



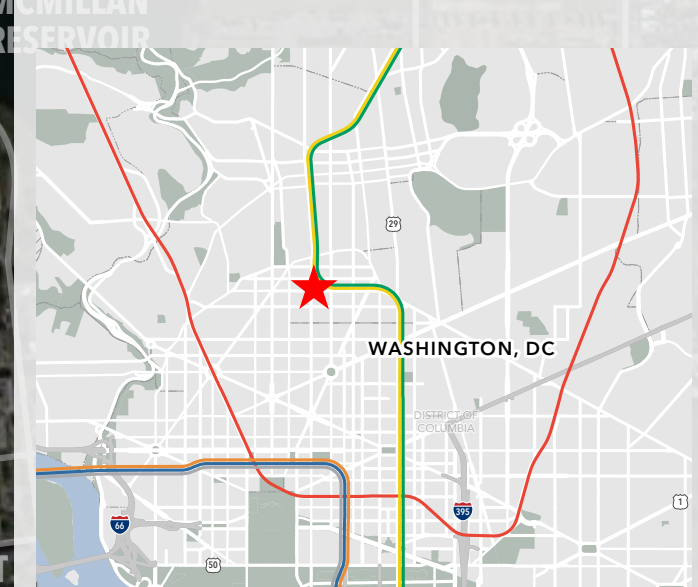
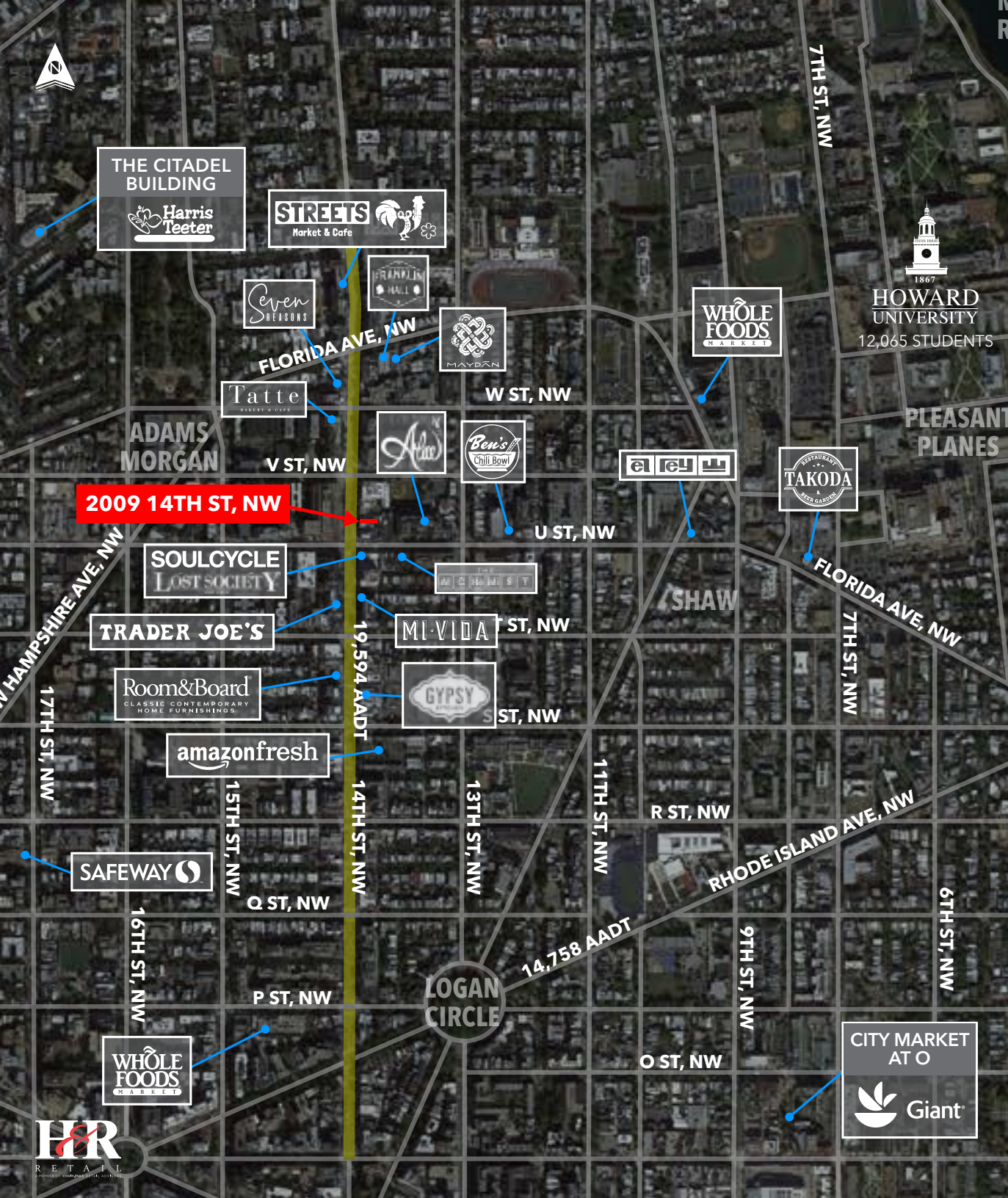
2009 14TH STREET, NW

