



3123-3125
M STREET, NW

GEORGETOWN DC

11,069 SF

FLAGSHIP SECOND
GENERATION RESTAURANT
OPPORTUNITY

A Landmark Georgetown Corner — Where Iconic Meets Opportunity

3123-3125
M STREET, NW

45' High-visibility
M Street frontage

3 Levels of prime
retail space

11,069 SF
Total Availability



3123-3125 M Street NW offers 11,069 RSF of premier retail space in the heart of Georgetown, Washington, DC's most iconic shopping destination. This highly visible location provides 45 feet of M Street frontage, just steps from the bustling M Street and Wisconsin Avenue intersection, ensuring exceptional exposure and steady pedestrian traffic.

Now under new ownership and management, the property is available immediately and features a second-generation bar and restaurant buildout, providing a turnkey opportunity for food & beverage or flagship retail concepts seeking a prime Georgetown presence.

Surrounded by top national and local retailers, renowned restaurants, and just minutes from the Georgetown Waterfront, the site benefits from strong demographics, high tourist volume, and a built-in neighborhood audience.

HER
RETAIL
A MEMBER OF CHAINLINKS RETAIL ADVISORS



THE HEART OF GEORGETOWN

Notable Neighboring Retailers:

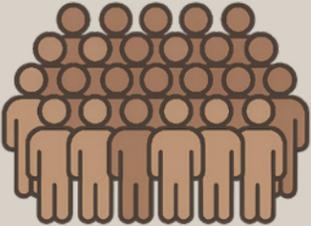
		J.CREW
	alo	new balance 
FARM RIO	ARITZIA	AMERICAN VINTAGE
MONOS:	URBAN OUTFITTERS	OSTERIA 
	RALPH LAUREN	ENOTECA & MERCATO
	MOTHER WOLF	Google



	
GEORGETOWN UNIVERSITY	THE GEORGE WASHINGTON UNIVERSITY WASHINGTON, DC
20,392 STUDENTS 7,295 FACULTY STAFF	25,568 STUDENTS 11,500 FACULTY STAFF



