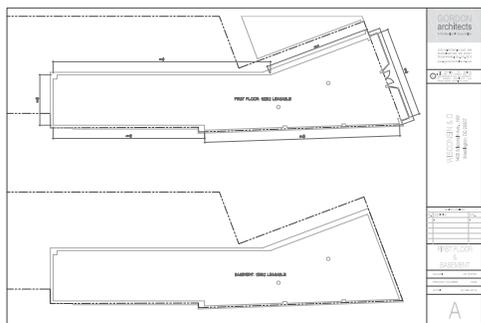


1408 WISCONSIN AVE NW - WASHINGTON, DC

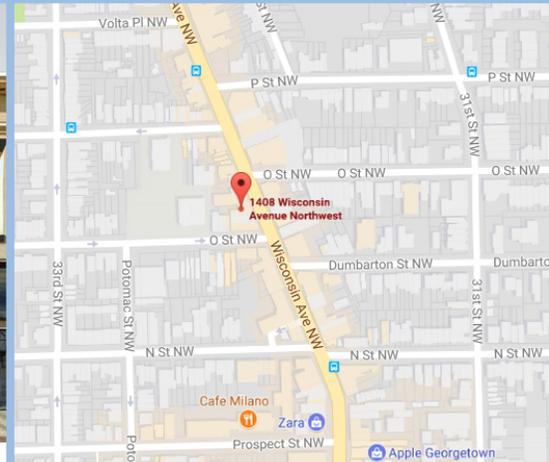


GEORGETOWN

\$14,000/MO



FIRST FLOOR AREA FLOOR PLAN



We are currently offering the First Floor and Basement (approx. 1,790 Sq Ft / each floor) of a spacious three-story brick building. Second and Third Floors (approx. 2,642 Sq Ft) are also available. Current Tenants are on month to month leases. This building has a 26-foot frontage on Wisconsin Avenue, and a courtyard that could possibly be transformed into an outdoor seating area. Work is about to commence on improvements to the façade, courtyard and heavy up of utilities. The monthly rental for the first floor and basement is Fourteen Thousand Dollars (\$14,000.00), triple net. Current monthly estimates for tenant's portion of the real estate taxes and insurance are:

Real Estate Taxes: \$2511.87 • Insurance \$133.15

The 1400 block is undergoing a complete transformation where 7 buildings are in the process of remodeling/tenant change about to begin. Starting with the remodel of the Old Georgetown Theater, both sides of the street from O St. moving north are planning renovations. This includes 1400, 1404 and 1408 Wisconsin Ave. These properties are available separately or can be combined for additional square footage. The 1400 corner property has approx. 1,400 Sq Ft and 1404 property has approx. 1,700 Sq Ft.

 **PRIME LOCATION**

Georgetown
1408 Wisconsin Ave NW
Washington, DC

 **SQUARE FOOTAGE**

First Floor: 1790*
Basement: 1790*
*Square footage is approximate

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GEORGETOWN: AN OVERVIEW

Retail is exploding in the District of Columbia. In the last five years, 2.4 million square feet (SF) of retail development projects were delivered in D.C.—more than all the retail space in Georgetown combined. In 2014, an additional 1.1 million square feet broke ground.

GEORGETOWN RETAIL

Retailer interest remained extremely high, evidenced by a net gain of 19 new stores and services, a total collection of over 350 retailers, rising rents and property values, and a retail vacancy rate of 2.7 percent at year-end 2014, according to The Georgetown Business Improvement District's (BID) State of Georgetown 2015 Report (www.GeorgetownDC.com).

Turnover in the restaurant industry produced exciting, critically praised concepts like Fiola Mare, Chez Billy Sud, a revamped Grill Room helmed by Chef Frank Ruta, and Dog Tag Bakery. The recent termination of the liquor license moratorium is expected to boost the number of Georgetown restaurants.