WASHINGTON, DC 20037



2,805 SF
SPACE AVAILABLE

PLEASE DO NOT DISTURB EXISTING TENANT



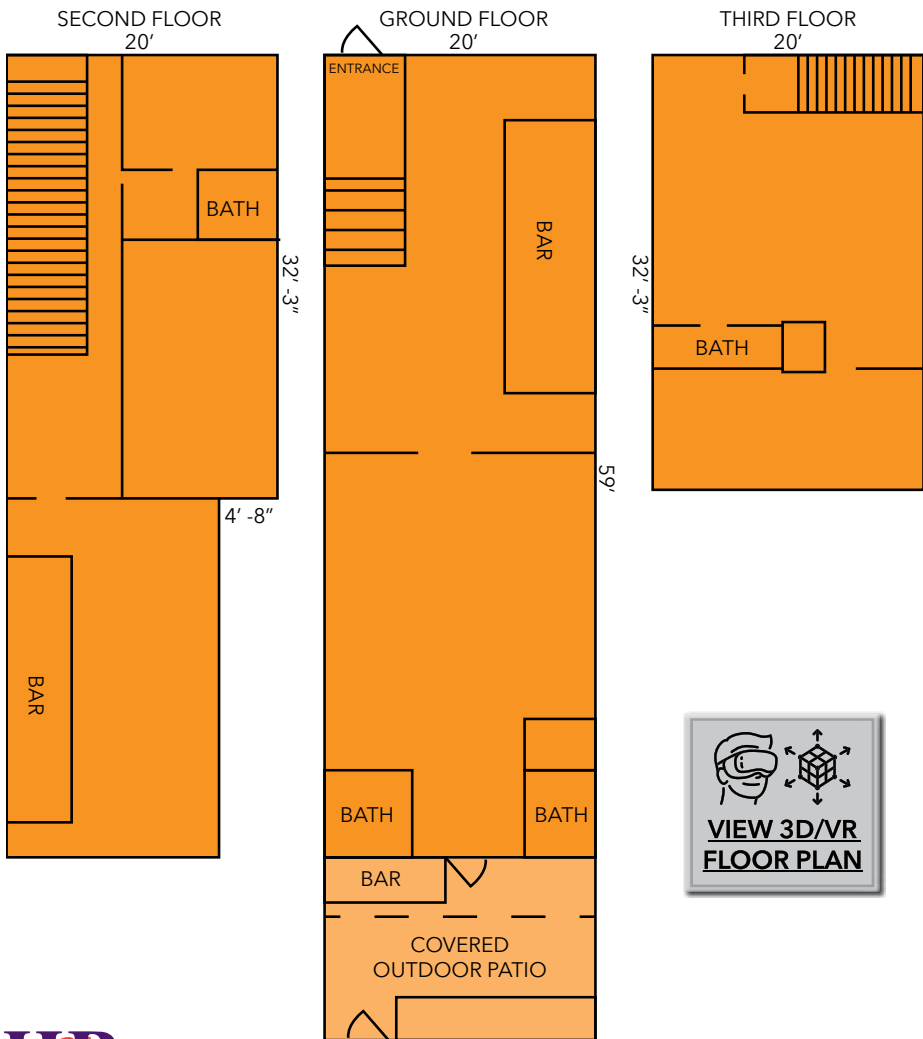
PROPERTY HIGHLIGHTS

- DO NOT DISTURB EXISTING TENANT
- 2,805 SF available
- Unique 2nd generation bar available 1/1/24 with rare, covered outdoor patio
- Space includes two existing built in bars and 3rd level office
- Located along 14th Street NW just north of U Street, the building is in the heart of DC's most sought after nightlife district
- Please call in advance for tours