15,000 TOTAL RESIDENTS
42,370 RESIDENTS WITHIN
A ONE-MILE RADIUS OF
M - WISCONSIN



13 MILLION GEORGETOWN
VISITORS IN 2024



COMMERCIAL

5.4 MILLION SF OF COMMERCIAL
3.3 MILLION SF OF OFFICE
2.1 MILLION SF OF RETAIL
1,568 HOTEL ROOMS

Area Retail

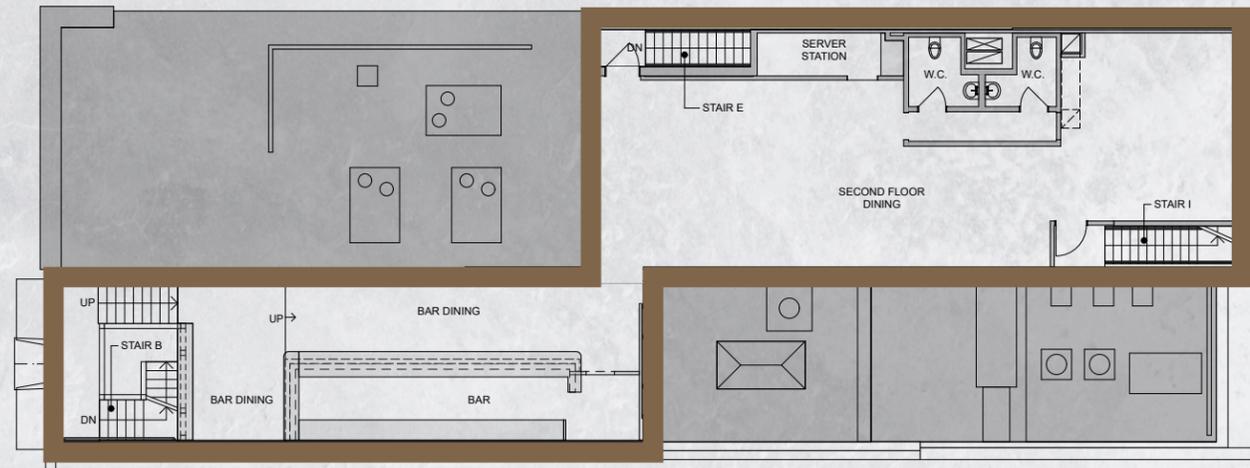
3123-3125
M STREET, NW



Three Levels of Flagship-Ready Restaurant Opportunity

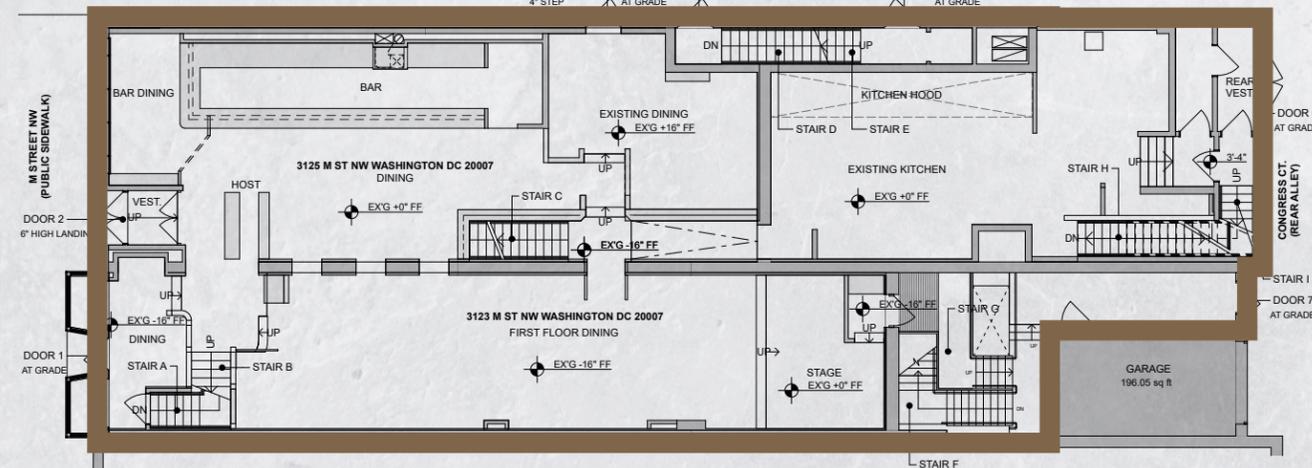
3123-3125
M STREET, NW

Second Level
2,596 SF

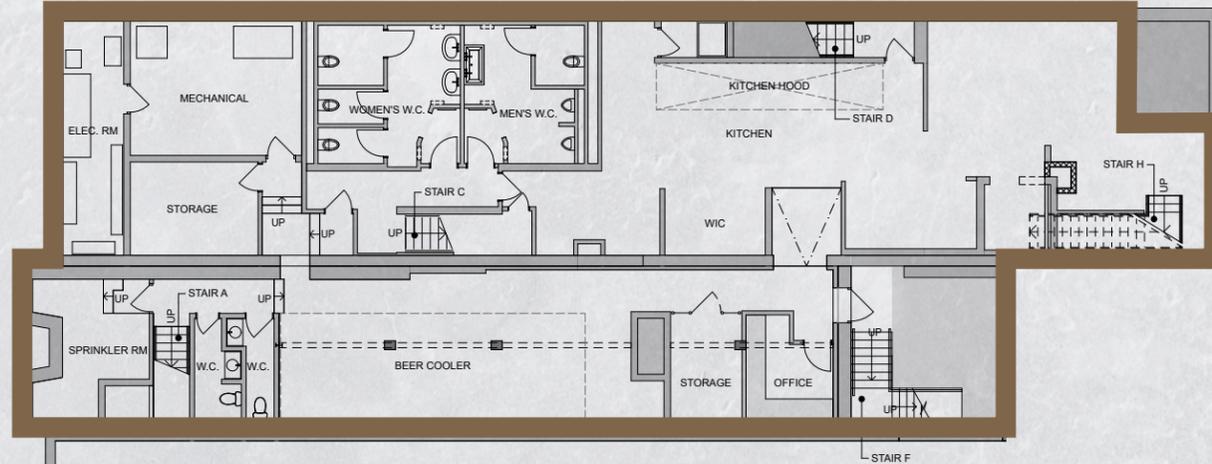


Street Level
5,044 SF

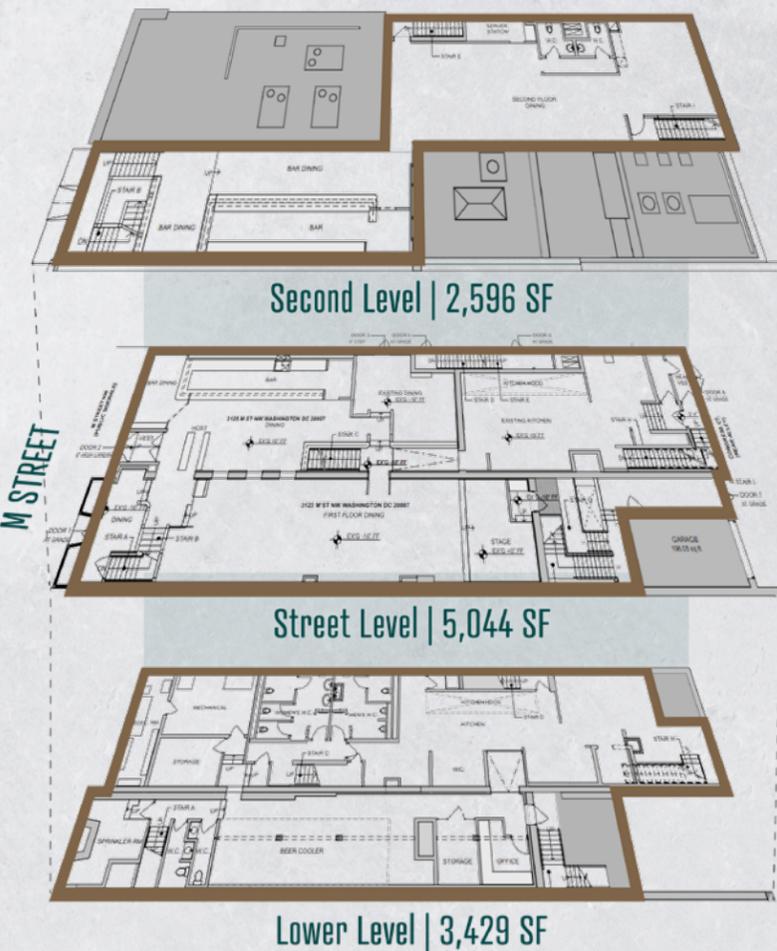
M STREET



Lower Level
3,429 SF



STACKED PLANS



LEGEND

- INTERIOR
- EXTERIOR

3123-3125 M STREET, NW

GEORGETOWN DC

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Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility. H&R Retail, Inc.

