



1232 31st NW
Washington, DC

6,540 SF

Rare Georgetown
Freestanding Building

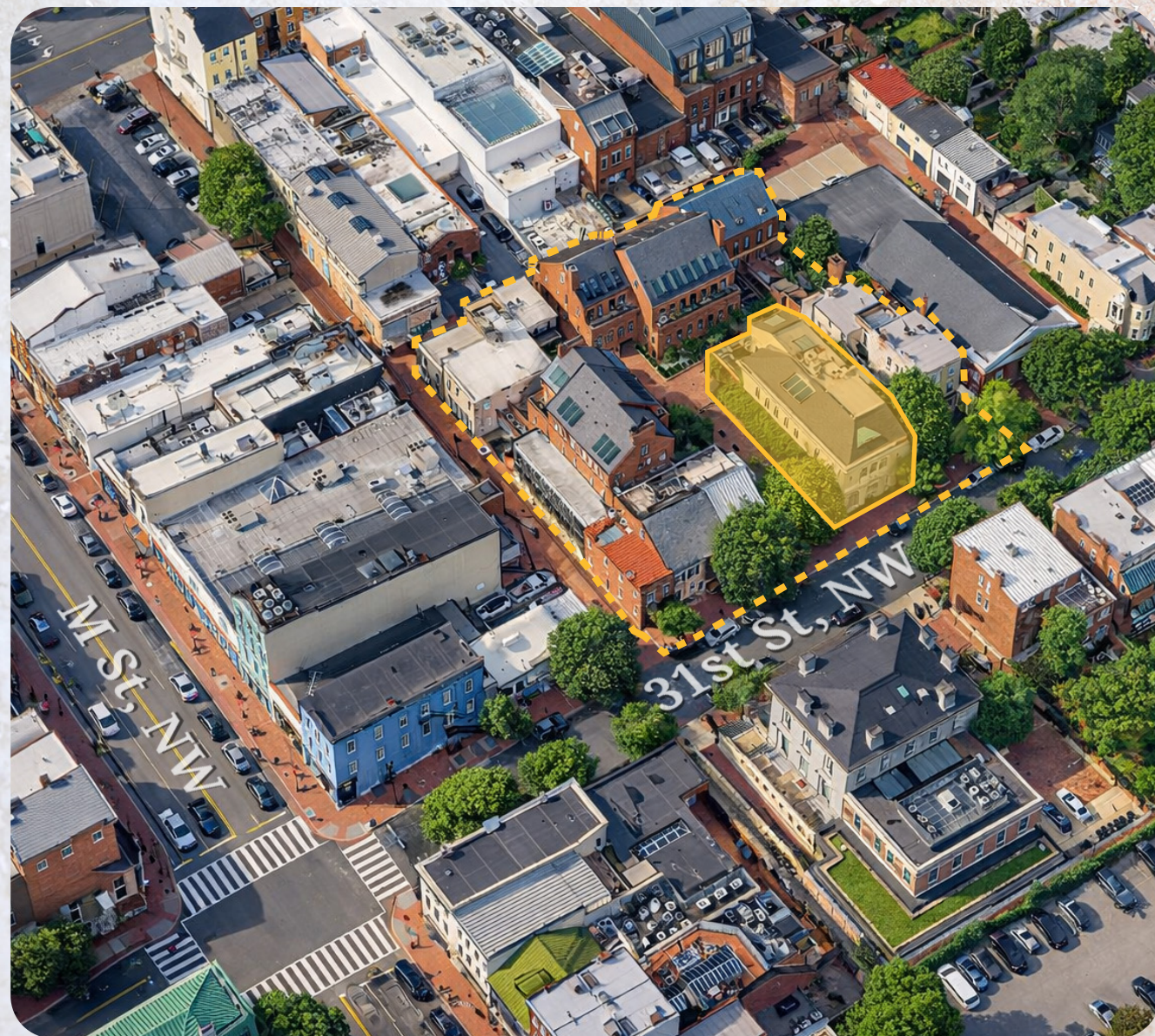


A boutique retail experience in an iconic Georgetown destination

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 Future Hamilton Collective

Hamilton Collective is actively evolving into a best in class, hyper-amenitized destination in the heart of Georgetown. With multiple chef-driven F&B options from breakfast through dinner, a private health club, on-site day care, and dedicated parking, it delivers a rare combination of access, experience, convenience, and daily utility. What is being created today is one of Georgetown's most exclusive, intentionally merchandised and bespoke environments.



