

3060

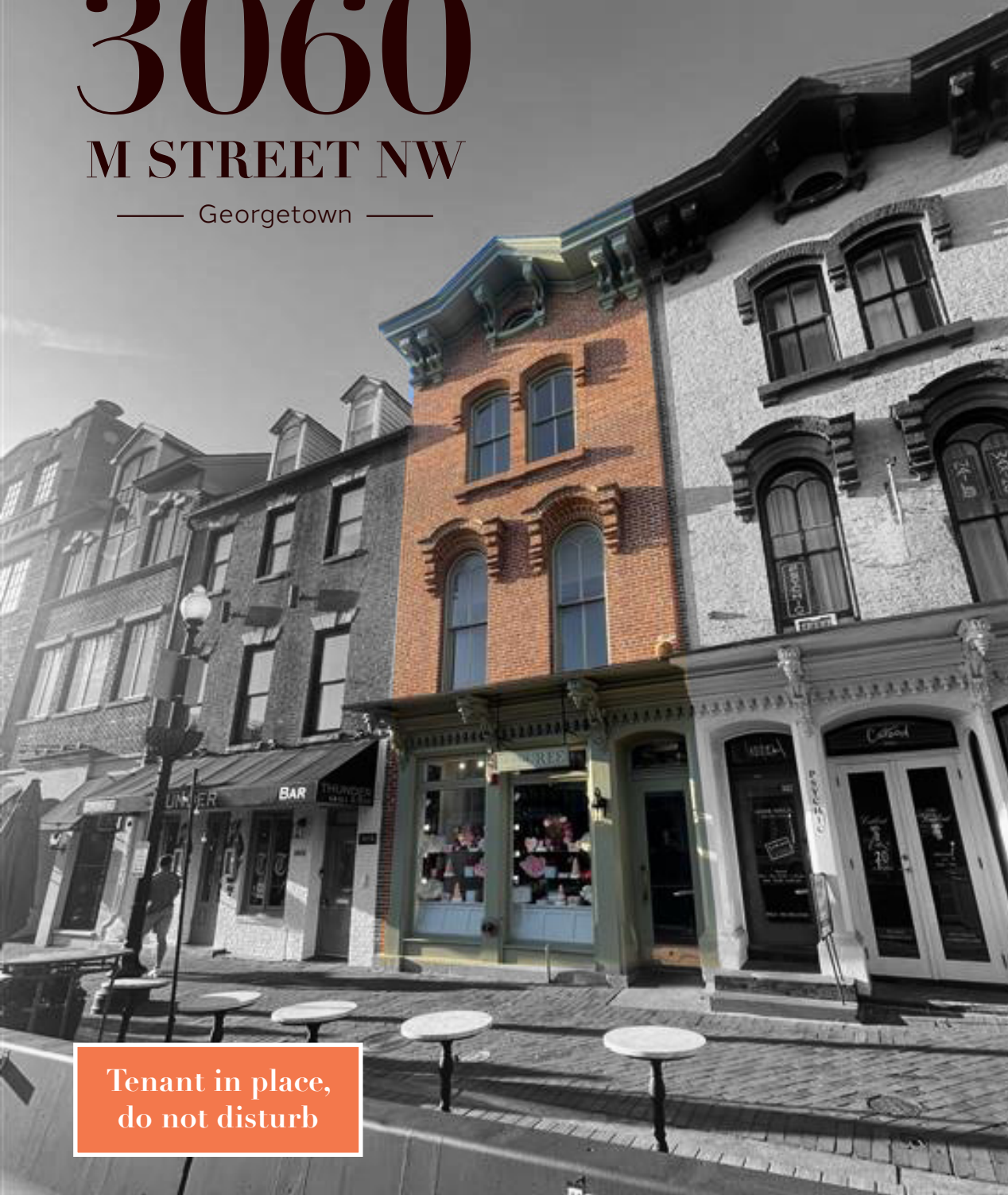
M STREET NW

— Georgetown —

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Tenant in place,
do not disturb

PROPERTY HIGHLIGHTS

4 floors

of retail space available

3,196 SF

Cellar Floor - 850 SF

Ground Floor - 950 SF

2nd Floor - 496 SF

3rd Floor - 900 SF

Incredible Opportunity

*Coveted retail space located on M Street., in between
Thomas Jefferson St and 31st St.*

Spectacular Conditions

*High end finishes on ground floor, existing kitchen
located on 2nd floor.*

Premier Location

Located in DC's most prolific high street.