The BID has created the Georgetown 2028 Plan, a strategic planning approach to build an economically stronger and more sustainable Georgetown commercial district. The Georgetown 2028 15 Year Action Plan was launched in January 2014, and much progress has been made since then. This comprehensive plan can be viewed at (www.GeorgetownDC.com)

Also see The BID's State of Georgetown 2015 (www.GeorgetownDC.com) for reports on: *Spending in Georgetown, Retailers by Type, Retail Change Summary, Top Market Segments & Foot Traffic and Vehicle Traffic.*



TOURISM

Tourists and residents alike come to Georgetown to enjoy the history and architecture, to shop and dine, or to visit the Waterfront and C&O Canal Parks. In 2015, The Lonely Planet ranked Washington, D.C. as the No. 1 destination to visit in 2015, citing the free monuments and museums, a thriving arts scene, and Jose Andres and the expanding restaurant scene.

In 2014, Fodor's ranked Georgetown in the top 10 U.S. towns with huge Christmas Celebrations, "Washington, D.C.'s oldest neighborhood comes alive each December with the warmth of the holiday lights that dot the streets and historic buildings of Wisconsin Ave. N.W. Known for its over 450 stores, restaurants, and galleries, making it a 1 stop hub of art and commerce for holidays."

The Washington Business Journal reported the vast number of visitors at the top Tourist Destinations in Washington:

ATTRACTION	NUMBER OF VISITORS 2014	NUMBER OF VISITORS 2013
National Museum of Natural History	7.3 million	8 million
Lincoln Memorial	7.14 million	6.55 million
National Air & Space Museum	6.7 million	7 million
C&O Canal	5.07 million	4.94 million

The Washington Convention Center is also bringing large crowds to D.C. The Washington Business Journal reports the top 3 conventions in 2015 include:

1. NBC4 Health & Fitness- 85,000 attendees- January 10, 2015
2. Capitol Hill Classic Volleyball Tournament- 75,000 attendees- February 14, 2015
3. Library of Congress National Book Festival- 75,000 attendees- September 4, 2015

GEORGETOWN RESIDENTIAL

Georgetown is one of the most affluent neighborhoods in the region: 61 percent of households within a half-mile of the intersection of Wisconsin Avenue and M Street earn at least \$100,000 per year; 30 percent of households earn at least \$200,000. The median home value in this area is about \$1 million—about double the D.C.-wide median. Basic demographic figures hold strong even at a 3-mile radius, with more than 74,000 households (46 percent) earning at least \$100,000.¹⁶ In aggregate, households headed by 25 to 34 year olds within three miles of Georgetown have an impressive \$4.2 billion of disposable income.

GEORGETOWN DEMOGRAPHIC PROFILE, 2014

	FROM WISCONSIN AVENUE AND M STREET, NW			DC
	0-0.5 mi	0-1 mi	0-3 mi	
Total Population	9,603	42,052	324,568	658,893
Households				
Total Number	4,353	18,881	162,569	...
Average Household Size	1.94	1.65	1.84	2.17
Owner Occupied	47%	37%	36%	38%
Median Home Value	\$1,000,001	\$800,789	\$655,092	\$499,603
Median Age	30.4	28.4	32.6	34.5
Household Income				
Median Household Income	\$122,483	\$103,367	\$90,803	\$65,202
Average Household Income	\$172,828	\$142,651	\$124,007	\$103,763
Share of households with \$100,000 or more	61%	52%	46%	35%
Share of households with \$200,000 or more	30%	21%	15%	12%

Source: ESRI Business Analyst Online (2015) and U.S. Census Bureau (2014)

The appetite for housing development in Georgetown remains strong. EastBanc Inc.'s super luxurious 1055 High, is likely the most expensive condos ever offered in D.C., where asking prices ranged from \$3.6 million to \$5.5 million. The seven-unit, \$27 million condominium building at 1055 Wisconsin Ave. N.W. on the C&O Canal sold out in three weeks to seven all-cash buyers, according to The Washington Business Journal.

See The BID's State of Georgetown 2015 Report (www.GeorgetownDC.com) for reports on: *Disposable income by Age, Residential Developments in the pipeline.*



HOTEL/OFFICE SECTORS

- Georgetown hotel occupancy rebounded, moving slightly above the five year average to 71.5 percent, and revenues increased to \$72 million (12 percent up from 2013).
- Strong office sector performance continued for a third year in a row, with vacancy dropping to 7.1 percent—outperforming all other area submarkets in the Region.