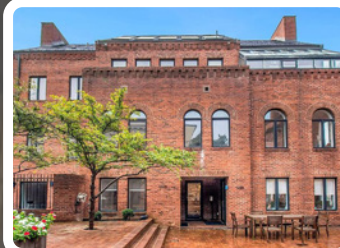
1228 1/2 31st Street, NW

FLORA
PIZZERIA

A premium counter-service pizza spot known for artisanal sourdough-crust pies.



A highly anticipated 25-seat Thai restaurant from acclaimed DC chefs Alex McCoy and Justin Ahn, bringing years of globally refined, locally sourced Northern Thai street food and natural wines to an intimate Georgetown setting.



1228 31st Street, NW

BESO BESU

A chef-driven concept owned by Claire and Ari Wilder in partnership with chefs Johnny Spero and Robert Aikens, with interiors designed by Rachel Aikens. The team is also behind Georgetown's La Bonne Vache, as well as Kappo, Chaplin's, and Zeppelin.



1218 31st Street, NW

ULTRA VIOLET
flowerery

Floral studio owner Fabio Ripoli creates boldly designed European-inspired arrangements using rare blooms.

two nine

Tucked in an alleyway, Sushi Taro-alumni Chefs Amy Phan and Zach Ramos run a Japanese chirashi café by day and an intimate omakase counter by night.



1220 31st Street, NW

flor.

COFFEE + BOOKS

A Buenos Aires-inspired café that blends specialty coffee, Argentine-influenced food, and a curated bilingual bookshop.



1232 31st Street, NW

THE GATEWAY

1232 31st Street NW sits at the very threshold of the Hamilton Collective, offering unrivaled visibility and presence. The unique location is as distinctive as it is strategic – steps from M Street's bustling corridor, yet set within Hamilton Court's intimate, courtyard-style shopping district. The Gateway is the first and last impression of this prime retail destination.



1234 31st Street, NW

HAMILTON HEALTH CLUB

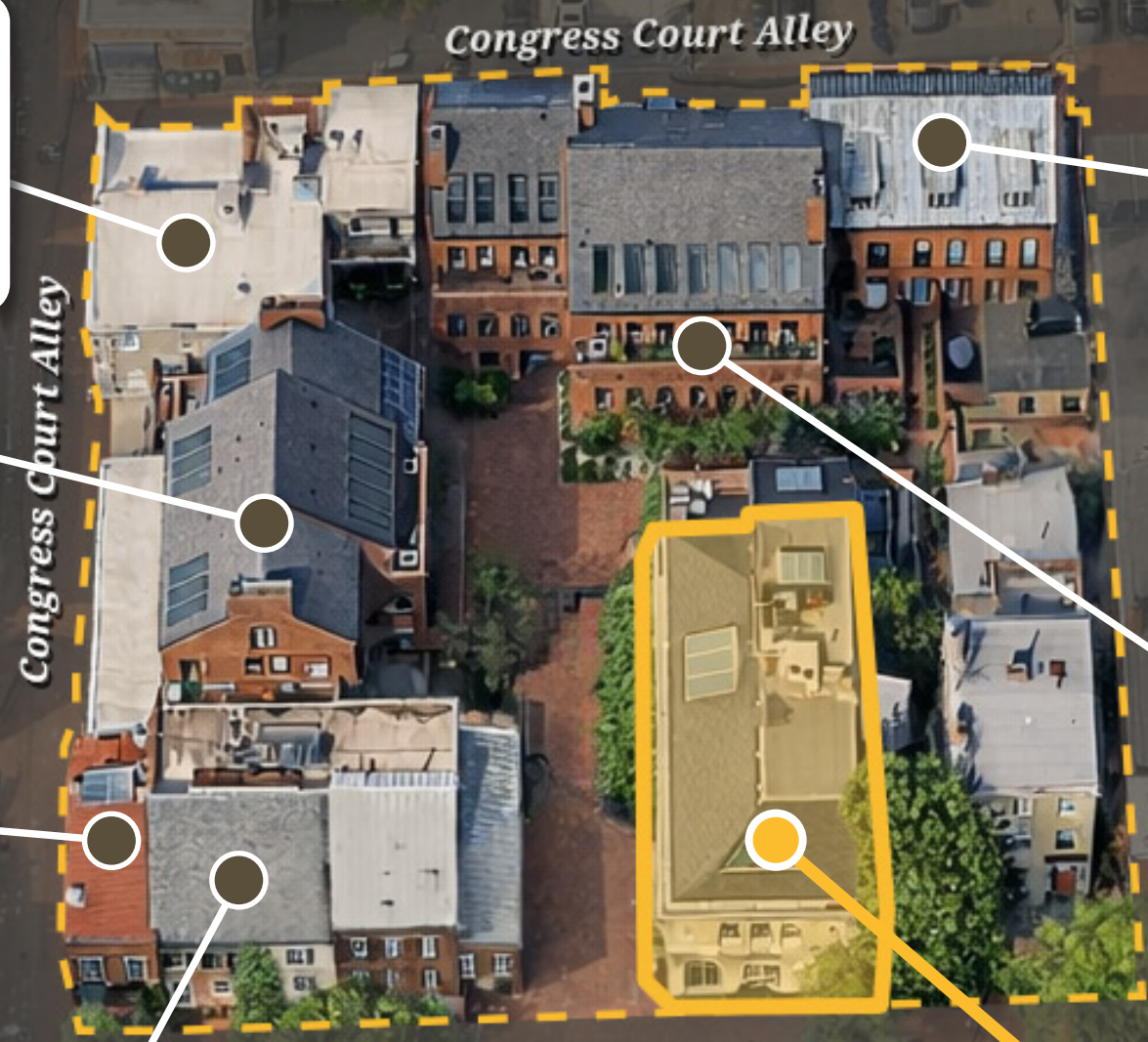
An exclusive private health club built for personalized training and one on one instruction, featuring top tier equipment, sauna, and cold plunge.