Retail Destination

*Central to most lifestyle brands. 100+ number of
retailers in the trade area with 60+ new businesses
opening in 2023.*

Profound Demographics

*Georgetown residents boast an average household income
of \$192,731 with over 40% holding graduate level degrees.*

M STREET RETAIL

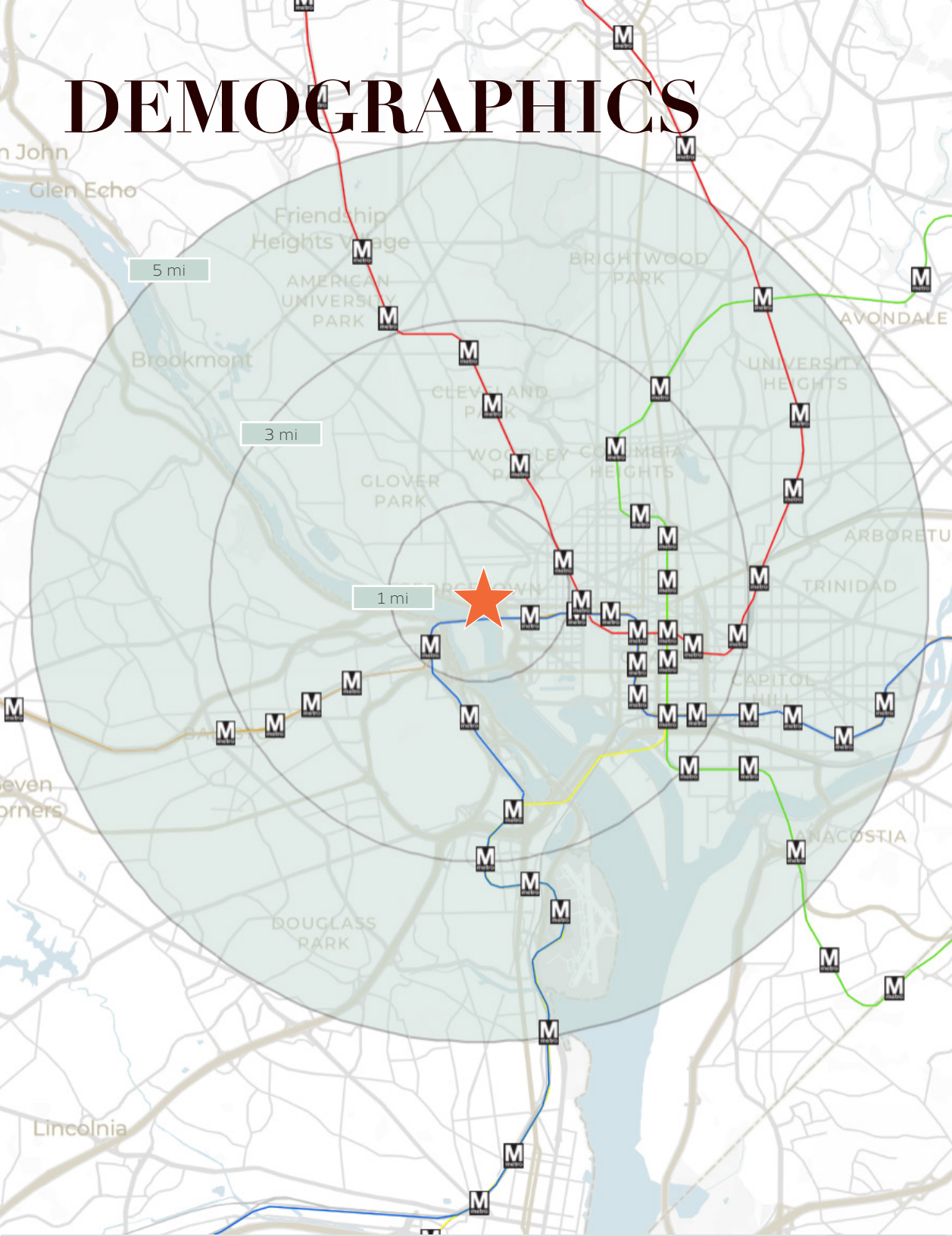


PREMIER LOCATION

Georgetown, located in Washington, DC, has long been recognized as the thriving retail epicenter and sought-after tourist shopping destination of the city. Despite the emergence of competitive high streets, Georgetown remains highly desirable to national retailers and continues to attract new tenants. The neighborhood boasts a wealthy and educated population, with residents earning an impressive average income of \$180,000-\$200,000. Georgetown also sits between a dense student population of 50,000+ in respect to Georgetown University and George Washington University. Additionally, while Georgetown lacks a Metro station, its unique charm and vibrant offerings make it a destination worth visiting for both drivers and non-drivers alike. Georgetown is home to a multitude of attractions, including prestigious hotels and the popular Washington Harbour which provides a rare opportunity for water-side dining along the Potomac River, boasts incredible views of the Kennedy Center, and is home to a magnificent fountain that transforms into an ice-skating rink in the Winter for added entertainment. M Street and Wisconsin Avenue serve as bustling thoroughfares brimming with high-end boutiques and renowned brands, catering to fashion-conscious shoppers from near and far. Furthermore, Georgetown's real estate market features exciting redevelopment projects that repurpose existing spaces and create dynamic mixed-use environments combining residential and retail components. In addition, standalone retail spaces contribute to the area's economic growth, making Georgetown an even more enticing destination for both businesses and visitors.



