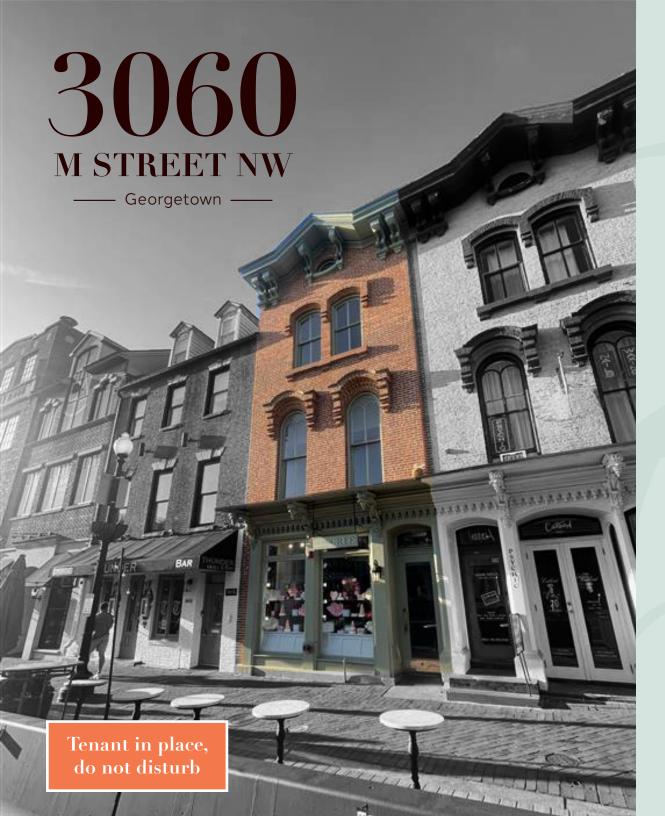
# 3060 MSTREET NW

---- Georgetown -----



#### 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

Georgetown Piano Bar Sugar Lab DC Billy Hicks

Good Stuff Eatery Salty Donut Club Monaco

Georgetown Cupcake

Brandy Melville

Boffi

Alice + Olivia

Waterworks Molteni & Co

Poliform

J. McLaughlin

Studs Pizzeria Paradiso

TJ Maxx J Crew on: Osteria Mozza Gold's Gym

Diptyque Lululemon

Aesop

Everlane

Fharety

Chipotle

Nisolo

H&M

Sephora Rails

Away Aerie

Clyde's Olfactory NYC Anthropologie

Warby Parker

Barbour

Vuori

Sunglass Hut

Todd Snyder

Aritzia City Tavern Club

Alo Yoga

Bitty & Beau's Coffee Cos

2

Capital One Cafe Chase Bank Buck Mason Smoothie King

Apple

PNC Bank New Balance All Birds

evain Bakery

Hatley Boutique Up West Doc Marten

L'occitane Patagonia Potomac Wine Haagen Dazs Bodega

Sport and Social

James Allen

Frame

State and Liberty

Rag & Bone

Blue Mercury Farm Rio

The Paper Gorjana Reform

> Ray Ban United Bank dochino

e House

Barnes & Noble

Thunder

Sprinkles Cupco Free People Grown Brilliand Mykitay e Labo

'Avant Garde Truist Bank LaNnexe

Angolo Ristorante

zzy Salon

Wells Fargo Bank

Mugsy Niccolo Giottoo Yuna GT

Suit Supply Amina Rubinacci DTR Modern Galleries Bridge Street Books Lugano Diamonds

