UNIQUE RETAIL OPPORTUNITY

6833 4[™] STREET, NW

Ideal for Small Community Retail or Eatery



Two Retail Bays Available Street Level

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

New Anchor Tenant





| 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:

GARY SCHLAGER

(202) 835-1200 gschlager@rockcreekpg.com ROCK CREEK property group

Developers of Value®

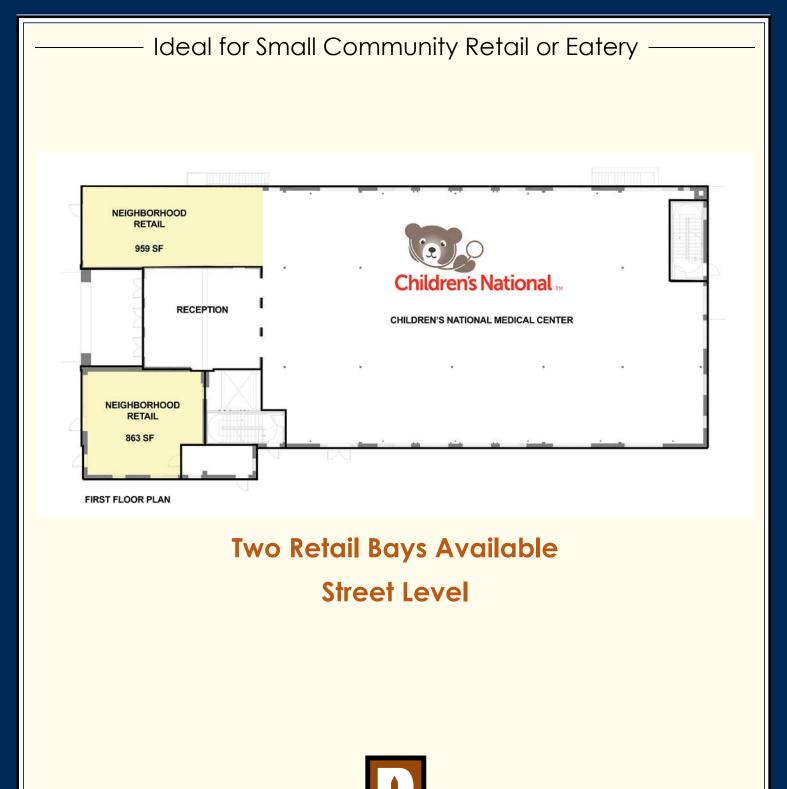
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