



RETAIL PROPERTY FOR LEASE

7350 GEORGIA AVE NW

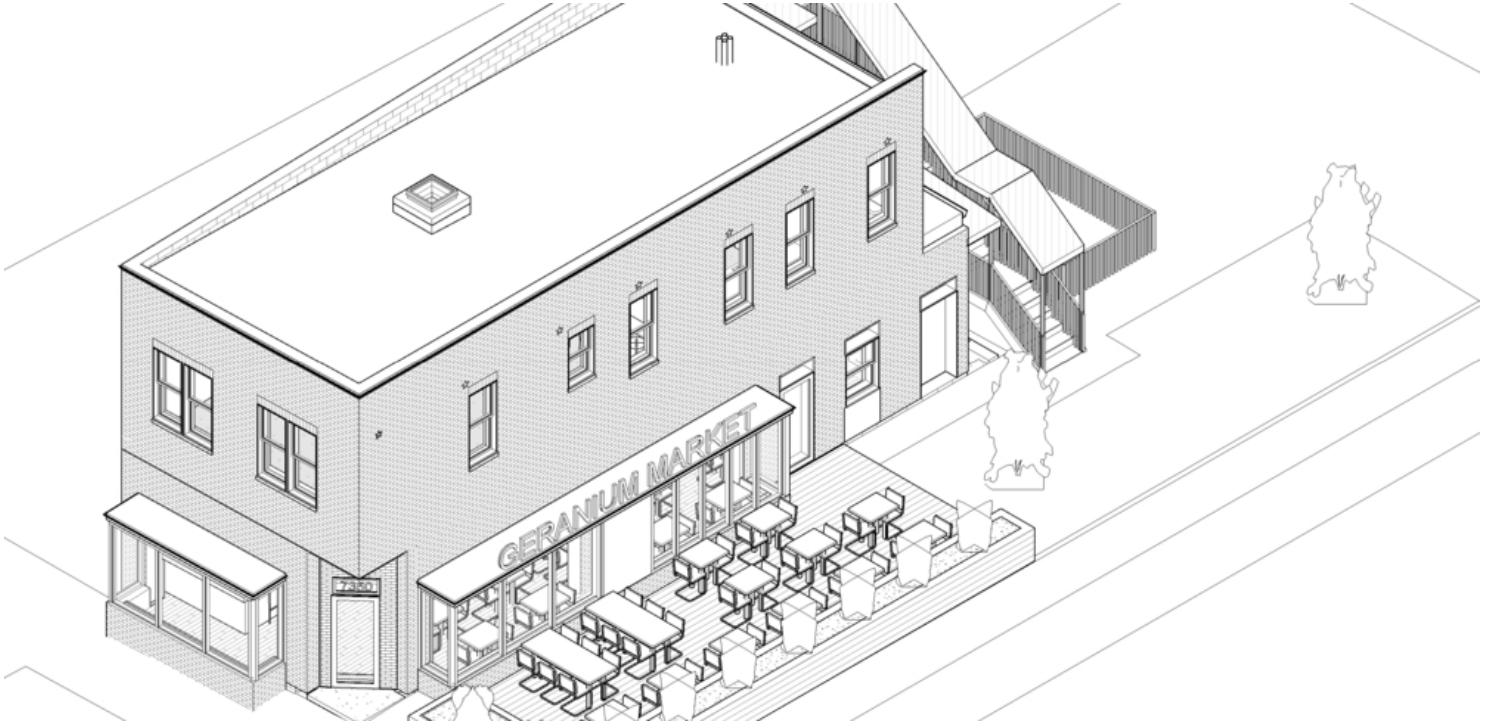
WASHINGTON, DC 20012



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	3,302 SF
Lease Rate:	Negotiable
Building Size:	3,302 SF

AVAILABLE SPACES	SF
7350 Georgia Ave	3,302 SF

PROPERTY OVERVIEW

7350 Georgia Ave. is a mixed-use property located on the northern outskirts of Washington, D.C. Sitting on the busy lit intersection of Georgia Avenue and Geranium Street NW, one of the longest retail corridors of the city offering outside seating potential. Connecting Silver Spring, Md. to downtown D.C. The property is located less than a half mile from the Walter Reed redevelopment and less than a mile walk to the Red Line's Takoma Metro Station.