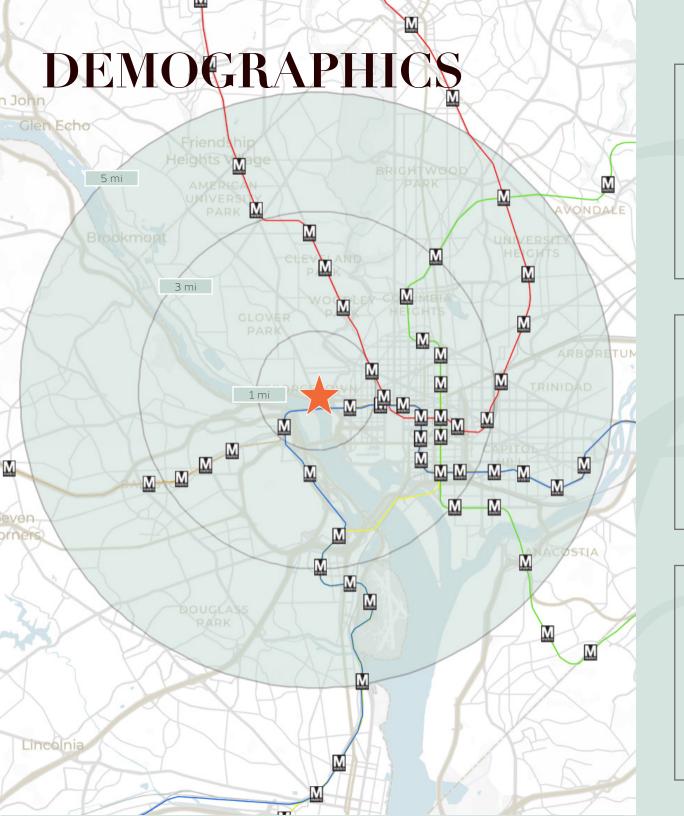
Villa Yara Afghania

K Street NW

## 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





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

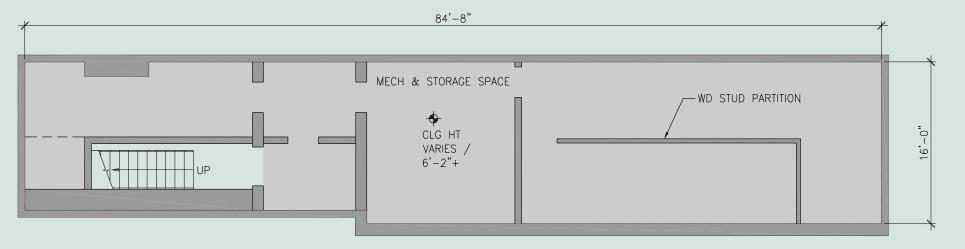
1,343,699
Total Population

383,229
Total Households

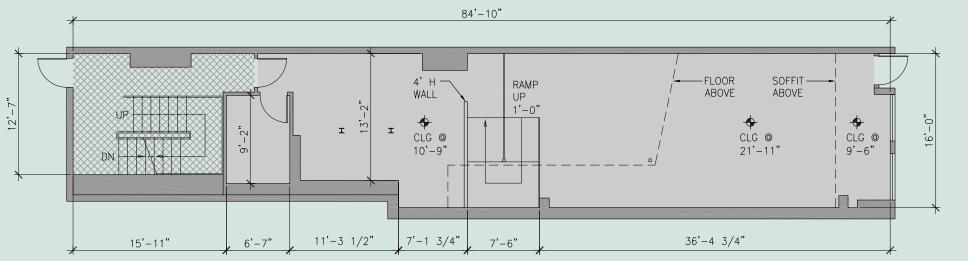
\$181,963 Average HH Income

## FLOOR PLANS

## **Cellar Floor**

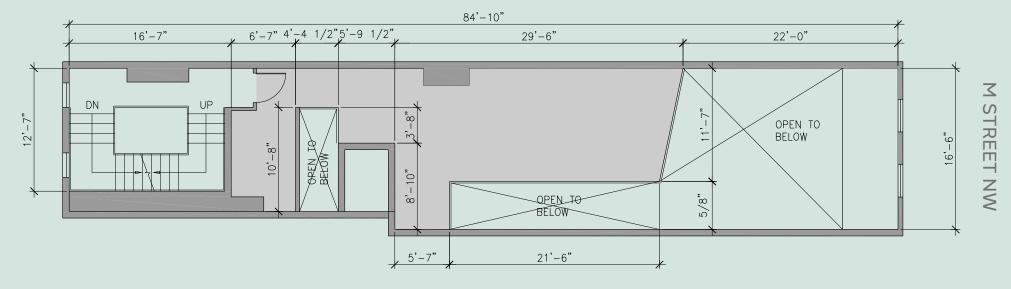


## **Ground Floor**



## FLOOR PLANS

## 2nd Floor



## 3rd Floor

