



2424 18TH STREET, NW

ADAMS MORGAN, WASHINGTON, DC 20009

**6,746 SF
FORMER WAWA
AVAILABLE**

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

WOODLEY PARK
4,378 AWP
JUNE 2023

CONNECTICUT AVE, NW
17,681 AADT

CALVERT ST, NW - 11,801 AADT

yes!
Market

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

DC USA
TARGET
OLD NAVY
BEST BUY
Marshalls
snipes

COLUMBIA HEIGHTS
8,605 AWP
JUNE 2023

COLUMBIA RD, NW

10,009 AADT - HARVARD ST, NW

14TH ST, NW
15,291 AADT

SHERMAN AVE, NW
17,031 AADT

BANNEKER
RECREATION CENTER

WHOLE FOODS
MARKET

22,572 AADT

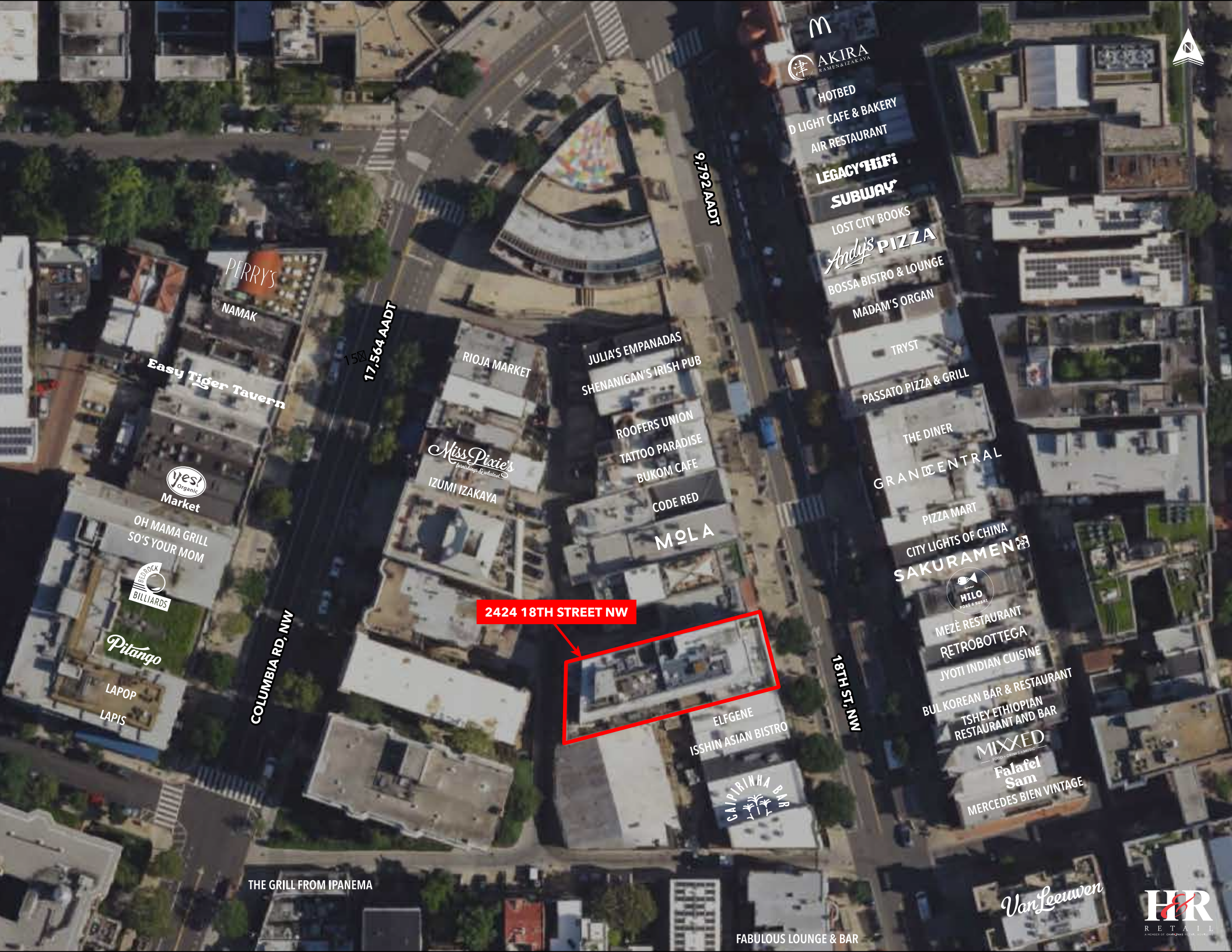
U STREET
5,303 AWP
JUNE 2023

TRADER JOE'S

SAFeway

0 0.25 MILES

	POPULATION	HH INCOME	EMPLOYEES
.25	7,900	\$218,267	4,470
.5	27,639	\$187,915	16,659
1	89,092	\$182,622	63,866



McDonald's
AKIRA
RAMEN & IZAKAYA
HOTBED
D LIGHT CAFE & BAKERY
AIR RESTAURANT
LEGACY TIFI
SUBWAY
LOST CITY BOOKS
Andy's PIZZA
BOSSA BISTRO & LOUNGE
MADAM'S ORGAN

