



Second Generation Corner Restaurant Space in Shaw

1840 6th Street NW
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Property Highlights

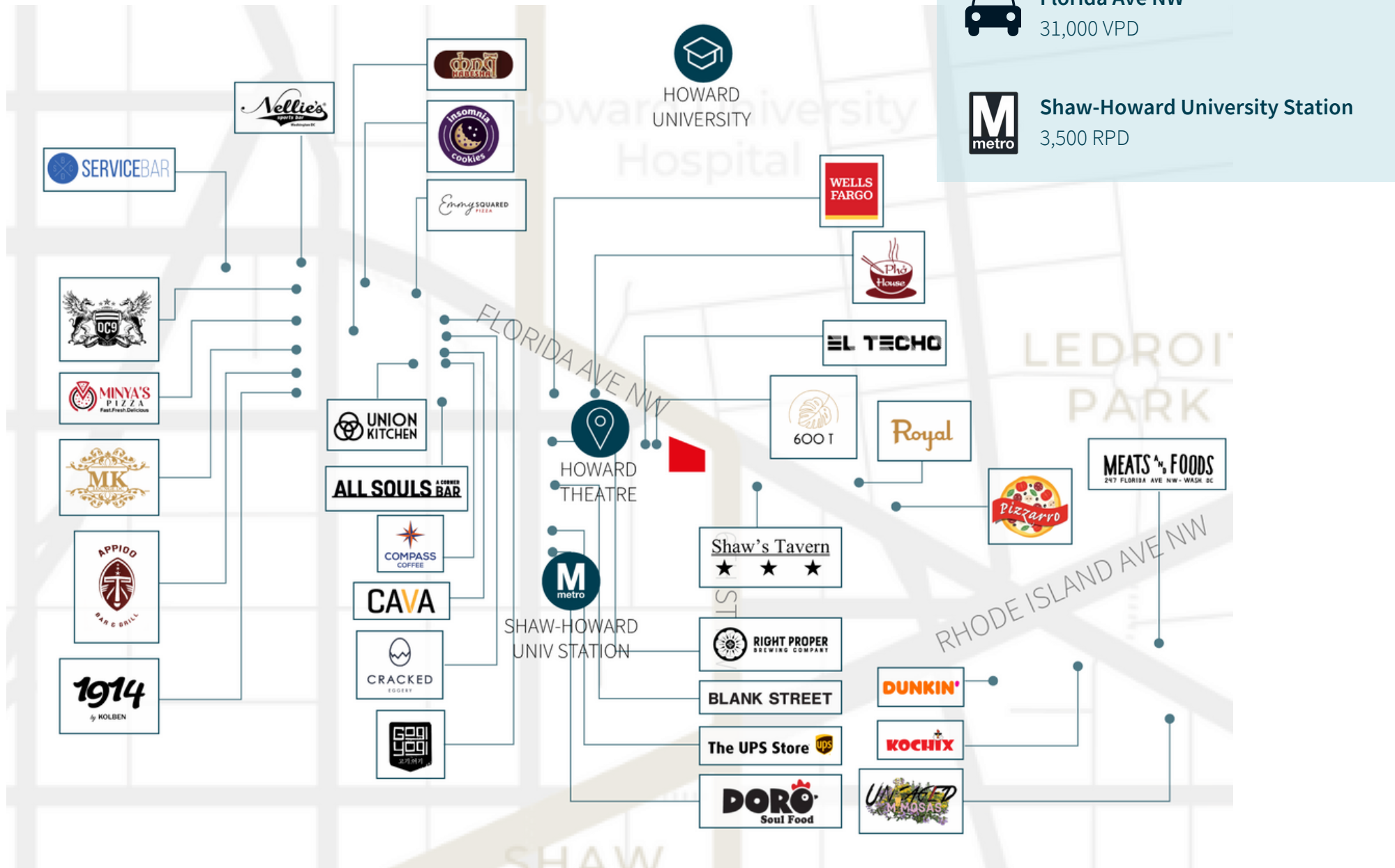
- Turn-key recently renovated corner restaurant opportunity in Shaw
- 1,869 SF available
- Expansive outdoor seating
- Located in an incredible vibrant trade area near Shaw Tavern, El Techo, and The Howard Theatre
- Over 3,000 residential units within .5 miles and 308 under construction

Demographics

	0.25 mi	0.5 mi	1 mi
Population	4,650	20,902	93,377
Daytime Population	6,842	19,144	127,094
Average HH Income	\$194,001	\$203,148	\$172,208
Households	2,244	8,816	49,017



Trade Area



This floor plan illustrates a restaurant layout with various functional zones and dimensions. The building is oriented with Florida Avenue N.W. to the right. Key features include:

- Indoor Dining Area:** Located at the top, labeled "DINING AREA???", with a width of 11'-4 1/2". It contains several tables and chairs, some marked with 'X'.
- Kitchen:** Centrally located, containing a "FREEZER", "WINE RACK", and "EXISTING BAR AREA". It has a "CLOSET" and "UP" stairs.
- Restrooms:** Located on the left side, including a "TOILET" and a "WASH SINK".
- Outdoor Seating:** Situated along the right side, adjacent to the sidewalk and parking area. It includes a "SIDEWALK 10'-0"





**For More Information,
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