

1324 14TH STREET

14th & U Street Corridor |
WASHINGTON, DC |

streetsense.
4600 east west highway, suite 800, bethesda, md 20814

2,700 SF + BASEMENT
AVAILABLE



Conceptual Storefront Rendering

CORRIDOR OVERVIEW

Over the past decade, 14th Street has evolved into one of the most highly sought after retail destinations in the District. The corridor embodies an eclectic mix of the past, present and future, with its rich history and unique architecture laying the foundation for trendsetting retailers & restaurateurs. The opening of vibrant & energetic restaurants, along with national-chain retailers, validates the continual growth of the 14th Street corridor.

NEWLY RENOVATED BUILDING ALONG THE 14TH & U CORRIDOR

- Great Opportunity for Retail/Restaurant Delivering Spring 2012
- Additional Basement Space Available for Storage or Below-Grade Retail

DEMOGRAPHICS

	.25 MILE	.5 MILE	1 MILE
POPULATION	2,253	25,125	58,186
AVERAGE HH INCOME	\$87,130	\$81,313	\$83,719
TOTAL # EMPLOYEES	2,632	23,801	213,748

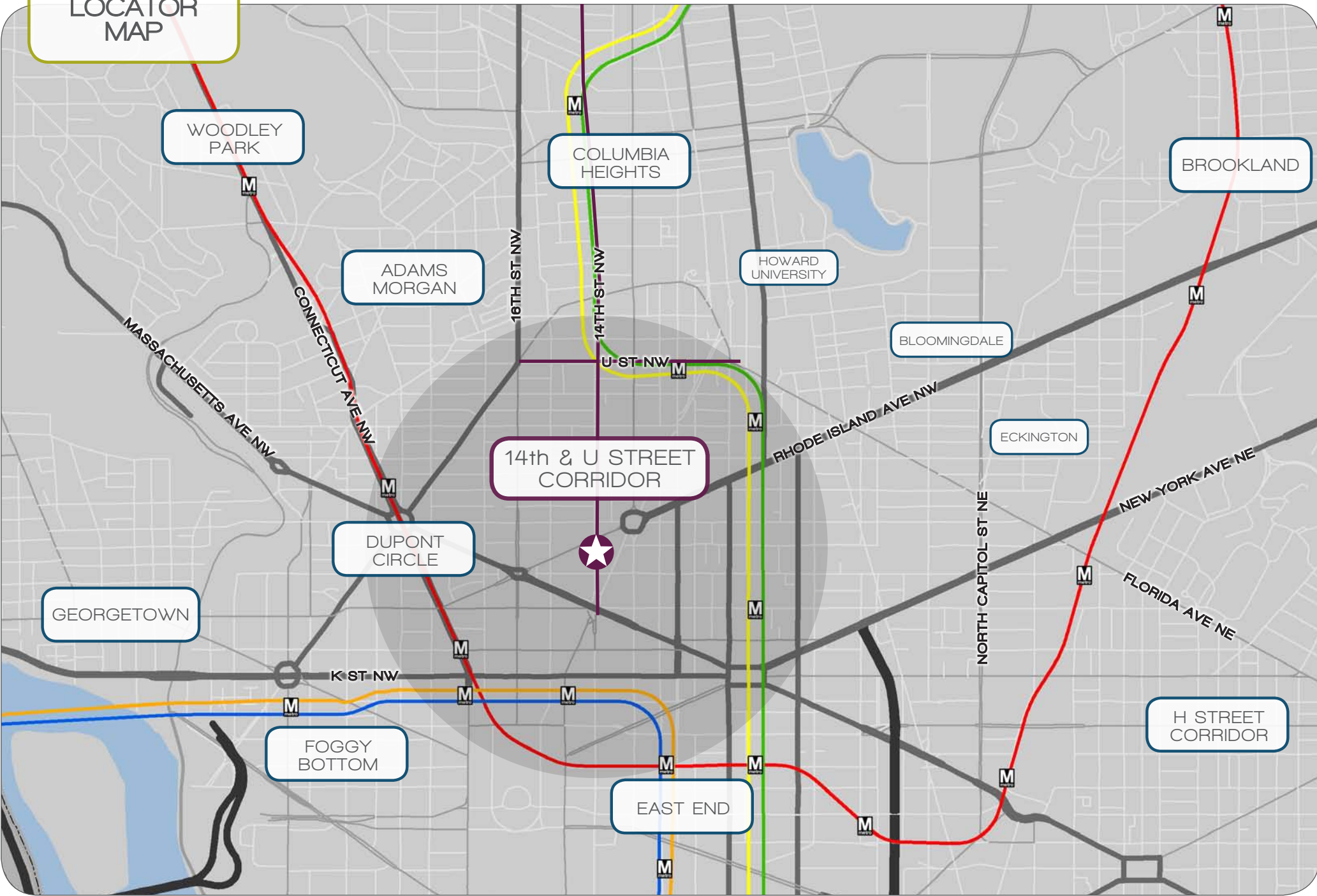
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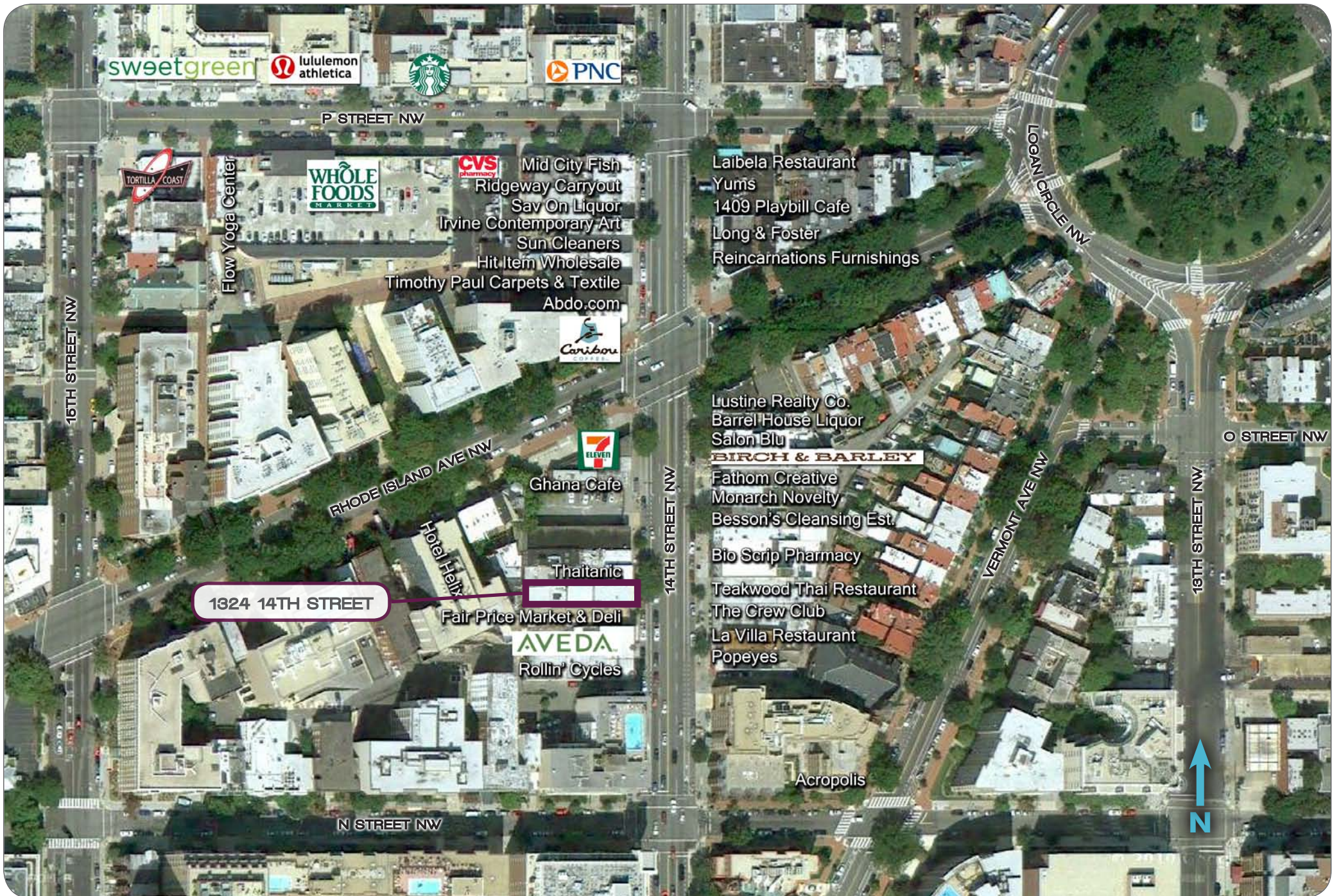
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LOCATOR MAP





