



1232 31st NW  
Washington, DC

6,540 SF

Rare Georgetown  
Freestanding Building

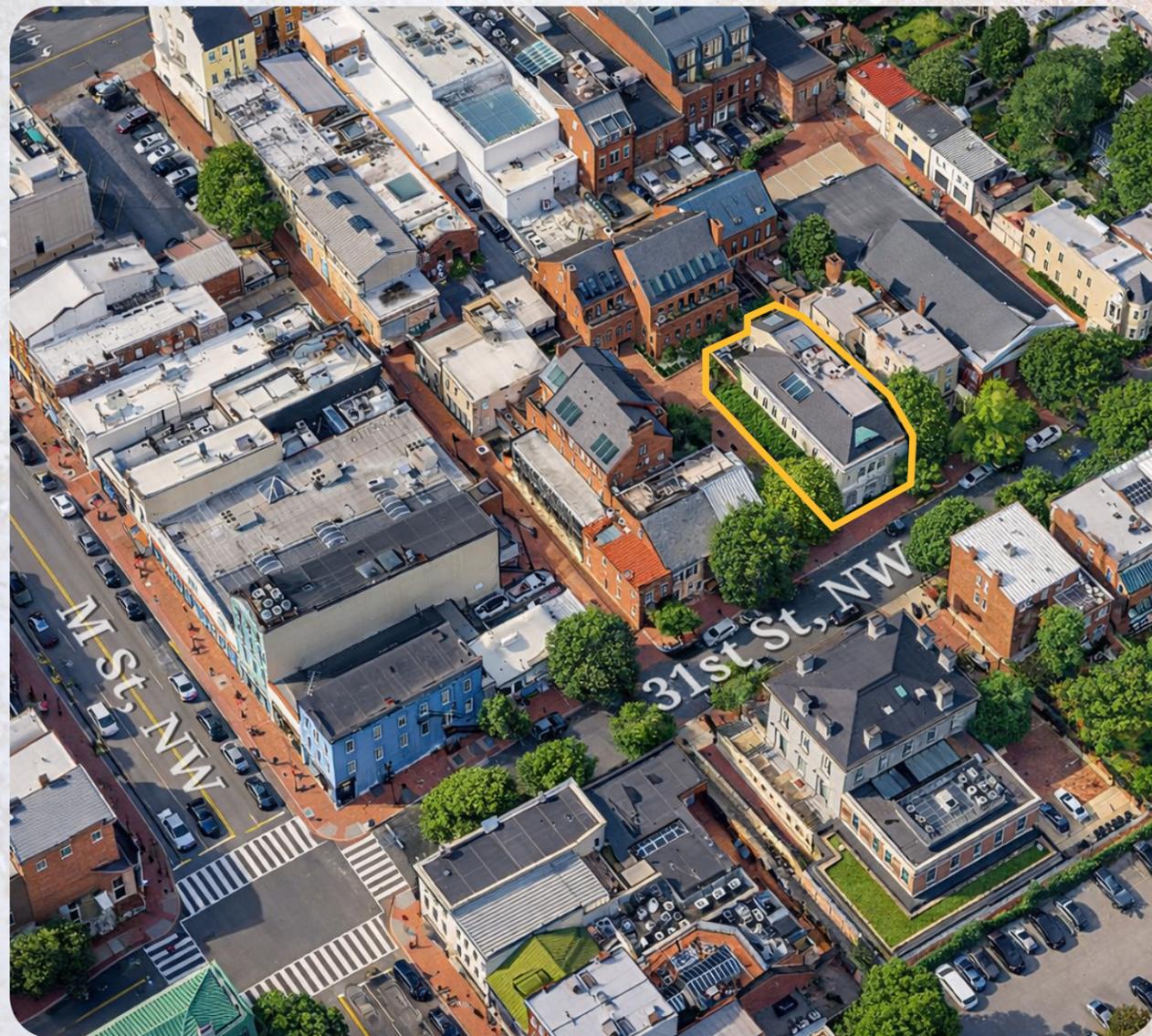


# *A boutique retail experience in an iconic Georgetown destination*

**6,540 SF**  
Total Availability

**3** Levels of prime  
retail space

Garage Parking  
Available



1232 31st St NW sits in the heart of Georgetown, just steps north of the iconic M Street corridor and one block east of Wisconsin Avenue, accessible via Congress Alley. The three story, 6,540 SF building showcases a classic Georgetown façade and offers an intimate, highly visible retail environment within one of Washington, DC's most prestigious and highest traffic shopping districts.

Surrounded by a dynamic mix of national retailers, local boutiques, a preschool, a private fitness club, and several destination restaurants, the property benefits from steady foot traffic and excellent exposure. Nearby favorites such as Flor Coffee + Books and Two Nine further enhance the area's appeal, making this a prime location for boutique retail or food and beverage concepts seeking a Georgetown presence.

The building is easily accessible to the surrounding residential community and sits directly above an amenities focused parking garage that includes an auto spa. Its proximity to the Georgetown Waterfront, nearby hotels, and major tourist attractions contributes to a built in, year round customer base and supports consistently strong demand.





