

# PRIME 14TH STREET RETAIL



TRANSACTION REPRESENTED BY

**RECONCRE**  
RECONNAISSANCE COMMERCIAL REAL ESTATE ADVISORY

**WES NEAL**  
202.577.4824 | WES@RECONCRE.COM



# 2015 14TH STREET INTERIOR



33' wide x 19' Floor to Ceiling Store Front Bay Windows



Flexible Open Floor Plan



3,622 sq ft



110' deep



# 2015 14TH STREET INTERIOR



Open 19' Ceiling Height



Exposed Natural Wood Beam Ceiling

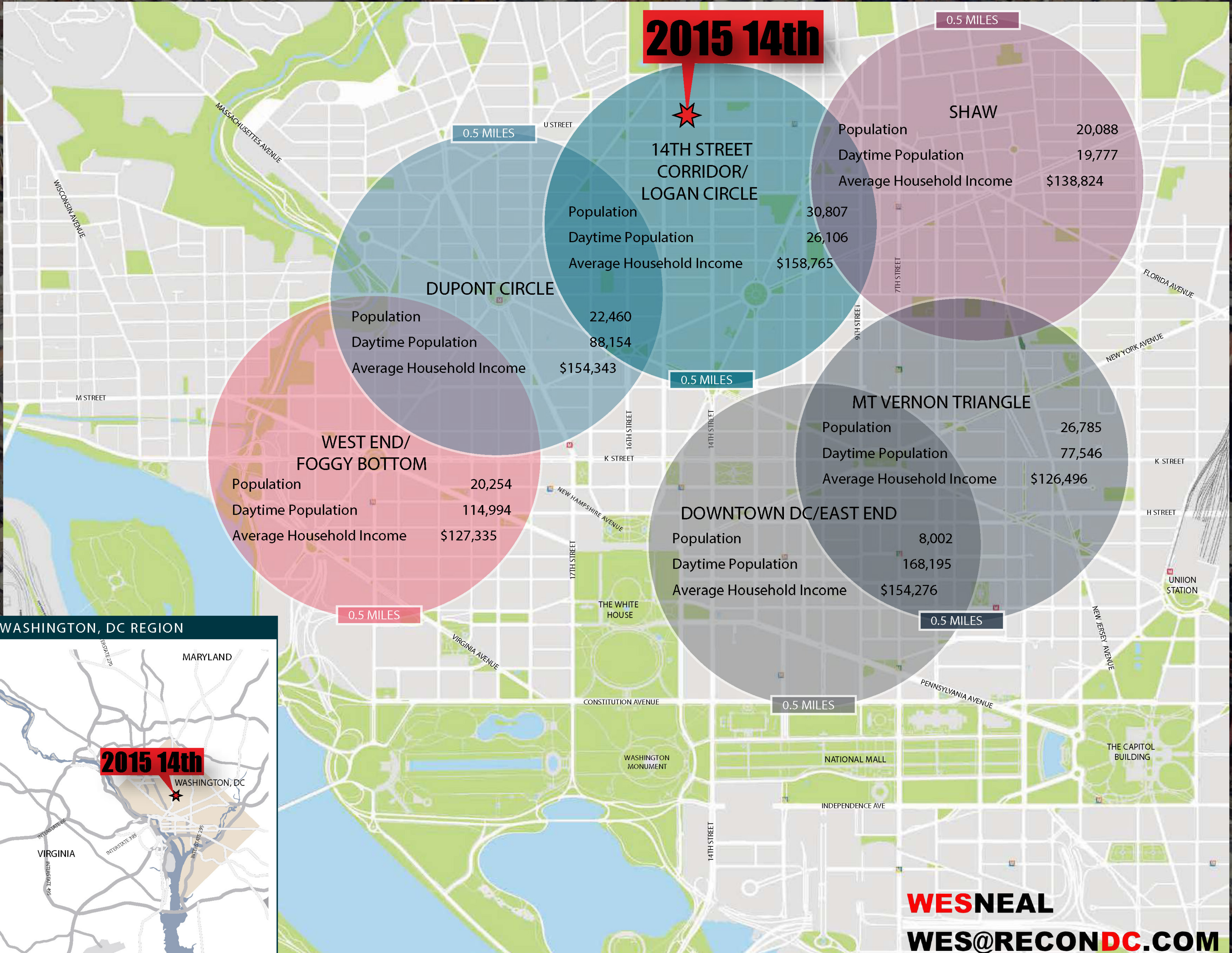


