



RETAIL PROPERTY FOR LEASE

# THE LONGFELLOW

5521 COLORADO AVE NW, WASHINGTON, DC 20011



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## PROPERTY OVERVIEW



### OFFERING SUMMARY

**Available SF:** 2,000 SF  
**Lease Rate:** Negotiable  
**Building Size:** 55,075 SF

### AVAILABLE SPACES **SF**

Space A 2,000 SF

### PROPERTY OVERVIEW

Join Moreland's Tavern, Second Wind Cross-Fit, Delicia's Market, Curtis Equipment and Mana Bilingual Child Development Center.

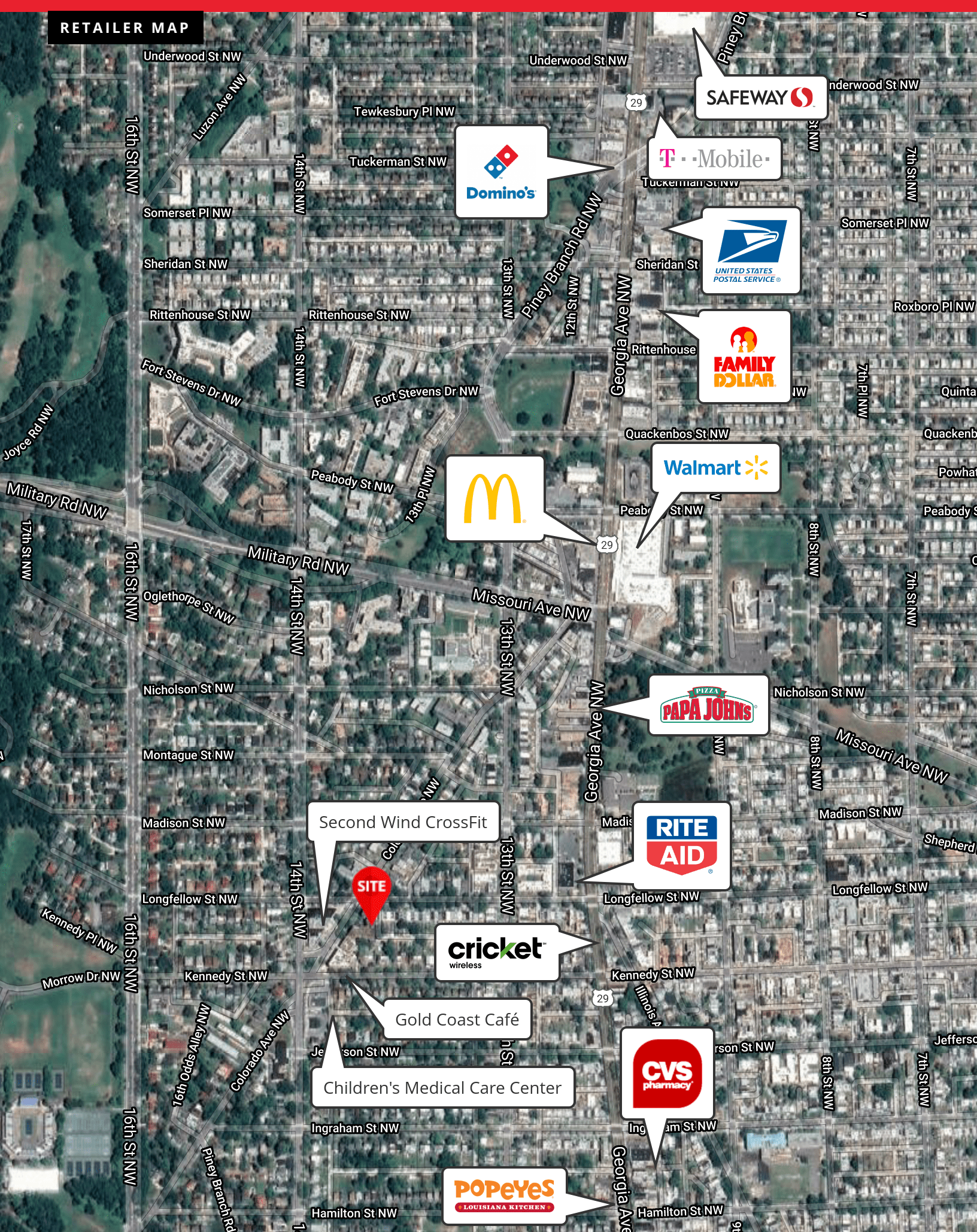
### PROPERTY HIGHLIGHTS

- 16th Street Heights neighborhood retail
- Seeking: Pet Store, Toy Store, Coffee operators and Service providers
- Within a mile and a half of the Petworth and Fort Totten Metro Stations
- Longfellow Apartments: 69 Units

### DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
Total Households:	14,470	54,814	135,699
Total Population:	36,608	132,393	304,997
Average HH Income:	\$74,329	\$85,838	\$96,384

RETAILER MAP



Second Wind CrossFit

SITE

cricket  
wireless

Gold Coast Café

Children's Medical Care Center

POPEYES  
LOUISIANA KITCHEN

SAFeway

T-Mobile

UNITED STATES  
POSTAL SERVICE

FAMILY  
DOLLAR

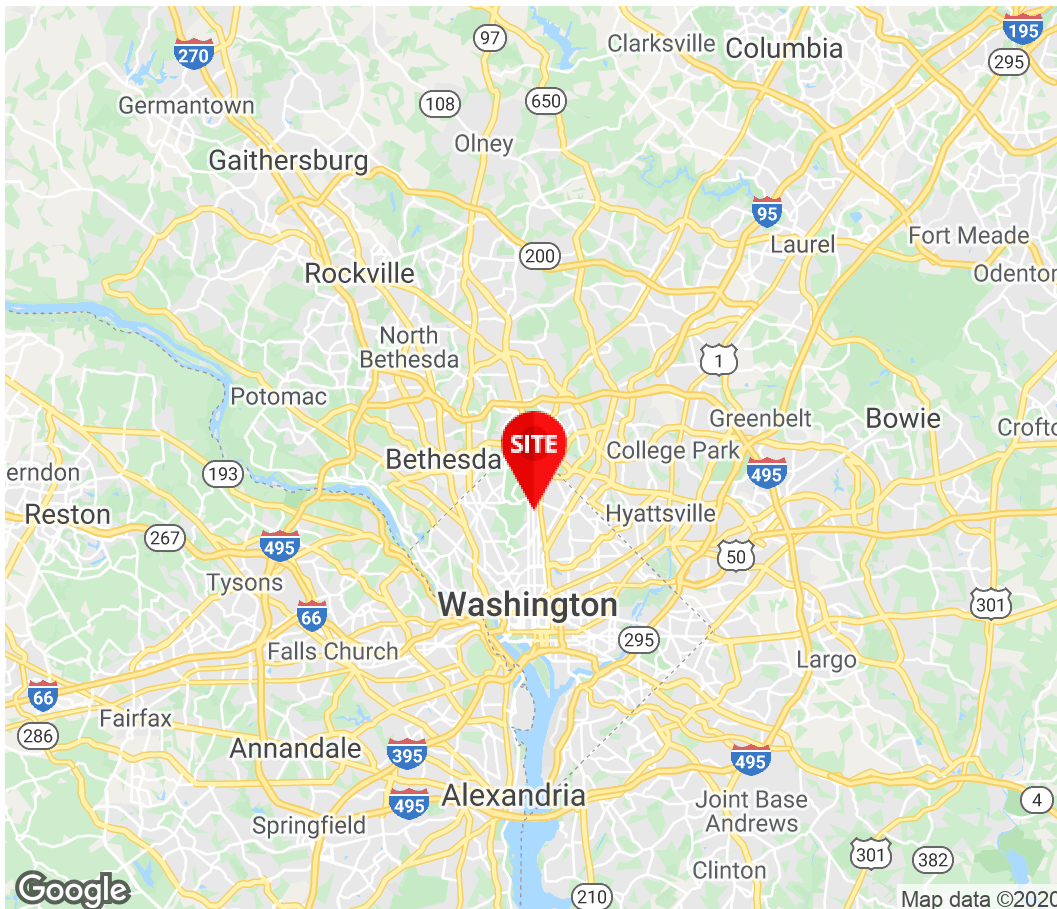
Walmart

PIZZA  
PAPA JOHN'S

RITE  
AID

CVS  
pharmacy

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