## THE HEART OF GEORGETOWN

Notable Neighboring Retailers:

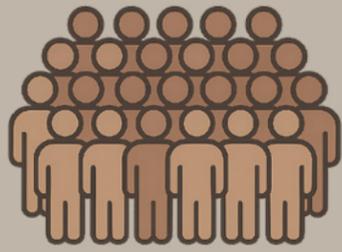
		J.CREW
		newbalance 
FARM RIO	ARITZIA	<b>AMERICAN VINTAGE</b>
MONOS:	URBAN OUTFITTERS	OSTERIA <b>MOZZA</b> <small>ENOTECA &amp; MERCATO</small>
	RALPH LAUREN	
	MOTHER WOLF	



 <small>1789</small> GEORGETOWN UNIVERSITY	 THE GEORGE WASHINGTON UNIVERSITY WASHINGTON, D.C.
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



# Site Plan

3rd Level  
2,180 SF



2nd Level  
2,180 SF

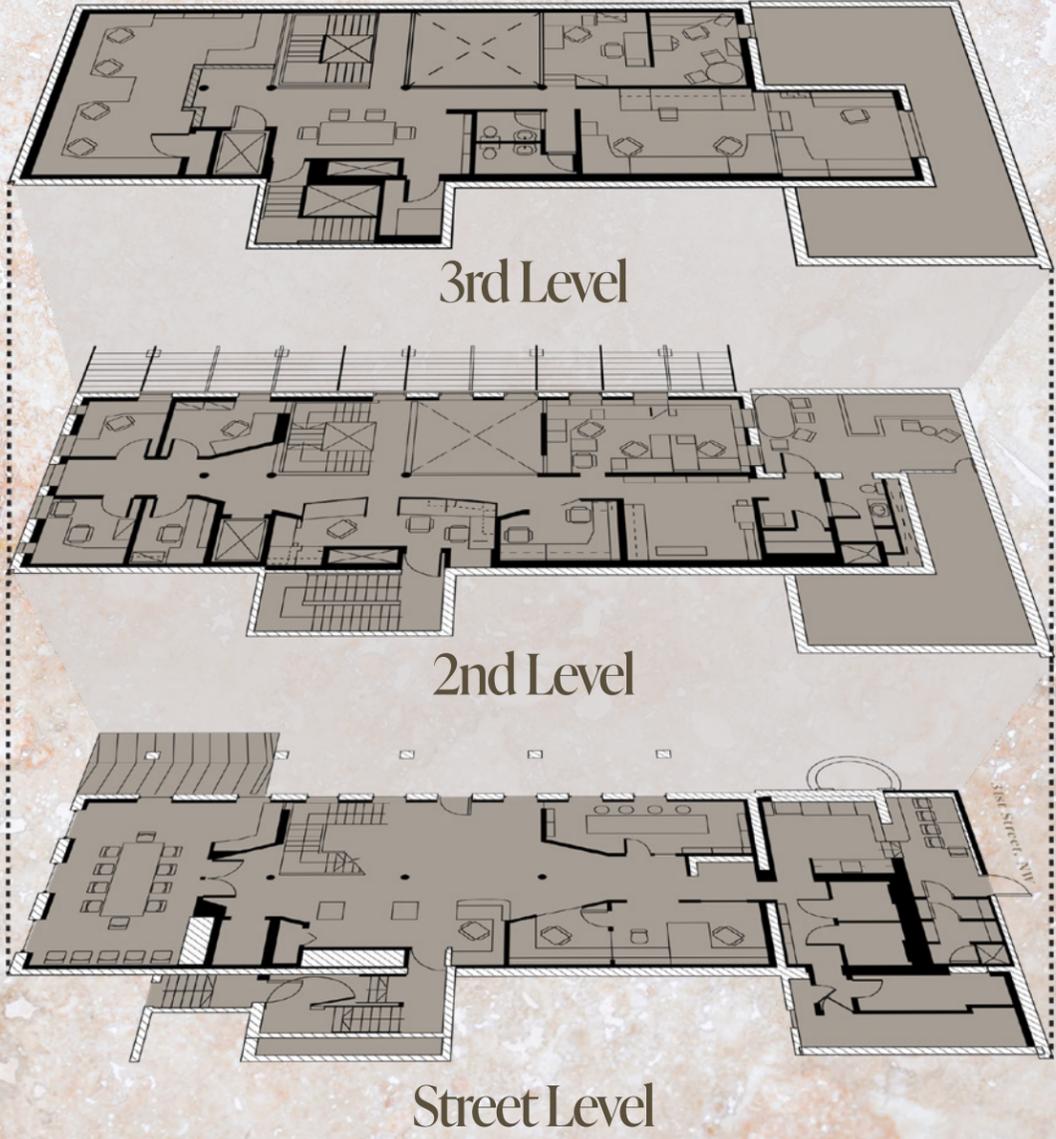


Street Level  
2,180 SF



31st Street, NW

## STACKED PLANS



1232 31st NW  
Washington, DC

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