



3347 M ST

Georgetown DC

2,620 SF

SECOND GENERATION
STARBUCKS OPPORTUNITY

Georgetown corner retail space

Where Iconic Meets Opportunity




50' HIGH-VISIBILITY
M STREET FRONTAGE

2,620 SF
TOTAL AVAILABILITY



3347 M Street NW offers 2,620 SF of prime retail space in the heart of Georgetown, one of Washington, DC's most established shopping corridors. Located directly along M Street, the property benefits from strong visibility and consistent pedestrian traffic throughout the day.

2025 DEMOGRAPHICS


	 Total Population	 Daytime Population	 Median HH Income
0.5 MILE	8,879	20,861	\$197,033
1 MILE	38,819	98,160	\$143,751
2 MILES	154,183	375,951	\$141,679



THE HEART OF GEORGETOWN


Notable Neighboring Retailers:





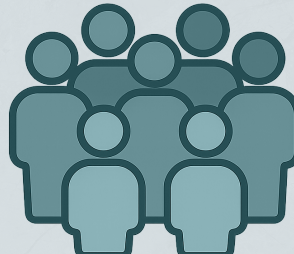
GEORGETOWN UNIVERSITY

20,392 STUDENTS
7,295 FACULTY STAFF

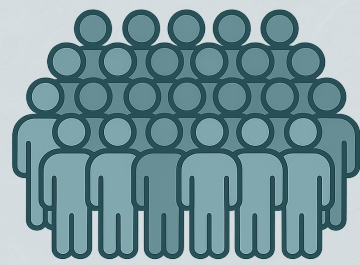


THE GEORGE WASHINGTON UNIVERSITY
WASHINGTON, D.C.