Large Illuminating Skylight

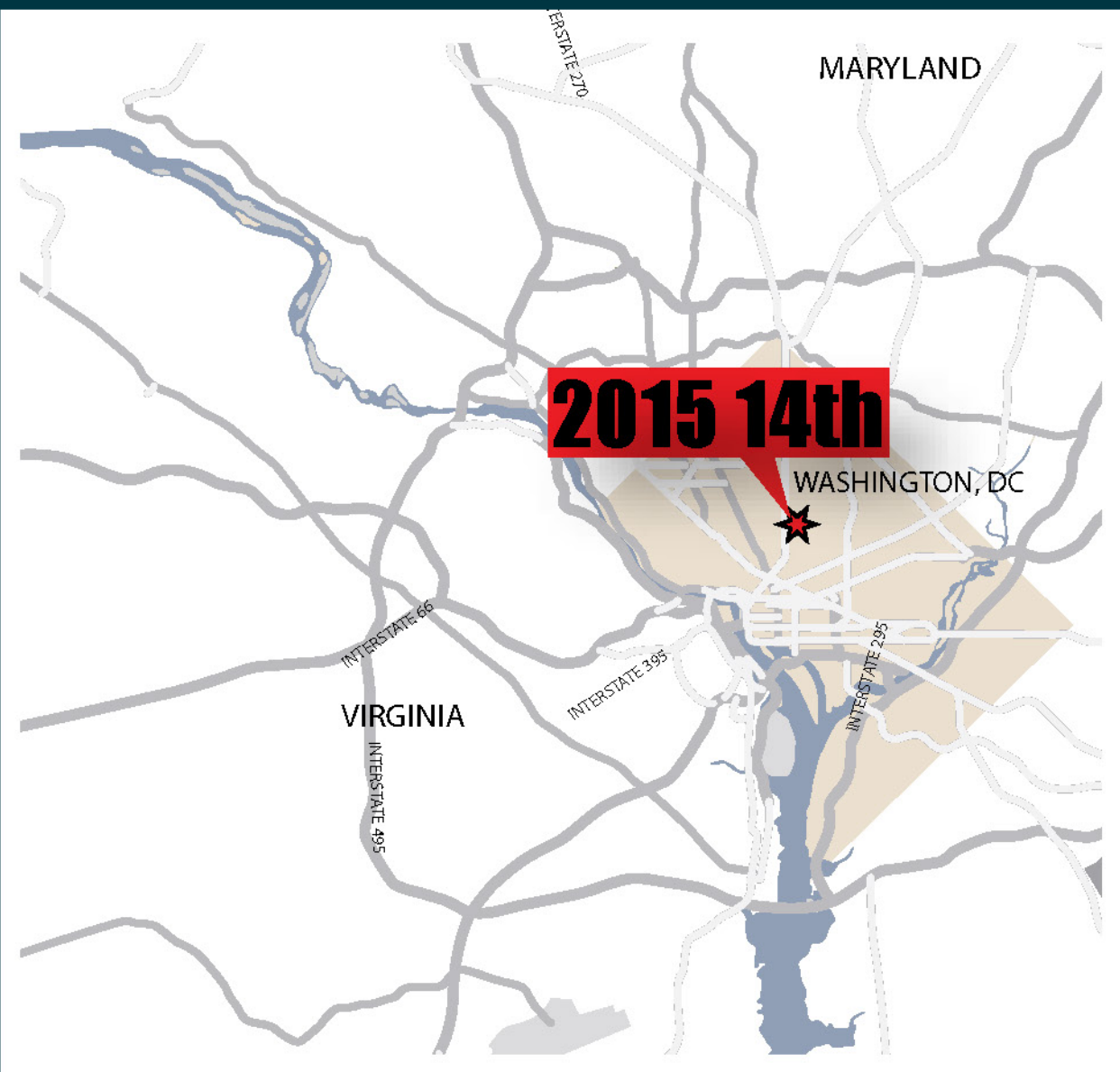


# CENTRAL LOCATION

**2015 14th**



## WASHINGTON, DC REGION



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# TRADE AREA

**\$153,337**

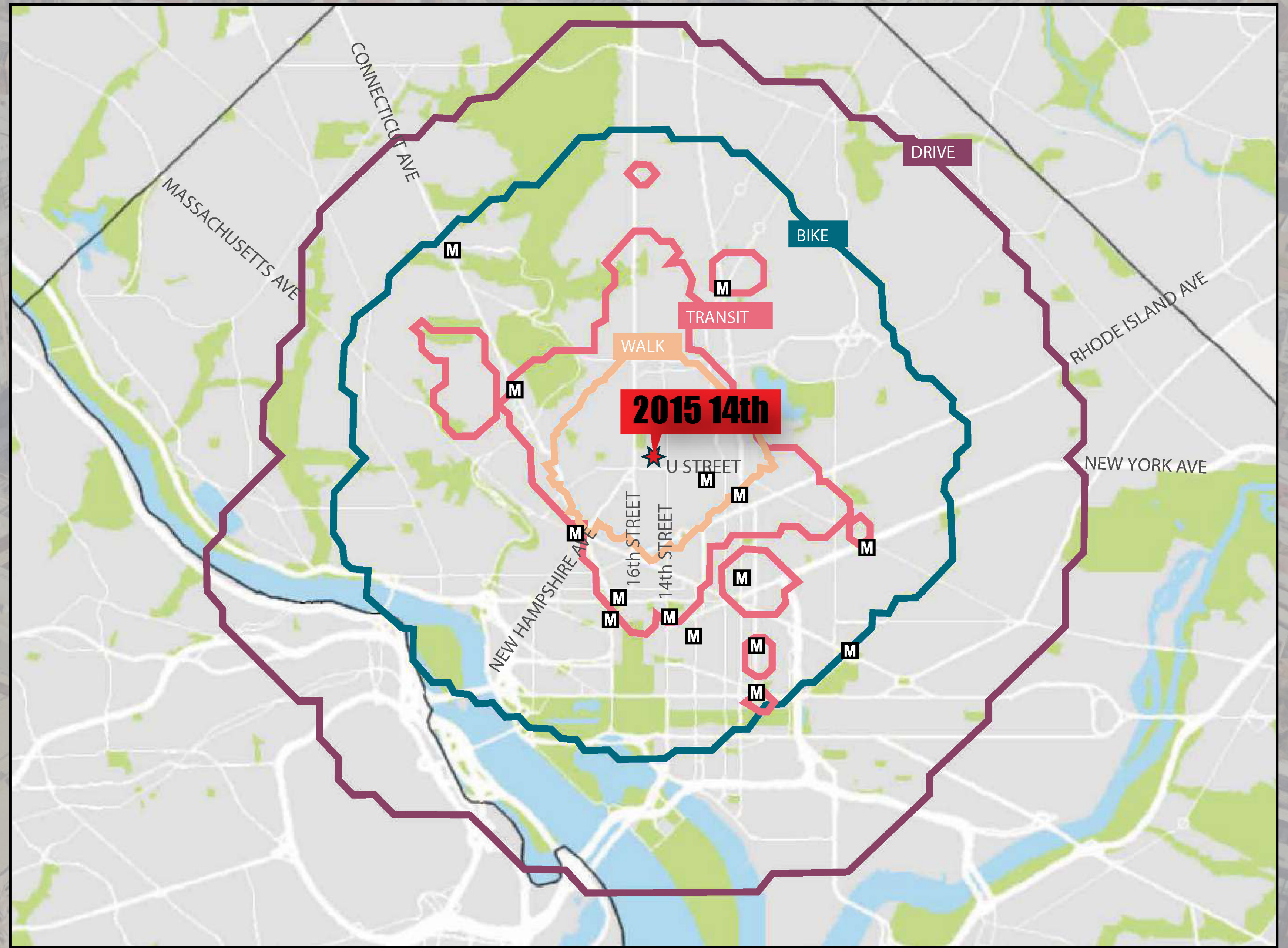
AVERAGE HOUSEHOLD INCOME  
WITHIN A HALF MILE RADIUS

**\$288M**

FOOD AND BEVERAGE SALES  
WITHIN A HALF MILE RADIUS

**14TH/U STREET**

DC'S MILLENNIAL  
RESTAURANT, SHOPPING &  
NIGHTLIFE CORRIDOR



DEMOGRAPHICS	15 MINUTES				30 MINUTES			
	WALK	TRANSIT	BIKE	DRIVE	WALK	TRANSIT	BIKE	DRIVE
Population	56,928	234,035	212,746	442,288	158,751	332,687	579,698	2,033,129
% Growth	10%	10%	10%	9%	10%	9%	9%	8%
Daytime Population	52,102	627,424	572,650	992,942	387,325	728,046	1,151,375	2,596,585
Average Household Income	\$141,230	\$131,573	\$129,721	\$126,586	\$131,756	\$132,715	\$134,324	\$123,141