1230 31st Street, NW

GEORGETOWN -PRESCHOOL-

Georgetown's newest preschool delivering play based learning, social emotional growth, and individualized attention for 80 children ages 6 weeks to 5 years.








THE HEART OF GEORGETOWN

Notable Neighboring Retailers:

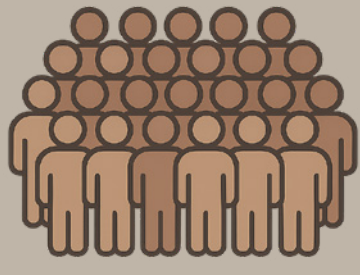
		J.CREW
		newbalance 
FARM RIO	ARITZIA	AMERICAN VINTAGE
MONOS:	URBAN OUTFITTERS	OSTERIA MOZZA ENOTECA & MERCATO
	RALPH LAUREN	
	MOTHER WOLF	



 1789 189 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



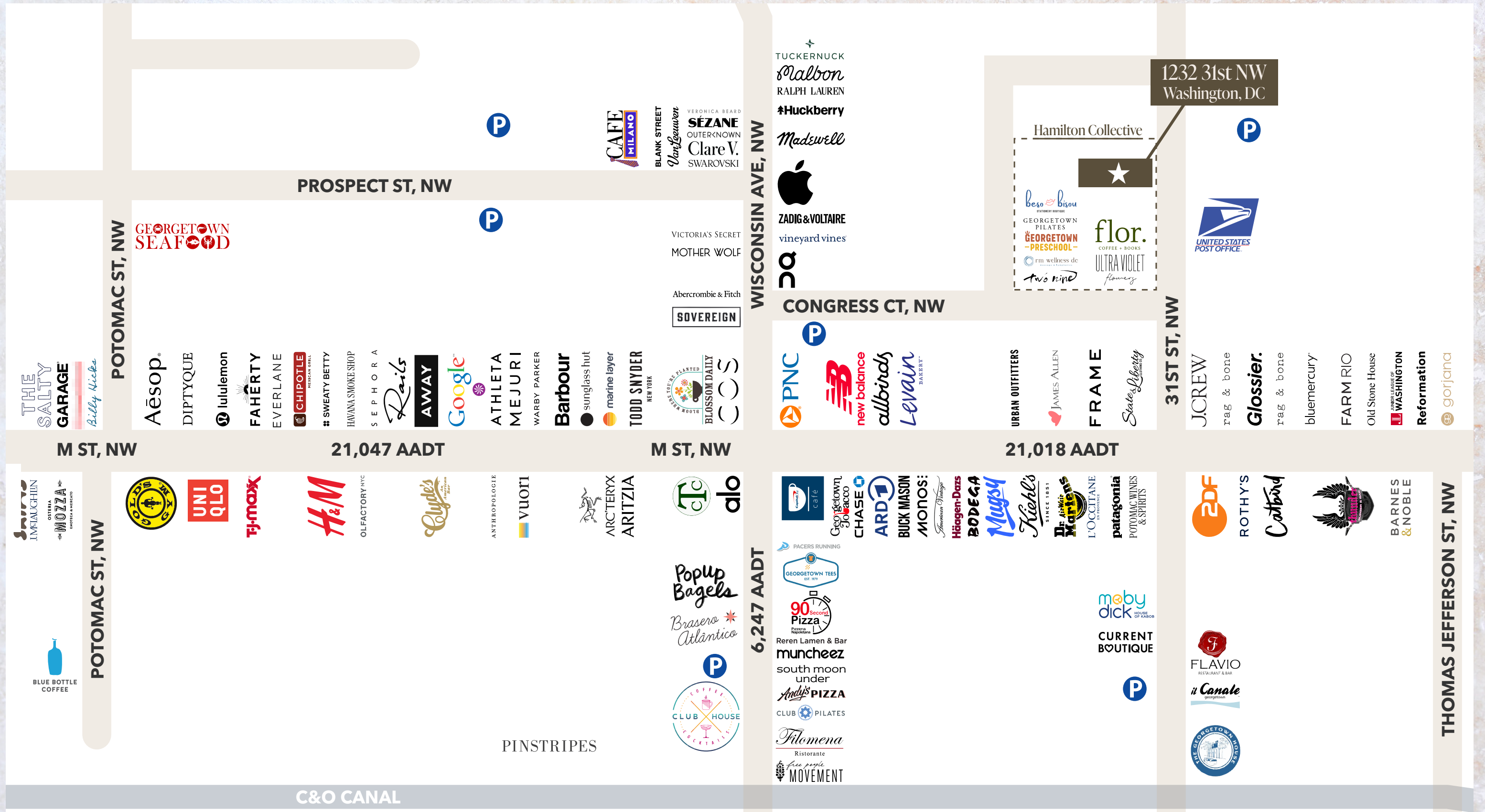
13 MILLION GEORGETOWN
VISITORS IN 2024



COMMERCIAL

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

Area Retail



1232 31st NW
Washington, DC

PROSPECT ST, NW

POTOMAC ST, NW

WISCONSIN AVE, NW

CONGRESS CT, NW

31ST ST, NW

M ST, NW

21,047 AADT

M ST, NW

21,018 AADT

6,247 AADT

THOMAS JEFFERSON ST, NW

C&O CANAL

THE SALTY GARAGE
Billy Nickle

GEORGETOWN SEAFOOD

Aēsop
DIPTYQUE
lululemon
FAHERTY
EVERLANE
CHIPOTLE MEXICAN GRILL