9,792 AADT

17,564 AADT

PERRY'S
NAMAK

Easy Tiger Tavern

yes!
Organic
Market

OH MAMA GRILL
SO'S YOUR MOM

POCK
BILLIARDS

Pitango

LAPOP
LAPIS

RIOJA MARKET

Miss Pixie's
IZUMI IZAKAYA

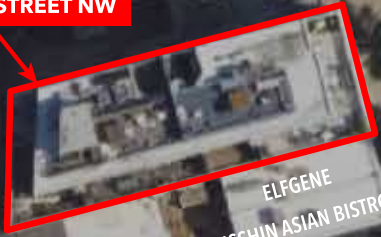
JULIA'S EMPANADAS
SHENANIGAN'S IRISH PUB

ROOFERS UNION
TATTOO PARADISE
BUKOM CAFE

CODE RED

MOLA

2424 18TH STREET NW



ELFEGNE
ISSHIN ASIAN BISTRO

CAPIRINHA BAR

18TH ST, NW

TRYST
PASSATO PIZZA & GRILL
THE DINER
GRAND CENTRAL
PIZZA MART
CITY LIGHTS OF CHINA
SAKURAMEN

HILO
POKE & SUSHI

MEZE RESTAURANT
RETROBOTTEGA
JYOTI INDIAN CUISINE
BUL KOREAN BAR & RESTAURANT
TSHEY ETHIOPIAN
RESTAURANT AND BAR
MIXED
Falafel
Sam
MERCEDES BIEN VINTAGE

THE GRILL FROM IPANEMA

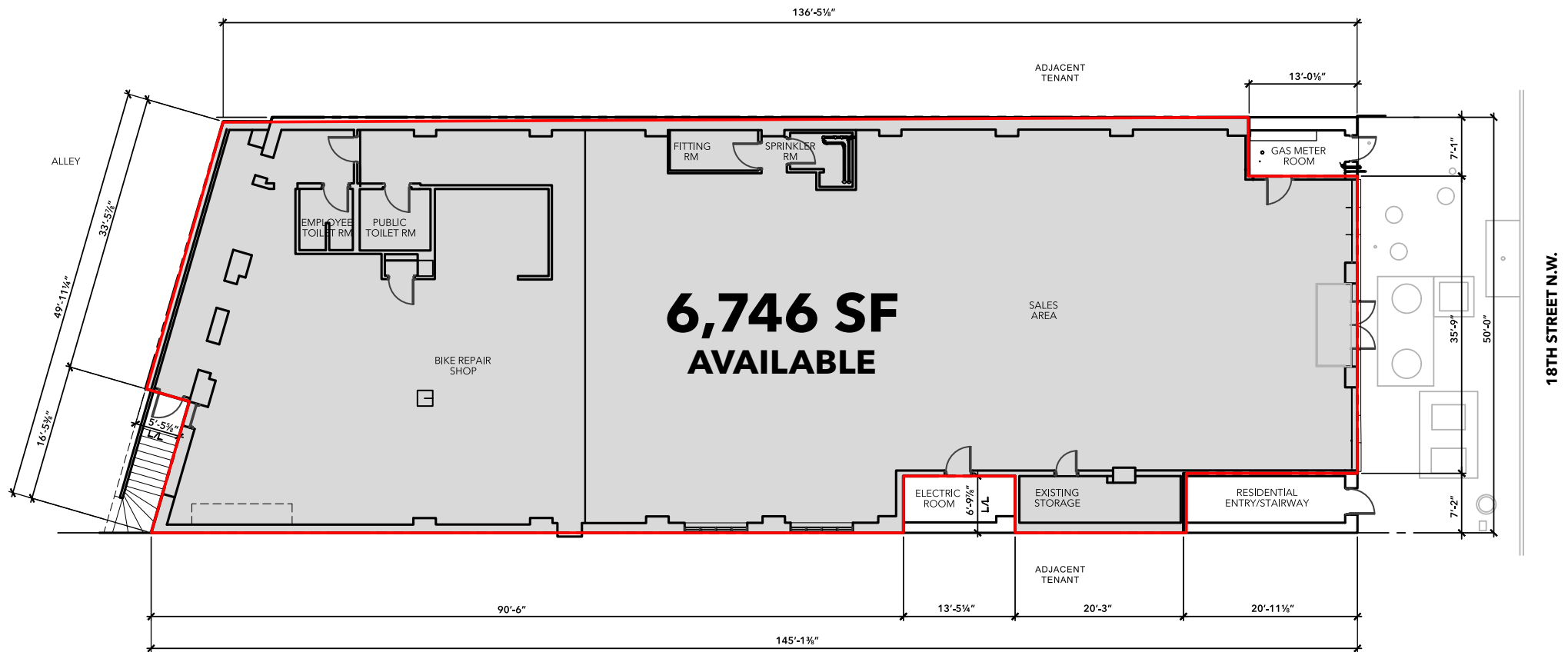
FABULOUS LOUNGE & BAR

VanLeeuwen

HR
RETAIL
A MEMBER OF LOUISIANA'S REAL ESTATE ASSOCIATION



GROUND FLOOR



* Dimensions are approximate.