DEMOGRAPHICS



1 mile

126,116
Total Population

20,045
Total Households

\$192,731
Average HH Income

3 miles

822,229
Total Population

182,790
Total Households

\$184,871
Average HH Income

5 miles

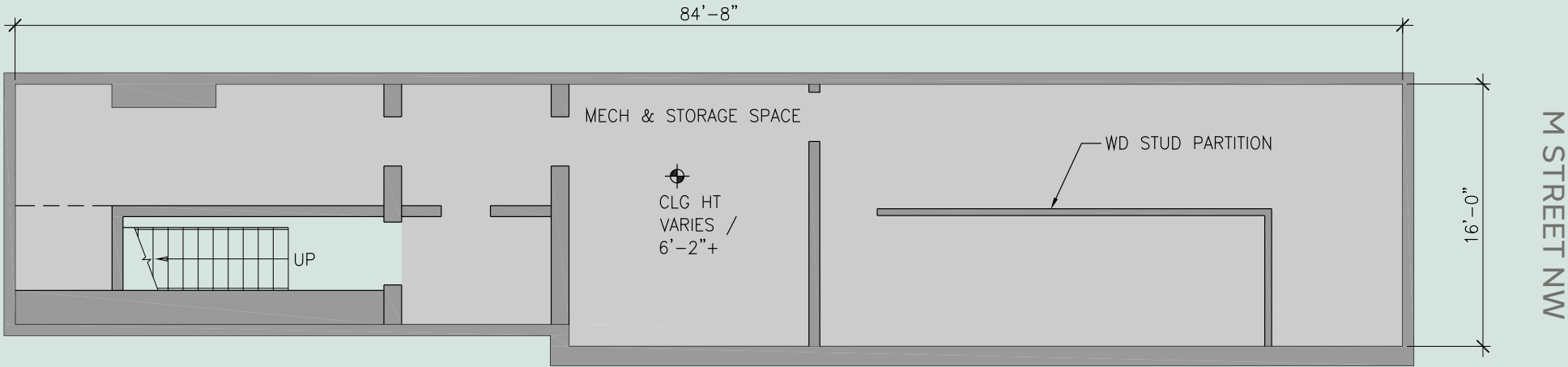
1,343,699
Total Population

383,229
Total Households

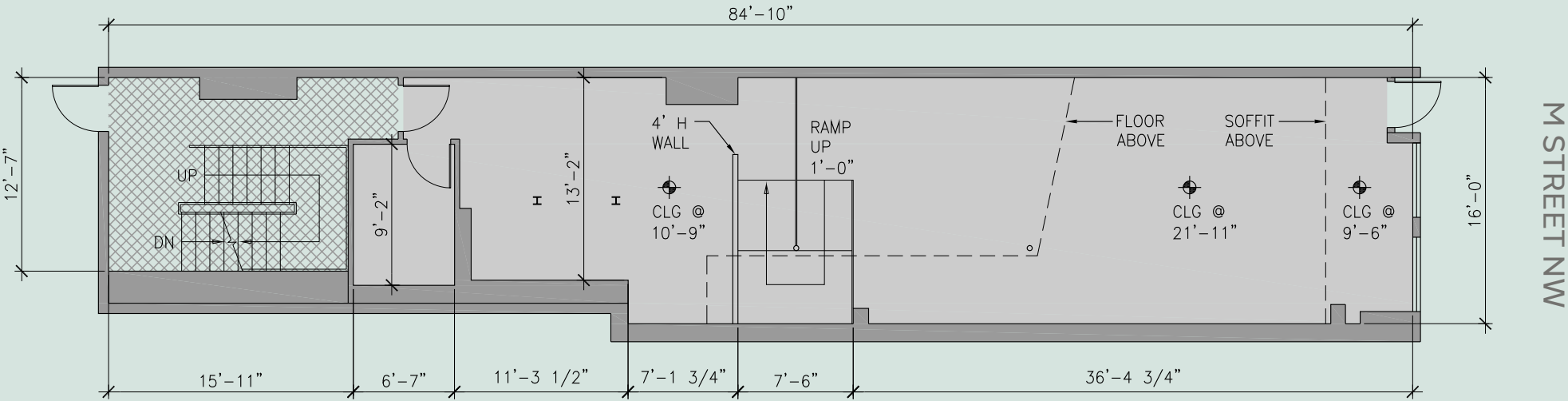
\$181,963
Average HH Income

FLOOR PLANS

Cellar Floor

