

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
4,488 AWP
OCTOBER 2026

CONNECTICUT AVE. NW
17,081 AADT

CALVERT ST. NW 11,801 AADT

yes!
Organic
Market

COLUMBIA RD. NW 17,564 AADT

SAFeway

17,564 AADT

Harris
Teeter

2424 18TH
STREET NW

18TH ST. NW
7,516 AADT

DC USA
TARGET
LIDL
BEST BUY
OLD NAVY
snipes
Marshalls

Columbia Heights
9,332 AWP
OCTOBER 2026

COLUMBIA RD. NW

10,009 AADT HARVARD ST. NW

12,575 AADT

14TH ST. NW

24,908 AADT

16TH ST. NW

MERIDIAN
HILL PARK

14,452 AADT

FLORIDA AVE. NW

WHOLE FOODS
MARKET

22,572 AADT

U Street
6,002 AWP
OCTOBER 2026

TRADER JOE'S

SAFeway

BANNEKER
RECREATION
CENTER



0 0.25 MILES



POPULATION



HH INCOME



EMPLOYEES

MILES	POPULATION	HH INCOME	EMPLOYEES
.25	7,486	\$211,241	5,698
.50	27,952	\$195,674	22,301
1	91,522	\$193,732	89,006