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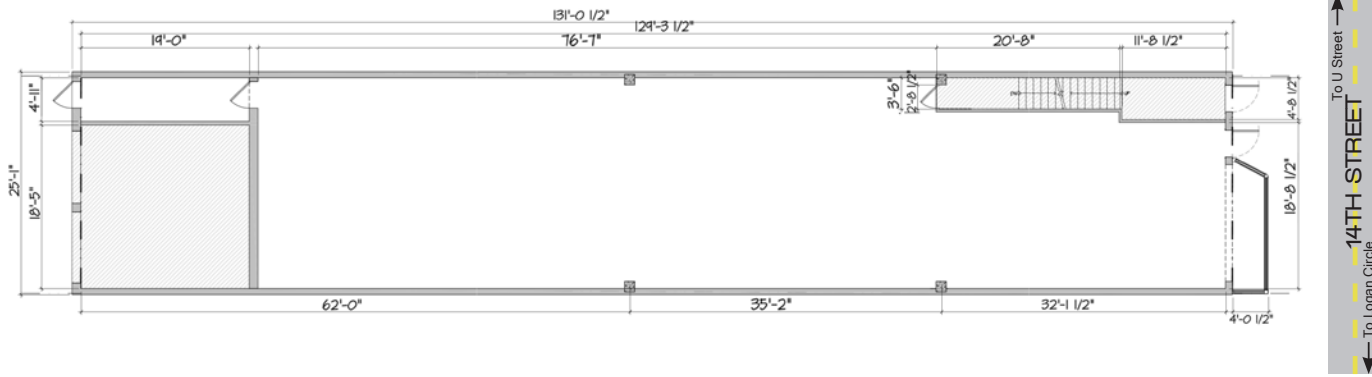
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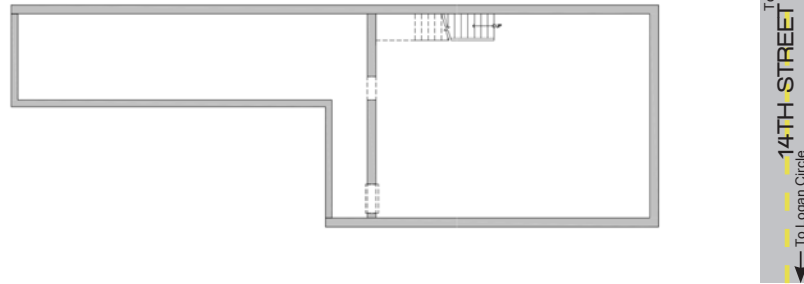
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SITE PLAN

street level leasing plan



lower level leasing plan



Existing Facade



Existing Storefront



Existing Facade