

UNIQUE RETAIL OPPORTUNITY

1413-1415 22ND STREET, NW

—IDEAL FOR RESTAURANT/ENTERTAINMENT USER—



SPACE DETAILS:

- **Building Size:** 9,604 SF
- **1st Floor:** 5,880 SF
- **2nd Floor:** 3,724 SF
- **Zoned:** C-2-A
- **Enterprise Zone Incentives**

HIGHLIGHTS:

- Three (3) blocks to Dupont Circle Metro
- Freestanding building
- Open floor plan/large footprint
- 9,604 SF Retail (2 levels)
- 10'-15' foot ceiling heights
- Liquor/Tavern license available
- Skylights on 2nd Floor
- Sidewalk patio space



Walker's Paradise



Excellent Transit



Very Bikeable

Demographics	1 Mile	3 Mile	5 Mile
2015 Estimated Population	69,295	355,743	760,225
2015 Average Household Income	\$99,003	\$92,152	\$89,157



CONTACT INFORMATION:

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ROCK CREEK
property group

Developers of Value®

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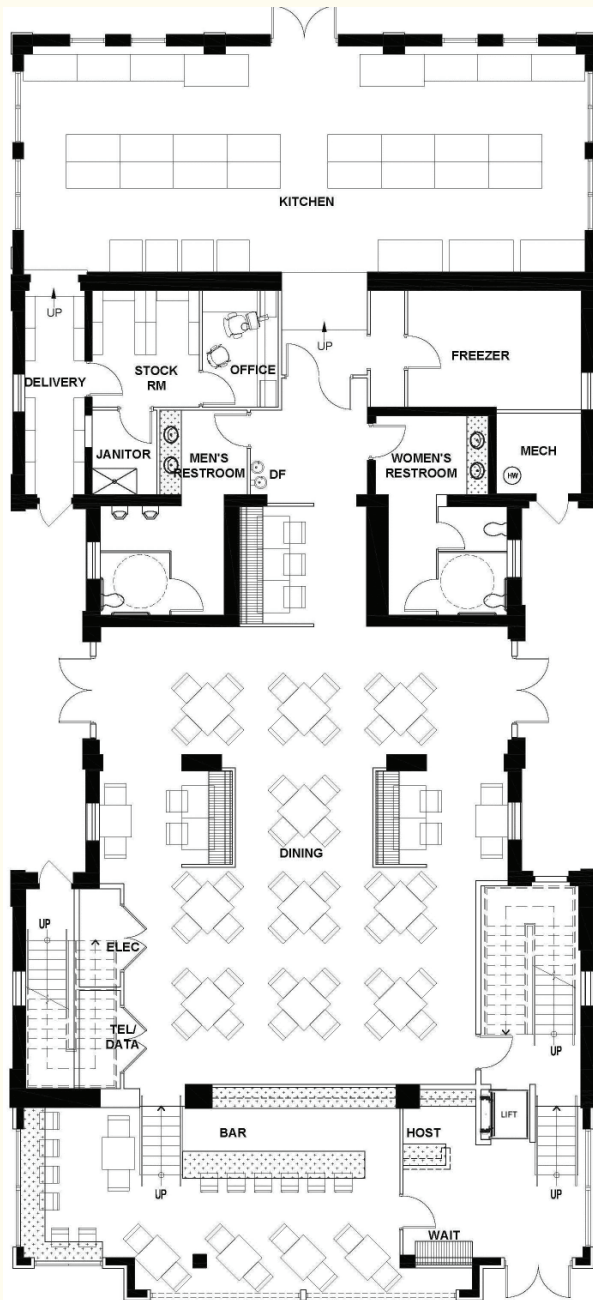
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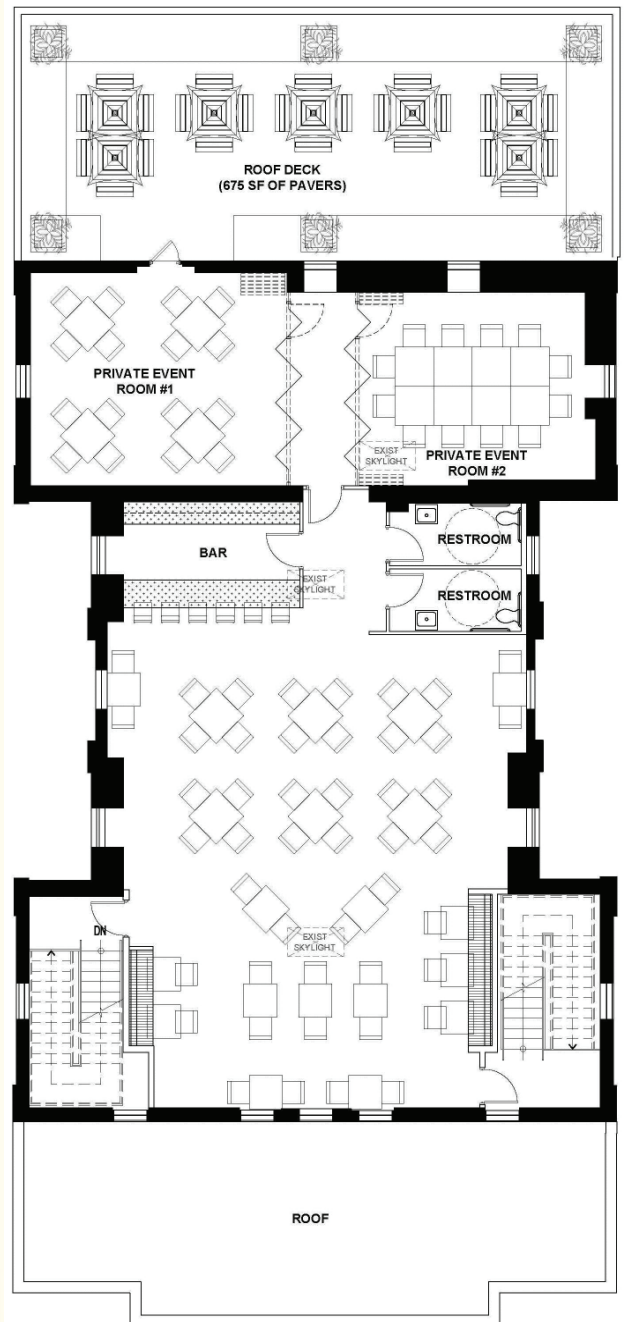
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1ST FLOOR - 5,880 GSF



2ND FLOOR - 3,724 GSF



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