

2424 18TH STREET NW
WASHINGTON, DC

6,406 SF

RETAIL SPACE FOR LEASE



PROPERTY HIGHLIGHTS

DELIVERY: Immediate

SPACE AVAILABLE

- 6,406 SF - Ground floor

DETAILS

- As-Is former Wawa
- 43' of frontage in the heart of Adams Morgan
- 13' Ceilings
- Rear alley access for loading and trash
- Zoned C-2-B

SECOND GENERATION WAWA GROUND FLOOR RETAIL SPACE AVAILABLE

**ADAMS MORGAN
UPTOWN**

**2424 18TH ST NW
WASHINGTON, DC 20009**

**6,406 SF
TOTAL RETAIL**

PROUDLY REPRESENTED BY

JARED MEIER

+1 410 963 5654
jared.meier@cbre.com

JULIA WEBER

+1 202 609 6877
julia.weber@cbre.com



POPULATION

.25 MI 7,875 **.5 MI** 28,483 **1 MI** 93,606



DAYTIME POPULATION

.25 MI 8,176 **.5 MI** 28,843 **1 MI** 100,775



MEDIAN HHI

.25 MI \$117,333 **.5 MI** \$110,494 **1 MI** \$109,224



EDUCATION (BACHELORS +)

.25 MI 86.2% **.5 MI** 85.5% **1 MI** 82.1%



MEDIAN AGE

.25 MI 35.3 **.5 MI** 35.3 **1 MI** 35.1



RIDERSHIP

**WOODLEY PARK-ZOO/ADAMS MORGAN
METRO STATION** 3 MIN (0.7 MILE)

MARKET OVERVIEW

2424 18TH STREET NW
WASHINGTON, DC



Walter
Pierce Park

Calvert St

Columbia Rd

16th St

2424 18TH STREET

18th St



POTTER'S HOUSE

ACE

SAFeway

CVS

Royal Bove
Bakery

REVELER'S
HOUR

Talk
of the
Town

Spilla
Coffees

nccream

BB&T



Super
Tacos
& bakery

CHURRERIA MADRID



SPOKEN ENGLISH

WELLS
FARGO

MedStar Health



AL VOLO



SONGBYRD

perry's

MINTWOOD PLACE

SUNTRUST

& pizza

BOSSA

Johnny's
HONEY

Pop's
SHAKES

WOLFERS
& UNION

THE DINNER

Los
GUAJES

So's Your Mom

yes!
Organic

meLia
MUSHROOM

DONBURI

GRANICENTRAL

BANK OF AMERICA

ZENEBECH
RESTAURANT

RETROBOTTEGA

SAKURAMEN

FLEET
FEET

Lap's

STREETS Market

The Grill From Ipanema

Amsterdam
FALAFELSHOP

insomnia cookies



WASH-HYDRO

SOUSSE

Himalayan Heritage
Restaurant



SITE AERIAL

2424 18TH STREET NW
WASHINGTON, DC



DONBURI



Potential
Outdoor
Patio

Trash and
Loading in
Rear



18TH STREET 9,200 VPD

ZENEBECH
RESTAURANT



INTERIOR PHOTOGRAPHY

2424 18TH STREET NW
WASHINGTON, DC



**PROUDLY
REPRESENTED BY**

JARED MEIER

+1 410 963 5654
jared.meier@cbre.com

JULIA WEBER

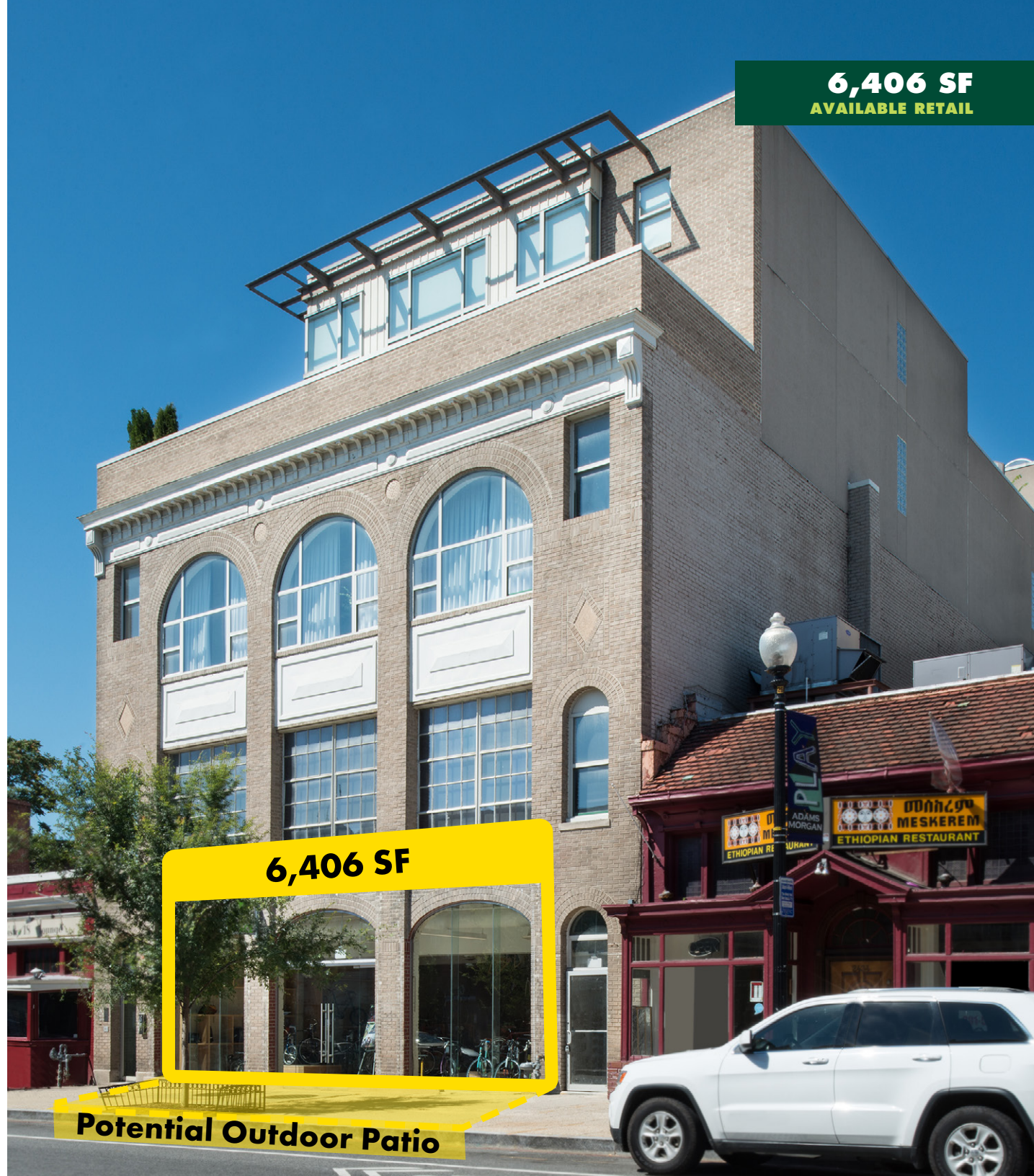
+1 202 609 6877
julia.weber@cbre.com

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE

www.cbre.us/dc

6,406 SF
AVAILABLE RETAIL



6,406 SF

Potential Outdoor Patio