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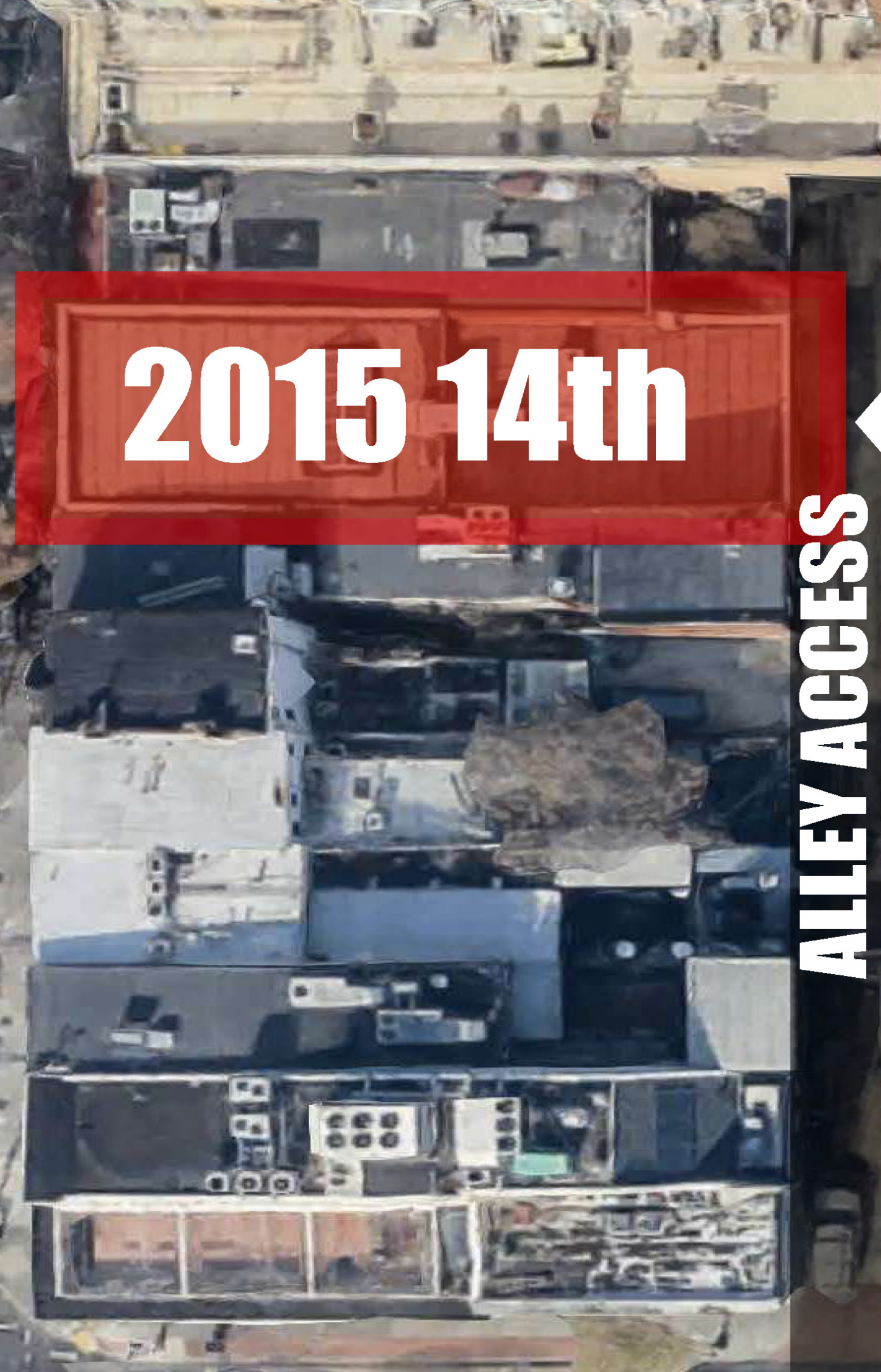