SWEATY BETTY
HAVANA SMOKE SHOP
SEPHORA
Rails
AWAY
Google
ATHLETA
MEJURI
WARBY PARKER
Barbour
sunglass hut
marine layer
TODD SNYDER NEW YORK
BLOSSOM DAILY
SOVEREIGN

CAFFÈ MILANO
BLANK STREET
VanLeeuwen
VERONICA BEARD
SÉZANE
OUTERKNOWN
Clare V.
SWAROVSKI

TUCKERNUCK
Malbon
RALPH LAUREN
Huckberry
Madewell
Apple
ZADIG & VOLTAIRE
vineyard vines
D&G

Hamilton Collective
beso & bisou
GEORGETOWN PILATES
GEORGETOWN PRESCHOOL
flor. COFFEE + BOOKS
ULTRA VIOLET floristry
two nine

UNITED STATES POST OFFICE

PNC
new balance
alibirds
Levain BAKERY
URBAN OUTFITTERS
JAMES ALLEN
FRAME
State of Liberty

J.CREW
rag & bone
Glossier.
rag & bone
bluemercury
FARM RIO
Old Stone House
WASHINGTON
Reformation
gorjana

JAMES LAUGHLIN
MOZZA

POTOMAC ST, NW

GOLD'S GYM
UNI QLO
TJ-maxx
H&M
OLFACTORY NYC
Clyde's
ANTHROPOLOGIE
VUORI
ARC'TERYX
ARITZIA
alo

Popup Bagels
Brasero Atlantico

CLUB HOUSE

PINSTRIPES

Georgetown Joeacco
CHASE
ARD
BUCK MASON
MONOS:
Häagen-Dazs
BODEGA
Mugsy
Kiehl's
L'Occitane
patagonia
POTOMAC WINES & SPIRITS

