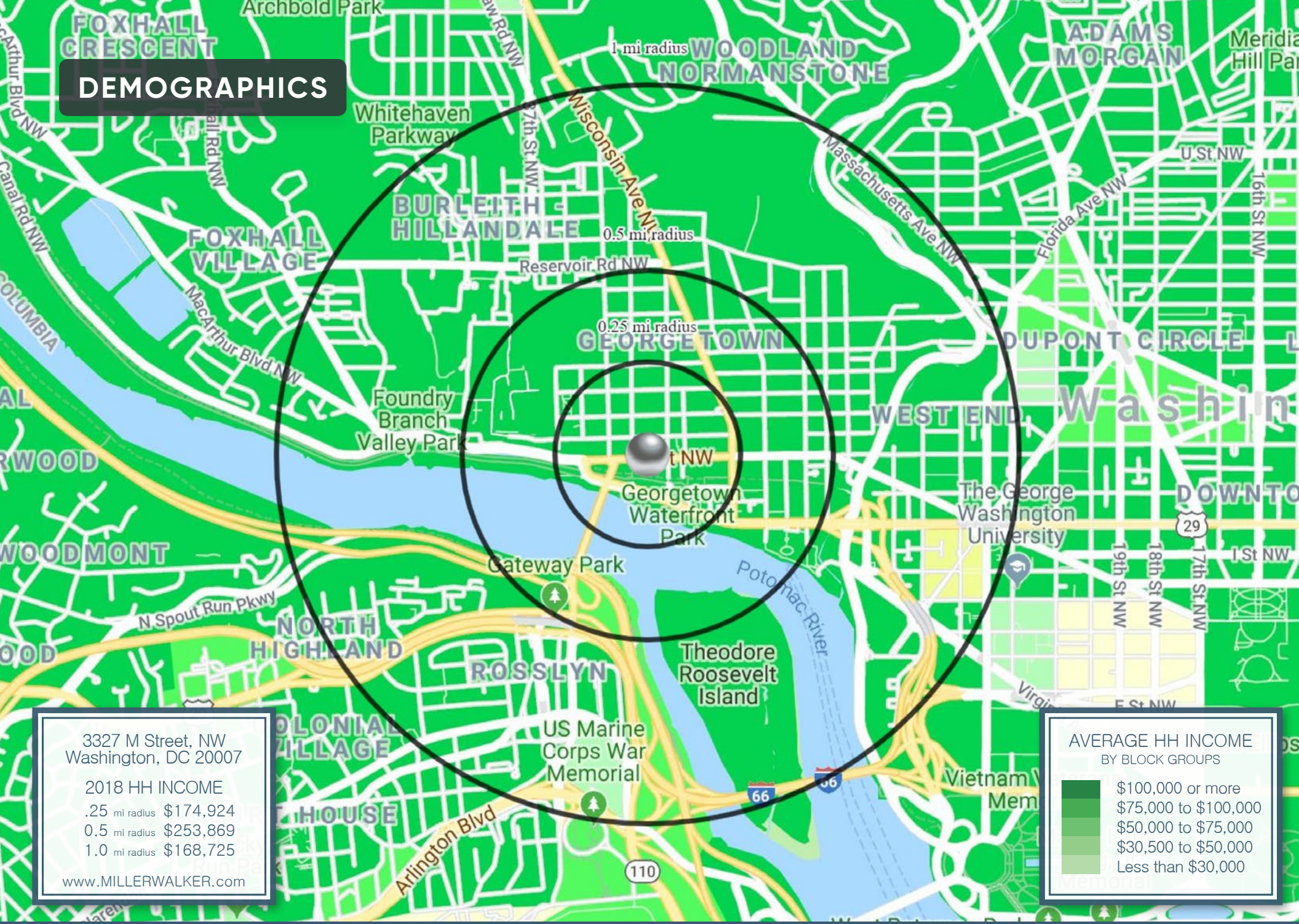
DEMOGRAPHICS



3327 M Street, NW
Washington, DC 20007

2018 HH INCOME

.25	mi radius	$174,924
0.5	mi radius	$253,869
1.0	mi radius	$168,725

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AVERAGE HH INCOME
BY BLOCK GROUPS

- $100,000 or more
- $75,000 to $100,000
- $50,000 to $75,000
- $30,500 to $50,000
- Less than $30,000