PROPERTY HIGHLIGHTS

- Hard Corner and Lit Intersection
- Outdoor seating potential
- 2 blocks from Walter Reed redevelopment
- Whole Foods signed a lease at the Parks at Walter Reed
- The Parks at Walter Reed project is to include over 2,100 residential units and 116,000 SF of medical space

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	11,965	94,371	288,439

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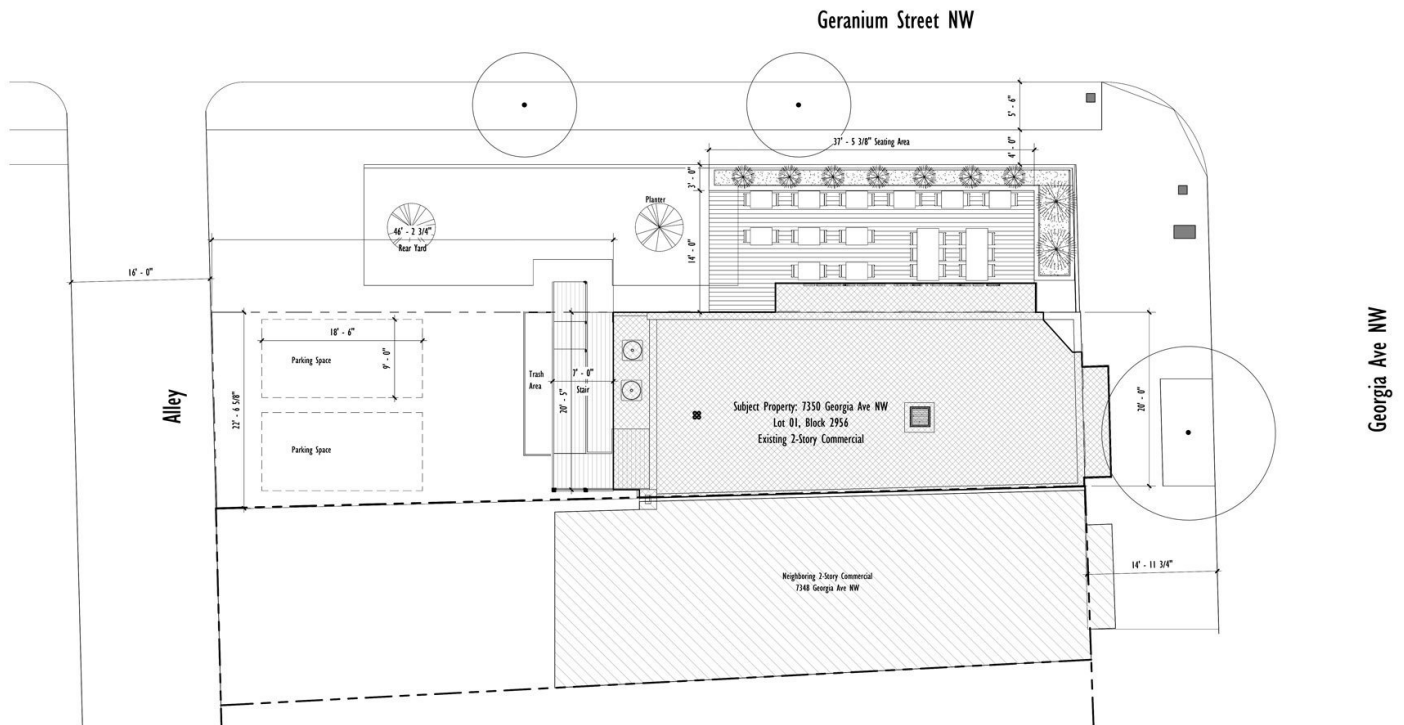
RETAILER MAP