PACERS RUNNING
GEORGETOWN TEES
90 Second Pizza
Reren Lamen & Bar
muncheez
south moon under
Andy's PIZZA
CLUB PILATES
Filomena
free people MOVEMENT

moby dick HOUSE OF KABOB
CURRENT BOUTIQUE

2DF
ROTHY'S
Catbird
BARNES & NOBLE

FLAVIO RESTAURANT & BAR
il Canale

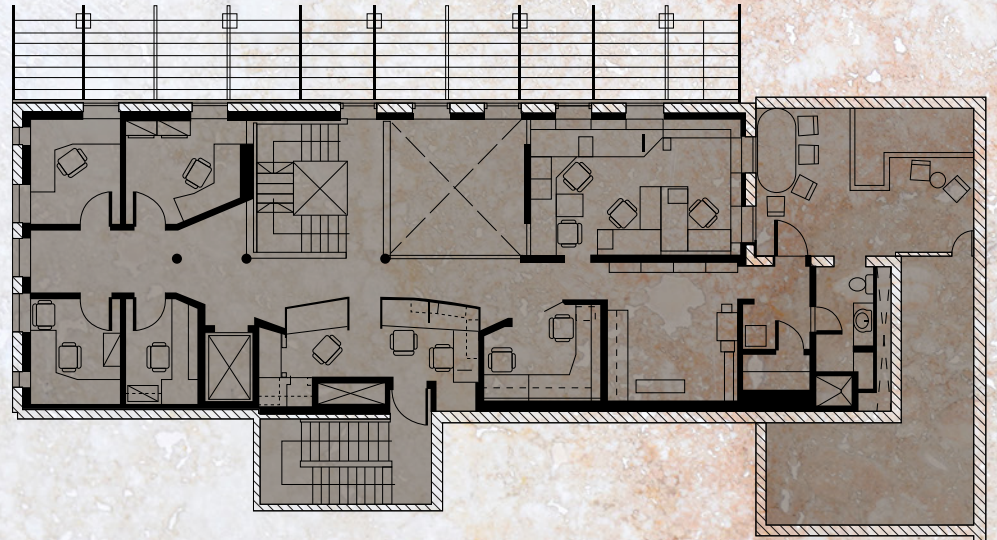
THE GEORGETOWN HOUSE

Site Plan

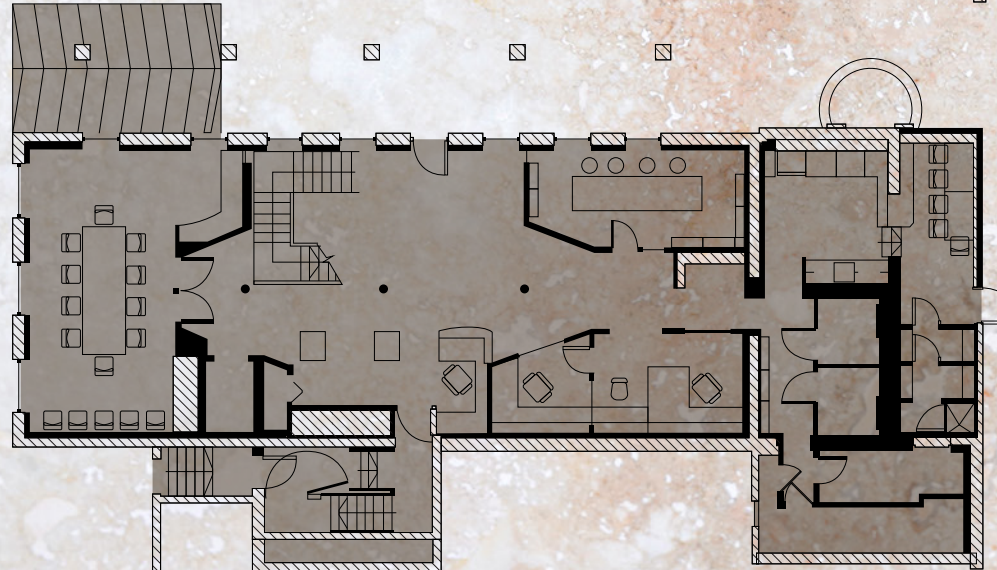
3rd Level
2,180 SF



2nd Level
2,180 SF



Street Level
2,180 SF



31st Street, NW

STACKED PLANS



1232 31st NW
Washington, DC

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