25,568 STUDENTS
11,500 FACULTY STAFF



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



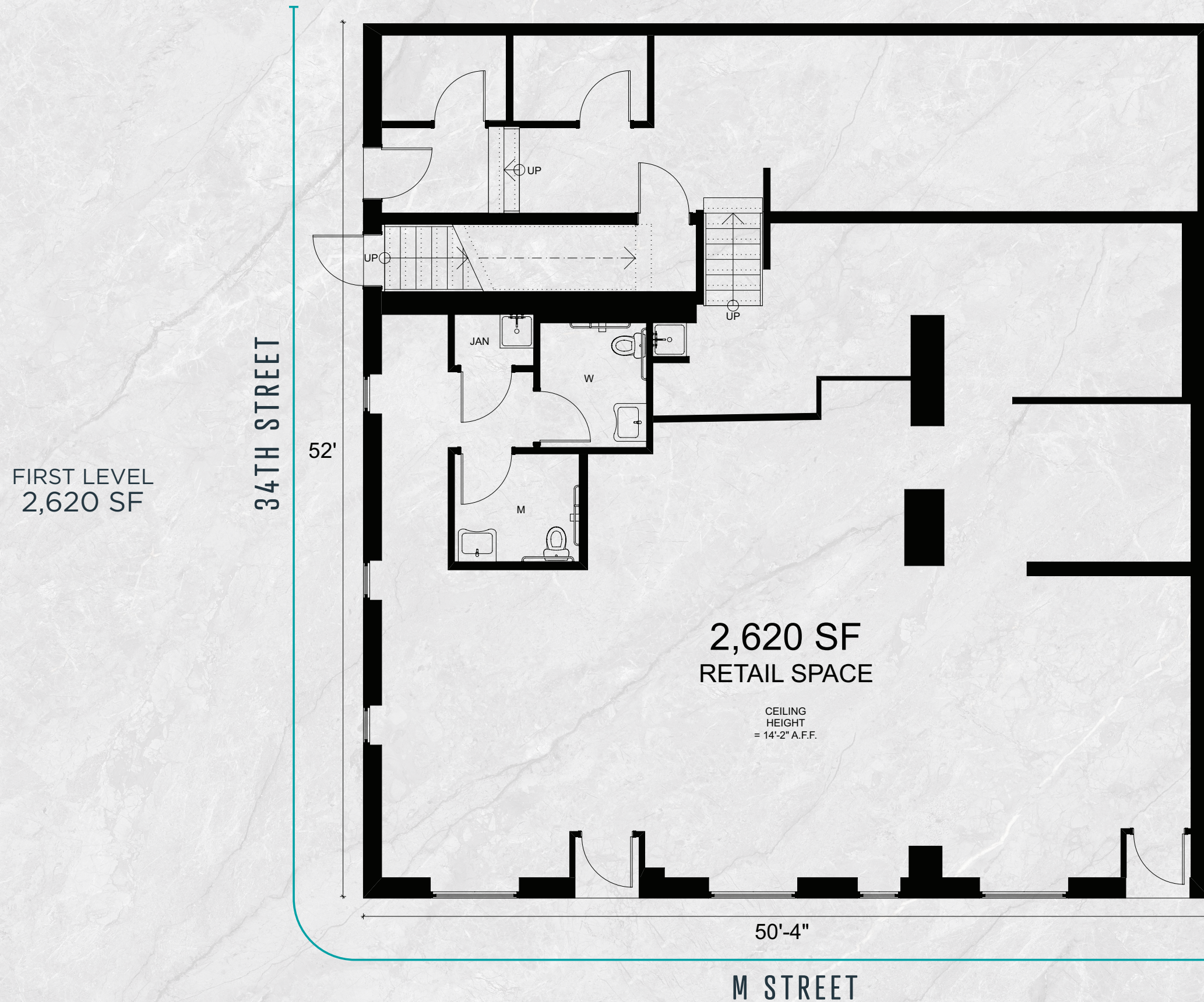
13 MILLION GEORGETOWN VISITORS IN 2024



COMMERCIAL

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

Flagship-Ready Restaurant and Retail Opportunity



Neighborhood Profile

2025 and 2030 ESRI Forecasts.
Lat/Lon: 38.90525/-77.06771

	0.5 MILE	1 MILE	2 MILES
POPULATION SUMMARY			
2010 Total Population	10,091	34,374	138,060
2020 Total Population	9,497	36,850	151,583
2025 Total Population	8,879	38,819	154,183
2025 Group Quarters	4,507	4,838	12,703
2030 Total Population	8,697	40,257	157,031
2025-2030 Annual Rate	-0.41%	0.73%	0.37%
2025 Total Daytime Population	20,861	98,160	375,951
Workers	16,310	84,202	330,943
Residents	4,551	13,958	45,008

2025 POPULATION BY AGE			
Population Age 0 - 4	2.0%	3.1%	3.1%
Population Age 5 - 9	1.5%	2.4%	2.4%
Population Age 10 - 14	1.5%	2.2%	2.1%
Population Age 15 - 24	56.3%	22.1%	17.6%
Population Age 25 - 34	12.1%	26.8%	30.3%
Population Age 35 - 44	6.0%	12.8%	15.1%
Population Age 45 - 54	4.8%	8.5%	9.3%
Population Age 55 - 64	5.4%	8.0%	8.0%
Population Age 65 - 74	6.1%	7.5%	6.7%
Population Age 75 - 84	3.5%	5.4%	4.5%
Population Age 85 +	0.9%	1.4%	1.2%
Population Age 18 +	94.1%	91.2%	91.2%
Median Age	23.3	32.0	33.0

2025 POPULATION BY SEX			
Male Population	4,134	18,627	74,353
Female Population	4,745	20,192	79,830

2025 POPULATION BY RACE/ETHNICITY			
White Alone	69.5%	67.2%	67.4%
Black Alone	5.2%	4.8%	6.4%
American Indian Alone	0.2%	0.2%	0.3%
Asian Alone	12.1%	14.8%	12.1%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	3.2%	2.8%	3.6%
Two or More Races	9.7%	10.1%	10.1%
Hispanic Origin	9.9%	9.9%	11.2%
Diversity Index	58.0	60.0	61.2

	0.5 MILE	1 MILE	2 MILES
2025 POPULATION 15+ BY MARITAL STATUS			
Total Population 15+	8,429	35,844	142,397
Never Married	71.9%	54.0%	56.0%
Married	23.2%	36.4%	35.3%
Widowed	2.6%	3.2%	2.4%
Separated or Divorced	2.3%	6.4%	6.3%

2025 POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Total	3,430	27,260	115,217
Less than 9th Grade	2.2%	1.2%	1.1%
9th - 12th Grade, No Diploma	0.0%	1.0%	0.9%
High School Graduate	3.0%	2.1%	2.7%
GED/Alternative Credential	0.3%	0.9%	0.6%
Some College, No Degree	4.1%	3.8%	3.9%
Associate Degree	0.6%	1.6%	1.6%
Bachelor's Degree	26.0%	31.1%	35.3%
Graduate/Professional Degree	63.8%	58.4%	54.0%

HOUSEHOLDS SUMMARY			
2010 Households	2,313	16,188	73,431
2010 Average Household Size	2.18	1.76	1.68
2020 Households	2,207	17,889	79,909
2020 Average Household Size	2.09	1.77	1.72
2025 Households	2,183	19,444	82,737
2025 Average Household Size	2.00	1.75	1.71
2030 Households	2,129	20,383	85,133
2030 Average Household Size	1.97	1.74	1.70
2025-2030 Annual Rate	-0.50%	0.95%	0.57%
2010 Families	883	4,794	18,789
2010 Average Family Size	2.60	2.46	2.55
2025 Families	904	6,269	23,789
2025 Average Family Size	2.53	2.57	2.66
2030 Families	876	6,552	24,325
2030 Average Family Size	2.53	2.59	2.68
2025-2030 Annual Rate	-0.6%	0.9%	0.5%

HOUSING UNIT SUMMARY			
2025 Housing Units	2,617	23,025	92,863
Owner Occupied Housing Units	58.4%	39.7%	34.4%
Renter Occupied Housing Units	41.6%	60.3%	65.6%
Vacant Housing Units	16.6%	15.6%	10.9%

