

# UNIQUE RETAIL OPPORTUNITY

## 6833 4<sup>TH</sup> STREET, NW

— Ideal for Small Community Retail or Eatery —



### Two Retail Bays Available Street Level

*New Anchor Tenant*



**Children's National**™

- .2 Miles to Takoma Metro
- 13' - 14' ceiling heights
- Freestanding, historic property "old meets new"
- Ideal for retail, café, fitness, arts, etc.



# 84

WALK SCORE

Very Walkable

Demographics	.5 Mile	1 Mile	3 Mile
Population	10,819	17,956	261,369
Average Household Income	\$97,172	\$97,637	\$101,110



Takoma Station



### CONTACT INFORMATION:

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**ROCK CREEK**  
property group

Developers of Value®

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FIRST FLOOR PLAN

**Two Retail Bays Available  
Street Level**



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