FRONT - 14th Street, NW

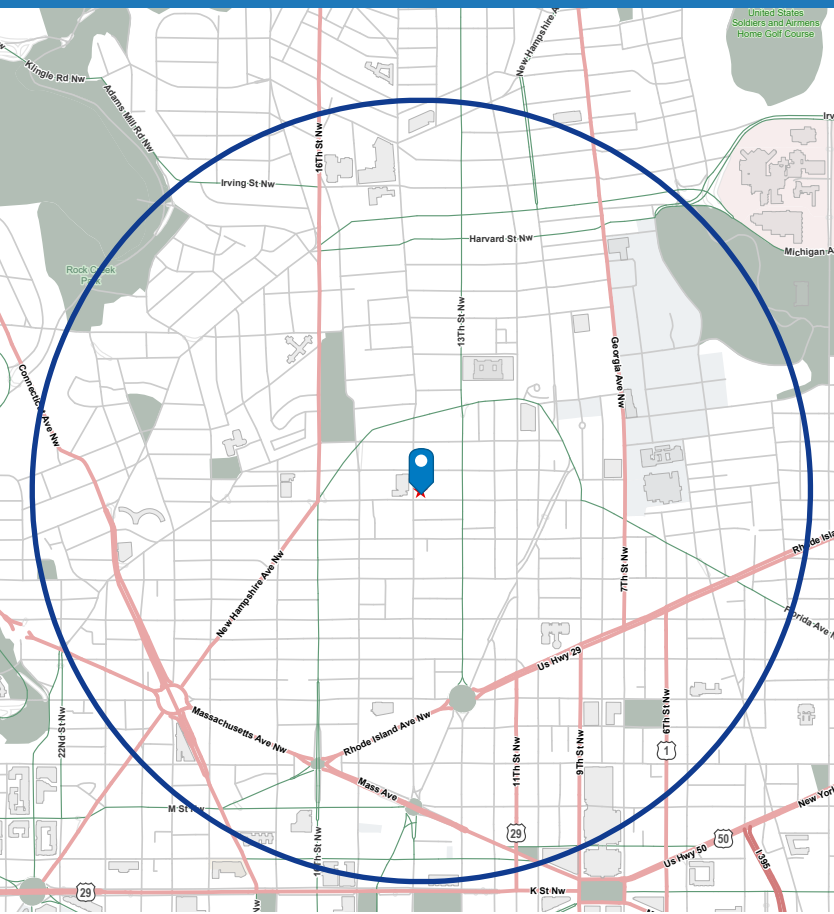




WASHINGTON, DC

DEMOGRAPHIC PROFILE (2023)

2009 14th St, NW
1 mile ring



KEY FACTS

108,348

Population

34.7

Median Age

58,934

Households

EDUCATION



6%

High School Diploma



32%

Bachelor's Degree



50%

Graduate/Professional Degree

INCOME



\$115,155

Median Household Income

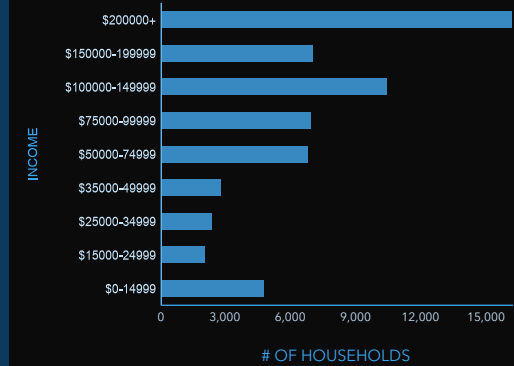


\$96,886

Per Capita Income

\$177,571

AVERAGE HH INCOME (\$)



BUSINESS



7,172

Total Businesses



147,183

Daytime Population



631

Food Srv & Drinking Places

TAPESTRY SEGMENTS



3A

Laptops and Lattes

23,395 (39.7%) of households

Laptops and Lattes residents are predominantly single, well-educated professionals in business, finance, legal, computer, and entertainment occupations. They are affluent and partial to city living—and its amenities. Neighborhoods are densely populated, primarily located in the cities of large metropolitan areas. Many residents walk, bike, or use public transportation to get to work; a number work from home. Although single householders technically outnumber couples, this market includes a higher proportion of partner households, including the highest proportion of same-sex couples. Residents are more interested in the stock market than the housing market. Laptops and Lattes residents are cosmopolitan and connected—technologically savvy consumers. They are active and health conscious, and care about the environment.

- These are health-conscious consumers, who exercise regularly and pay attention to the nutritional value of the food they purchase.
- Environmentally conscientious but also image-conscious: both impact their purchasing.



3B

Metro Renters

17,154 (29.1%) of households

Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest growing segments; the popularity of urban life continues to increase for consumers in their late twenties and thirties. Metro Renters residents income is close to the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology. Computers and cell phones are an integral part of everyday life and are used interchangeably for news, entertainment, shopping, and social media. Metro Renters residents live close to their jobs and usually walk or take a taxi to get around the city.

- Willing to take risks and work long hours to get to the top of their profession.
- Become well informed before purchasing the newest technology.
- Prefer environmentally safe products.
- Socializing and social status very important.



3C

Trendsetters

15,704 (26.6%) of households

Armed with the motto "you're only young once," Trendsetters residents live life to its full potential. These educated young singles aren't ready to settle down; they do not own homes or vehicles and choose to spend their disposable income on upscale city living and entertainment. Dressed head to toe in the most current fashions, their weeknights and weekends are filled discovering local art and culture, dining out, or exploring new hobbies. Their vacations are often spontaneous, packed with new experiences and chronicled on their Facebook pages.

- Trendsetters residents travel often, exploring new destinations and experiences.
- Socially and environmentally conscious, they are willing to pay more for products that support their causes.
- Up-to-date on technology, they explore and exploit all the features of their smartphones.
- They are attentive to good health and nutrition.



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