	0.5 MILE	1 MILE	2 MILES
2025 HOUSEHOLDS BY INCOME			
<\$15,000	4.9%	9.5%	6.9%
\$15,000 - \$24,999	1.8%	2.9%	2.8%
\$25,000 - \$34,999	0.6%	2.3%	2.0%
\$35,000 - \$49,999	2.3%	3.8%	3.4%
\$50,000 - \$74,999	7.5%	8.6%	9.5%
\$75,000 - \$99,999	8.1%	10.3%	10.9%
\$100,000 - \$149,999	16.6%	13.9%	16.6%
\$150,000 - \$199,999	8.6%	11.9%	14.1%
\$200,000+	49.6%	36.8%	33.8%
Average Household Income	\$299,708	\$212,150	\$205,145
Median Household Income	\$197,033	\$143,751	\$141,679
Per Capita Income	\$74,529	\$105,077	\$110,429

2025 OWNER OCCUPIED HOUSING UNITS BY VALUE			
Total	5,863	43,041	95,361
<\$50,000	0.0%	0.6%	0.6%
\$50,000 - \$99,999	0.0%	0.0%	0.0%
\$100,000 - \$149,999	0.0%	0.5%	0.3%
\$150,000 - \$199,999	0.1%	0.7%	0.5%
\$200,000 - \$249,999	0.0%	1.0%	1.3%
\$250,000 - \$299,999	1.6%	1.6%	2.1%
\$300,000 - \$399,999	0.2%	3.2%	6.4%
\$400,000 - \$499,999	1.0%	5.0%	7.2%
\$500,000 - \$749,999	12.0%	12.4%	15.5%
\$750,000 - \$999,999	9.2%	13.3%	13.6%
\$1,000,000 +	25.2%	26.1%	24.0%
Average Home Value	\$1,537,028	\$1,286,743	\$1,152,105

2025 EMPLOYED POPULATION 16+ BY INDUSTRY			
Total	4,412	25,082	109,946
Agriculture/Mining	0.0%	0.0%	0.0%
Construction	0.7%	1.1%	1.5%
Manufacturing	0.9%	1.9%	1.6%
Wholesale Trade	0.4%	0.6%	0.5%
Retail Trade	2.2%	2.5%	2.6%
Transportation/Utilities	0.3%	1.2%	1.1%
Information	2.9%	3.2%	3.2%
Finance/Insurance/Real Estate	6.7%	8.1%	8.4%
Services	73.7%	65.5%	63.9%
Public Administration	12.0%	15.7%	17.3%

	0.5 MILE	1 MILE	2 MILES
2025 EMPLOYED POPULATION 16+ BY OCCUPATION			
White Collar	90.0%	93.1%	93.8%
Management/Business/Financial	31.1%	38.4%	37.6%
Professional	43.9%	44.1%	46.7%
Sales	4.2%	3.8%	3.8%
Administrative Support	10.7%	6.8%	5.7%
Services	9.0%	5.1%	4.5%
Blue Collar	1.0%	1.8%	1.8%
Farming/Forestry/Fishing	0.0%	0.0%	0.0%
Construction/Extraction	0.0%	0.2%	0.4%
Installation/Maintenance/Repair	0.1%	0.1%	0.2%
Production	0.0%	0.3%	0.3%
Transportation/Material Moving	0.9%	1.1%	0.8%

2025 CONSUMER SPENDING			
Apparel & Services: Total \$	\$14,055,366	\$92,725,715	\$385,538,340
Average Spent	\$6,438.56	\$4,768.86	\$4,659.81
Education: Total \$	\$10,952,122	\$68,674,517	\$286,746,365
Average Spent	\$5,017.01	\$3,531.91	\$3,465.76
Entertainment/Recreation: Total \$	\$22,041,913	\$139,131,406	\$572,679,256
Average Spent	\$10,097.07	\$7,155.49	\$6,921.68
Food at Home: Total \$	\$39,880,153	\$262,026,151	\$1,088,228,820
Average Spent	\$18,268.51	\$13,475.94	\$13,152.87
Food Away from Home: Total \$	\$24,125,440	\$157,021,008	\$651,594,757
Average Spent	\$11,051.51	\$8,075.55	\$7,875.49
Health Care: Total \$	\$36,549,299	\$231,465,462	\$952,428,054
Average Spent	\$16,742.69	\$11,904.21	\$11,511.51
HH Furnishings & Equipment: Total \$	\$15,415,087	\$98,226,915	\$405,718,247
Average Spent	\$7,061.42	\$5,051.79	\$4,903.71
Personal Care Products & Services: Total \$	\$5,847,709	\$38,395,094	\$159,758,991
Average Spent	\$2,678.75	\$1,974.65	\$1,930.93
Shelter: Total \$	\$156,404,301	\$998,664,136	\$4,127,091,646
Average Spent	\$71,646.50	\$51,361.04	\$49,882.06
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$15,305,767	\$92,439,610	\$376,705,005
Average Spent	\$7,011.35	\$4,754.15	\$4,553.04
Travel: Total \$	\$21,196,677	\$127,902,275	\$519,198,441
Average Spent	\$9,709.88	\$6,577.98	\$6,275.29
Vehicle Maintenance & Repairs: Total \$	\$6,654,793	\$43,932,475	\$183,746,273
Average Spent	\$3,048.46	\$2,259.44	\$2,220.85



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