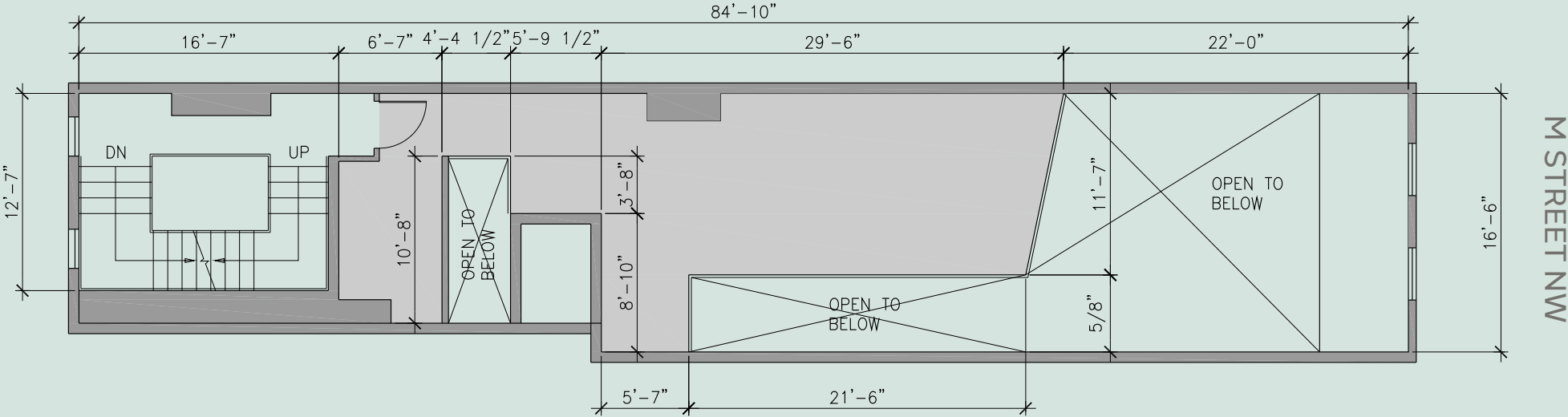


Ground Floor

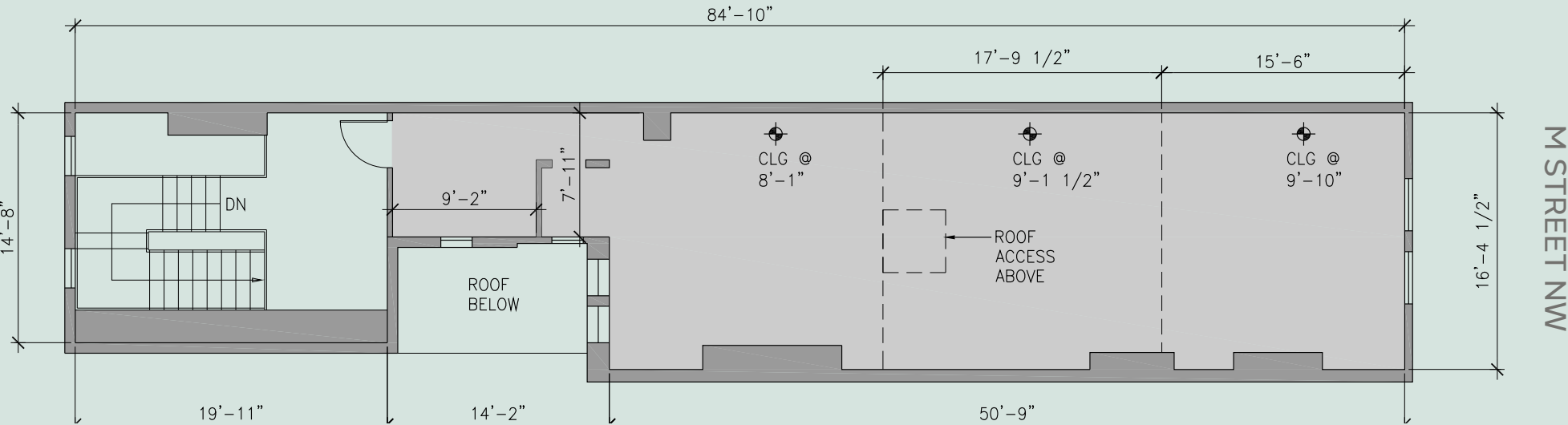


FLOOR PLANS

2nd Floor



3rd Floor



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Andy Corno
O: 202 719 6137
M: 301 520 2620
Andy.Corno@jll.com

Thomas Jackman
O: 202 719 5624
M: 301 580 1512
Thomas.Jackman@jll.com

Simms Henschel
O: 202 533 2529
M: 301 332 5220
Simms.Henschel@jll.com

