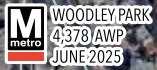


PROPERTY HIGHLIGHTS

- +/- 6,746 SF retail space available
- Wawa sublease with term through 2033
- Prime retail position in the heart of Adams Morgan
- Surrounded by popular retailers, restaurants, and nightlife
- High foot traffic, strong demographics, and excellent visibility



CONNECTICUT AVE, NW
17,681 AADT

CALVERT ST, NW - 11,801 AADT



COLUMBIA RD, NW - 17,564 AADT

18TH ST, NW - 9,792 AADT

2424 18TH STREET NW

17,564 AADT

16TH ST, NW - 22,012 AADT

MERIDIAN HILL PARK

14,452 AADT

FLORIDA AVE, NW

14TH ST, NW - 15,291 AADT

10,009 AADT - HARVARD ST, NW

COLUMBIA RD, NW

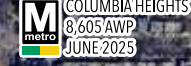
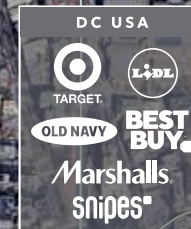
SHERMAN AVE, NW - 17,031 AADT



22,572 AADT



TRADER JOE'S



0 0.25 MILES

	POPULATION	HH INCOME	EMPLOYEES
0.25 MILES	7,900	\$218,267	4,470
0.5 MILES	27,639	\$187,915	16,659
1 MILES	89,092	\$182,622	63,866