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**14th STREET NW (20,854 VPD)**



**2015 14th**

**ALLEY ACCESS**



**ALLEY ACCESS**

**SUPERB ACCESS FOR 18 WHEELER LOADING / UNLOADING**



**ALLEY ACCESS**



**U STREET NW (25,000 VPD)**

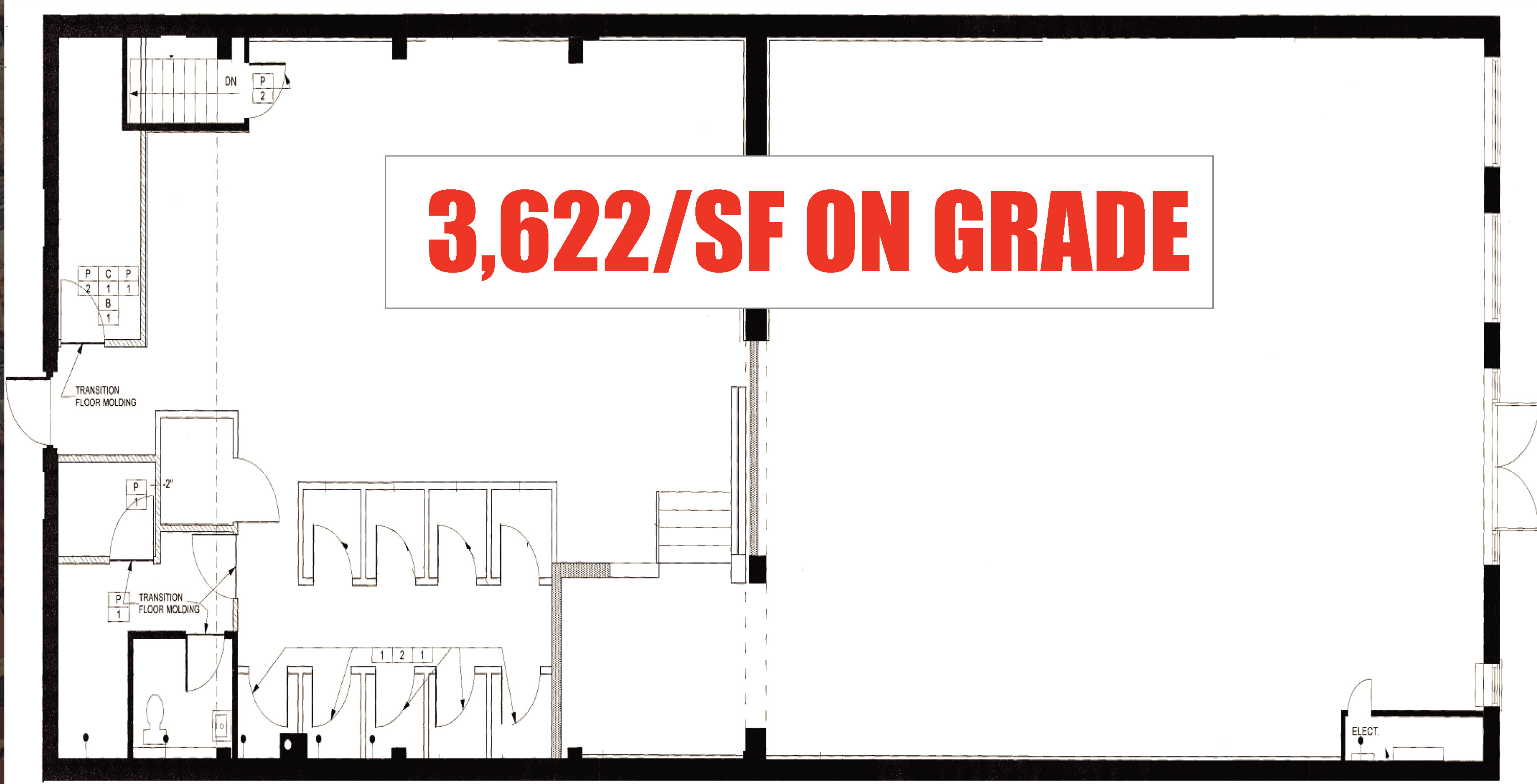


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**FRONTAGE - 33 FEET**  
**DEPTH - 110 FEET**  
**CEILINGS - 19 FEET**

**3,622/SF ON GRADE**



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