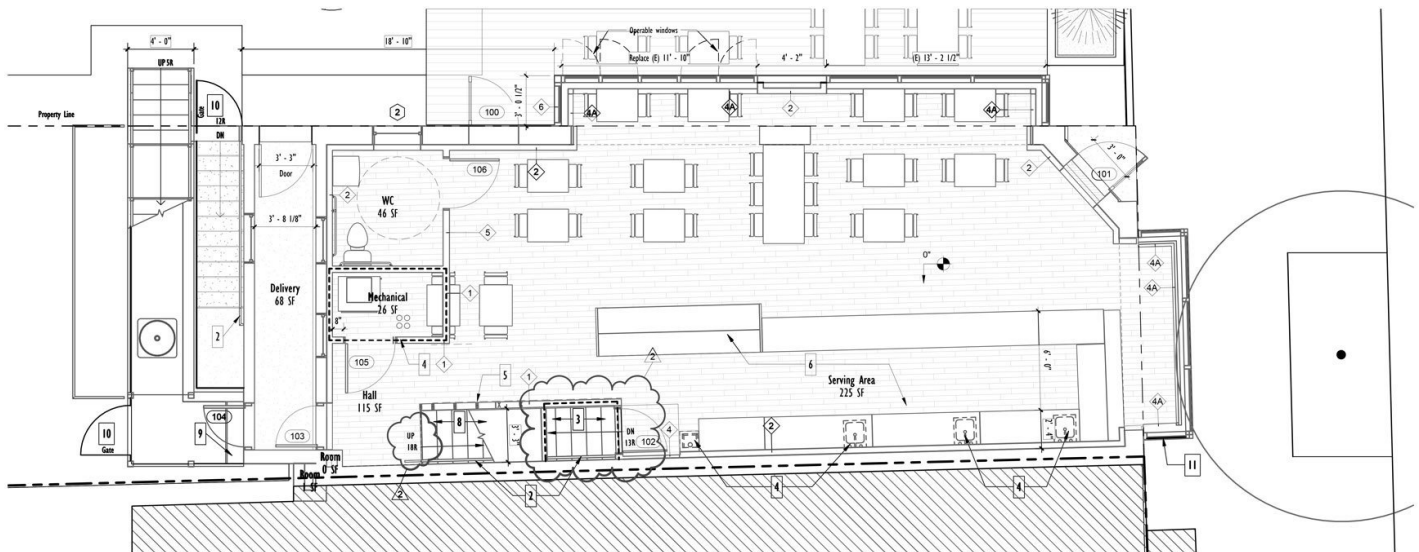


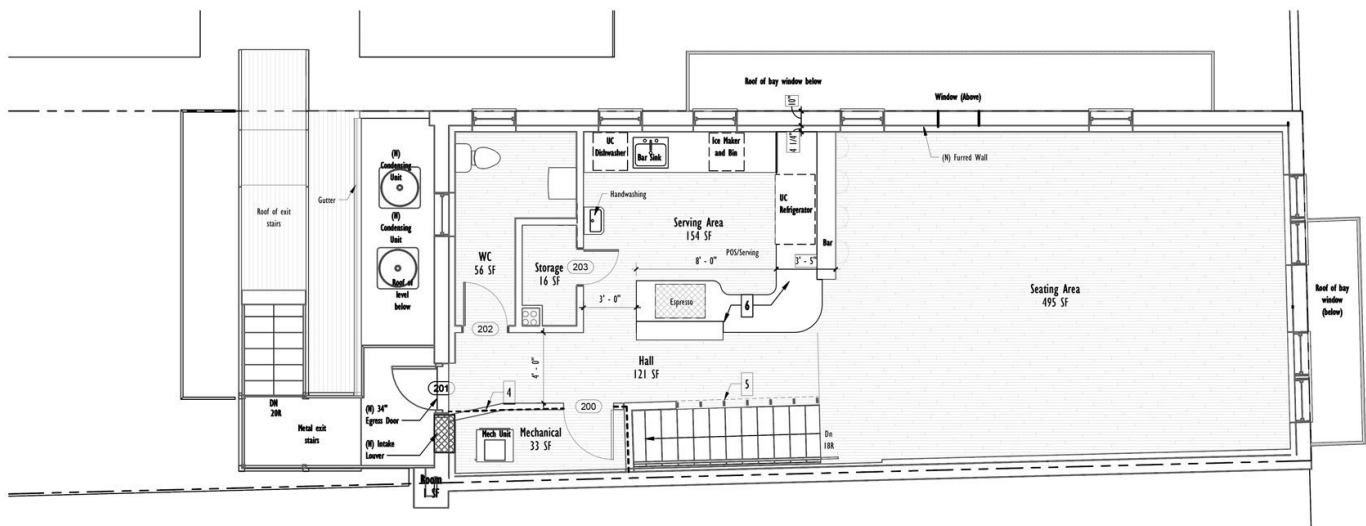
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SIDEWALK/SIGNAGE PLAN