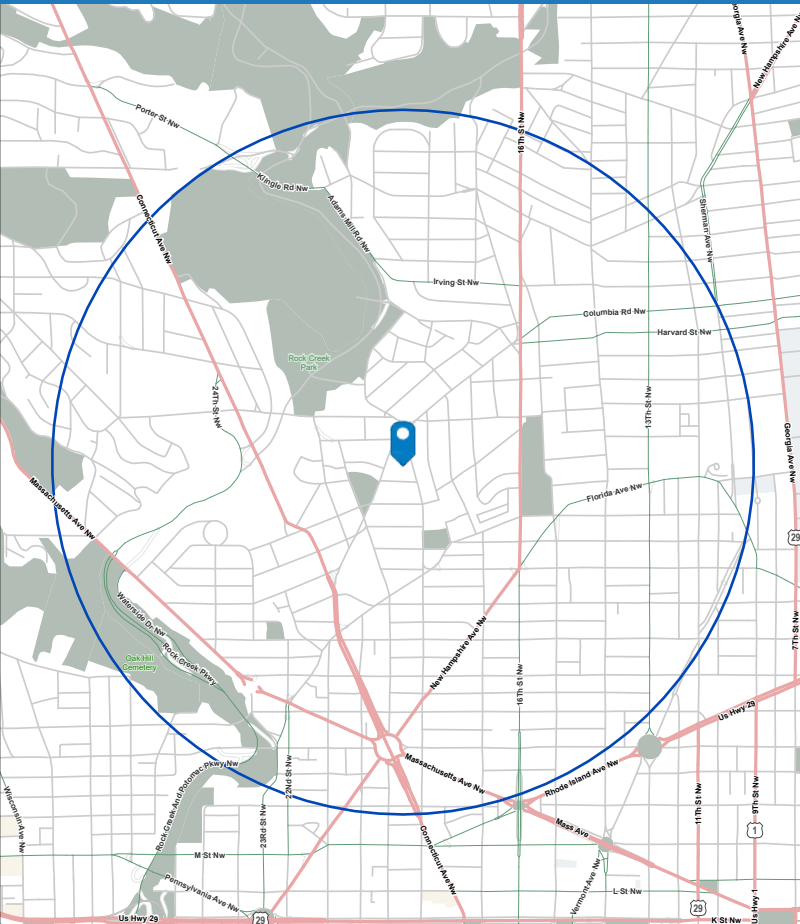




WASHINGTON, DC

DEMOGRAPHIC PROFILE (2024)

2424 18th St NW
1 mile Ring



KEY FACTS

89,092

Population

34.0

Median Age

49,077

Households

EDUCATION



5%

High School Diploma



34%

Bachelor's Degree



52%

Graduate/Professional Degree

BUSINESS



4,570

Total Businesses



85,690

Daytime Population



442

Food Srv & Drinking Places

INCOME



\$127,053

Median Household Income

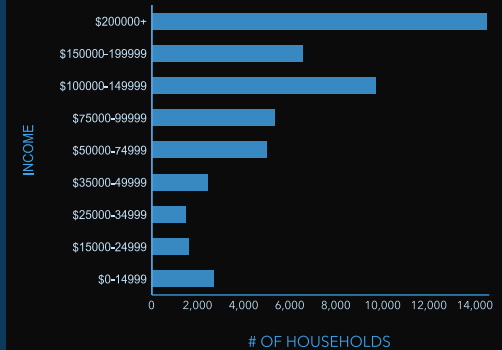


\$100,813

Per Capita Income

\$182,622

AVERAGE HH INCOME (\$)



TAPESTRY SEGMENTS



3A

Laptops and Lattes

24,211 (49.3%) 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.

- More than three out of four have a bachelor's degree or higher.
- Labor force participation is high; more than 75%.
- Salaries are the primary source of income for most households, but self-employment income and investment income complement the salaries in this market.
- Environmentally conscientious but also image-conscious; both impact their purchasing.



3B

Metro Renters

13,938 (28.4%) 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 above 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.

- Well-educated consumers, many currently enrolled in college.
- Very interested in the fine arts and strive to be sophisticated; value education and creativity.
- 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

10,307 (21.0%) of households

These educated young singles aren't ready to settle down; they tend to 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.

- Residents are young and well educated; more than half have a bachelor's degree or more.
- Well paid, with little financial responsibility, these consumers are spenders rather than savers. They seek financial advice and are already building their stock portfolios.
- Image is important to these consumers. They use the internet to keep up with the latest styles and trends and shop around for good deals.
- 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.



Please Contact

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