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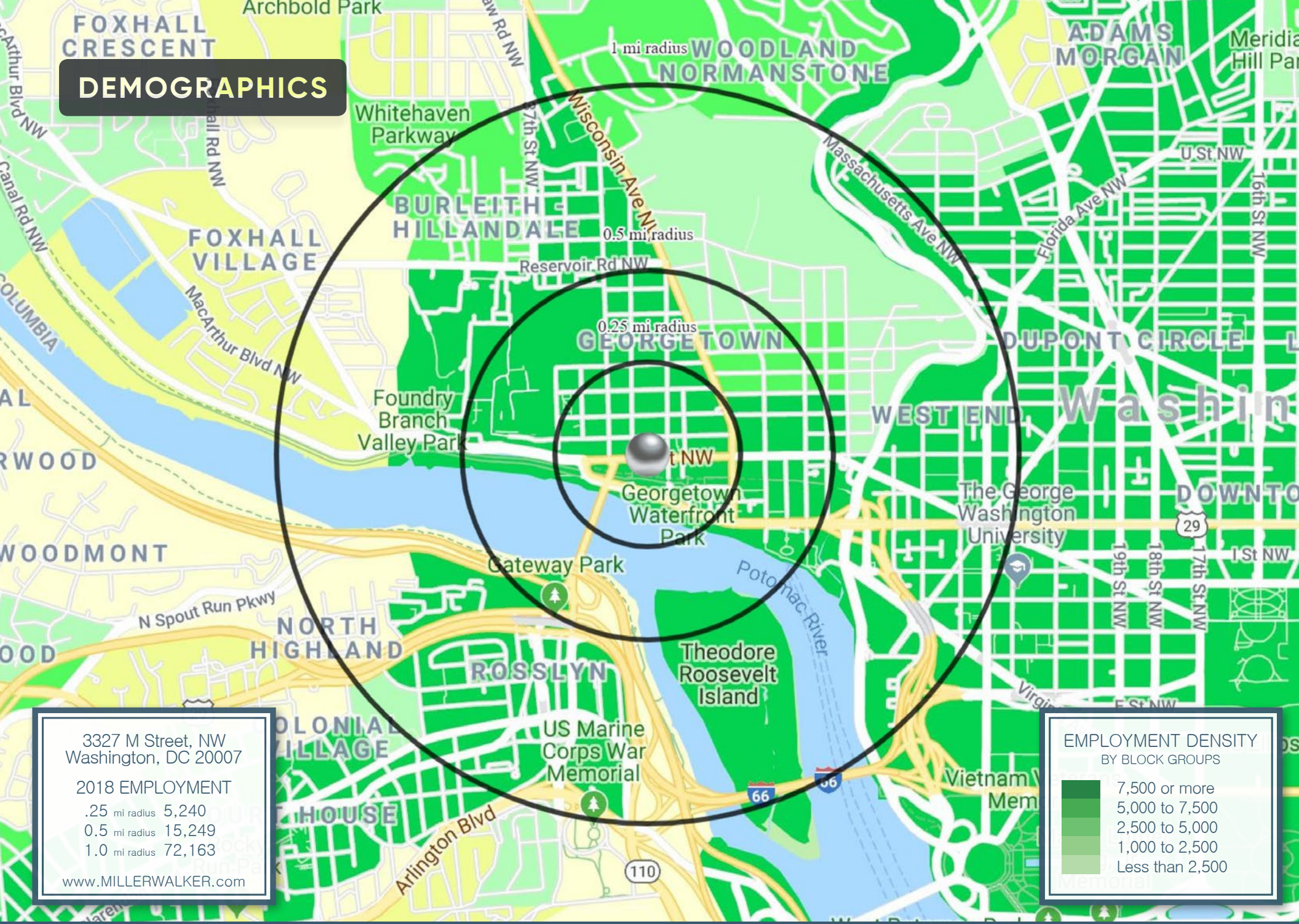
DEMOGRAPHICS



3327 M Street, NW
Washington, DC 20007

2018 EMPLOYMENT

.25	mi radius	5,240
0.5	mi radius	15,249
1.0	mi radius	72,163

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EMPLOYMENT DENSITY
BY BLOCK GROUPS

- 7,500 or more
- 5,000 to 7,500
- 2,500 to 5,000
- 1,000 to 2,500
- Less than 2,500