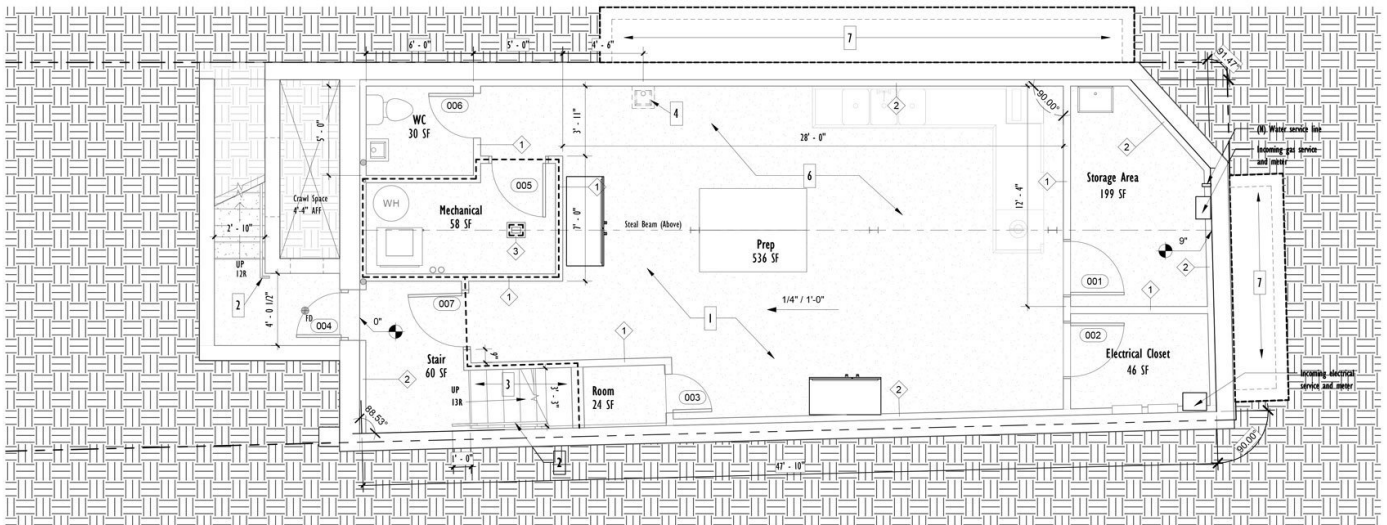


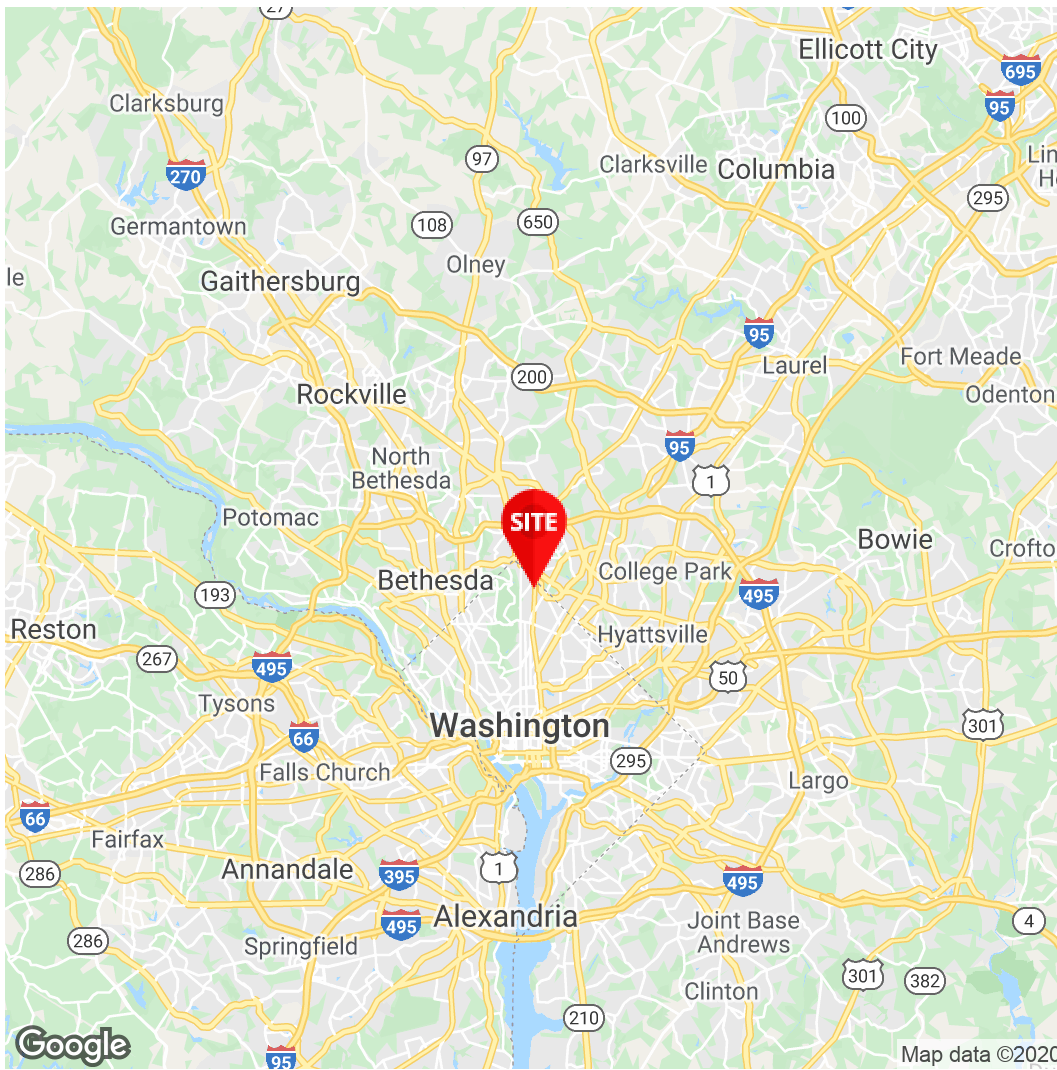


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FUTURE CELLAR PLAN





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