

1070 THOMAS JEFFERSON STREET

Georgetown, DC

4,066 SF

**SECOND GENERATION
RETAIL OPPORTUNITY**

HR
RETAIL
A MEMBER OF CHAINLINKS RETAIL ADVISORS

Prime neighborhood retail opportunity just south of M Street



1070 Thomas Jefferson St NW offers 4,066 SF of prime retail space in the heart of Georgetown, featuring prominent storefront windows. The property is ideally located just steps from M Street and within a short walk to the Georgetown Waterfront, with notable neighbors including Barnes & Noble, Baked & Wired, Core Power Yoga, and 4-star hotel The Graham hotel.

2026 DEMOGRAPHICS

 Total Population	 Daytime Population	 Median HH Income
0.5 MILE 11,216	26,761	\$188,730
1 MILE 42,109	141,425	\$184,419
2 MILES 171,974	465,324	\$195,764



THE HEART OF GEORGETOWN

Notable Neighboring Retailers:



 vuori

J.CREW



alo

new balance 

ARITZIA

AMERICAN
VINTAGE

FARM RIO

URBAN OUTFITTERS

BARNES
& NOBLE

MONOS:

RALPH LAUREN

Levain
BAKERY™

FRAME

Google™



GEORGETOWN UNIVERSITY

20,392 STUDENTS
7,295 FACULTY STAFF

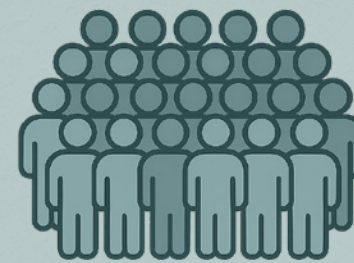


25,568 STUDENTS
11,500 FACULTY STAFF



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

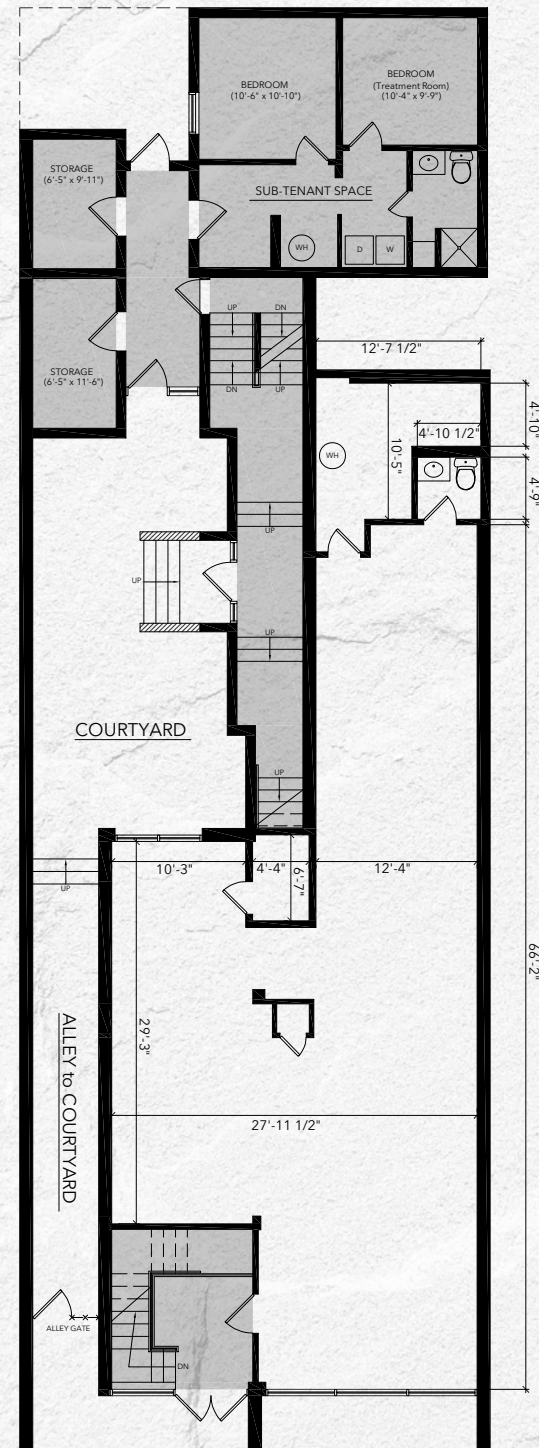
Area Retail



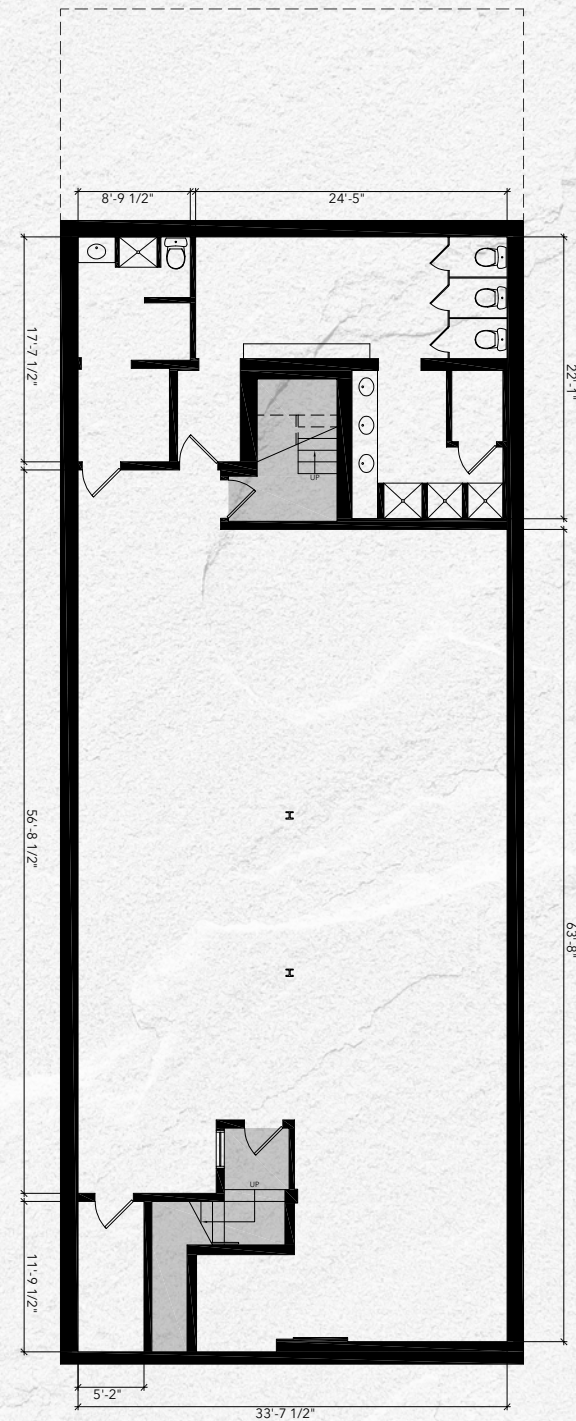
Retail Opportunity - Available Immediately



1ST FLOOR: 1,477 SF



LOWER LEVEL: 2,589 SF



THOMAS JEFFERSON STREET, NW



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