

1923 9th Street NW Retail Space For Lease

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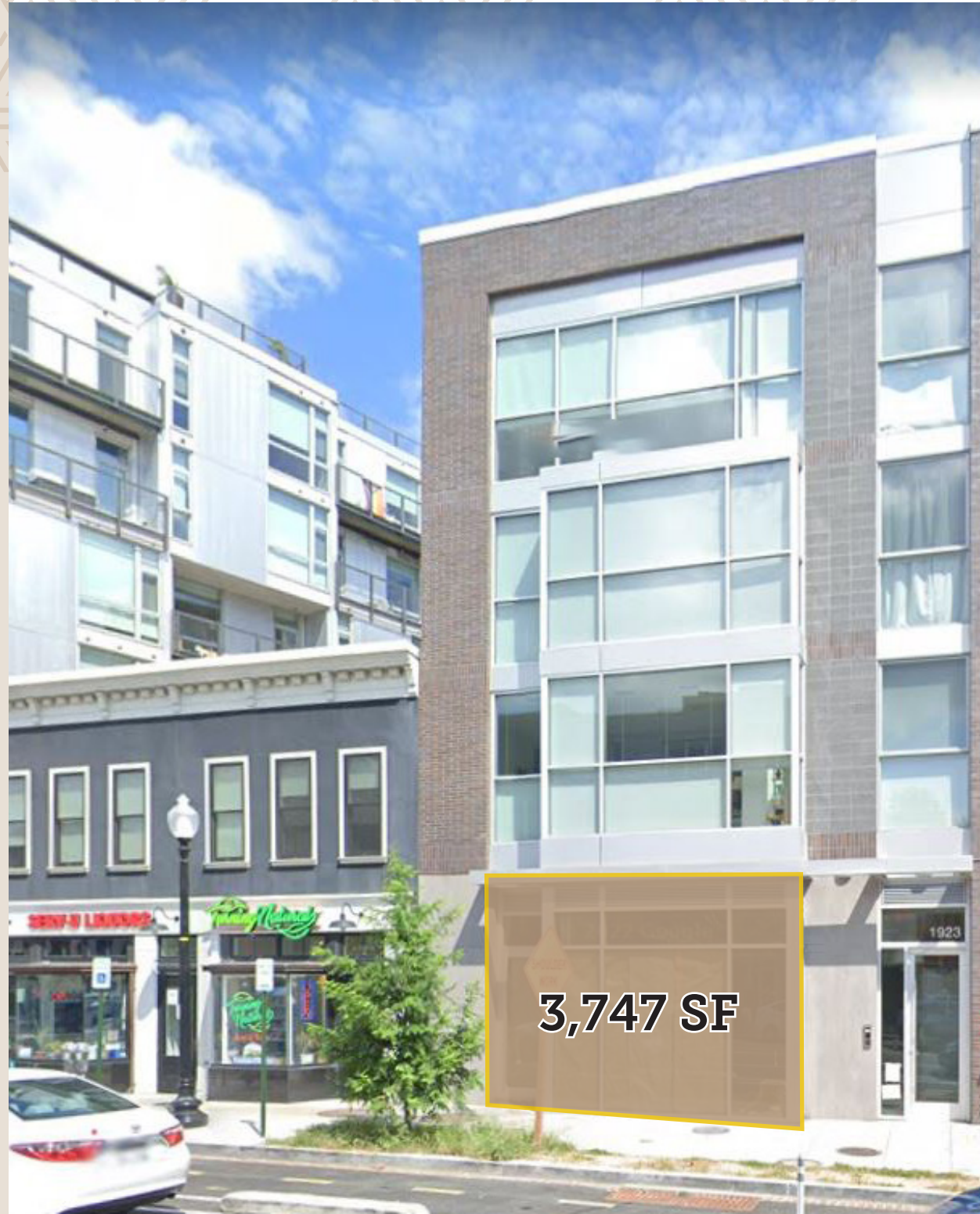
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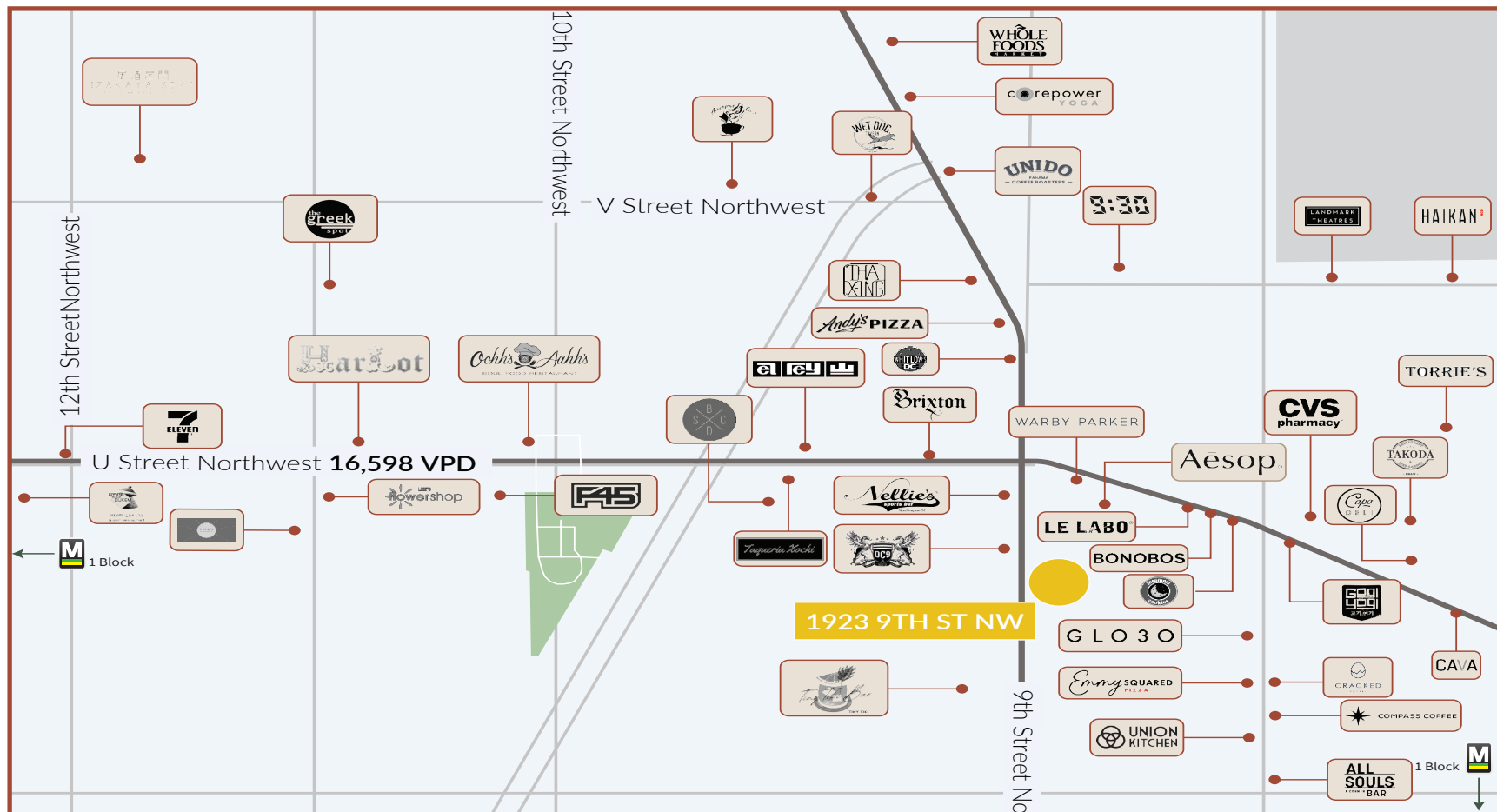
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BUILDING HIGHLIGHTS

- 3,747 SF divisible down to 1,843 SF
 - 1,904 SF on the first floor with 18' ceiling height and 1,843 SF lower level
- Vented for black iron with built out restaurant infrastructure and all utilities in place
- Excellent foot traffic along 9th and U Street Corridors with elevated nightlife
- Within 3 and a half blocks to the Shaw-Howard University Metro Station with 4,247 Riders per day and less than 0.5 miles from U Street Metro Station



DEMOGRAPHICS FROM SUBJECT AREA



10 MINUTE DRIVE TIME

Residential Population 283,548

Daytime Pop 530,506

Median HH Income \$113,936

Bachelor Degree or higher 79.3%



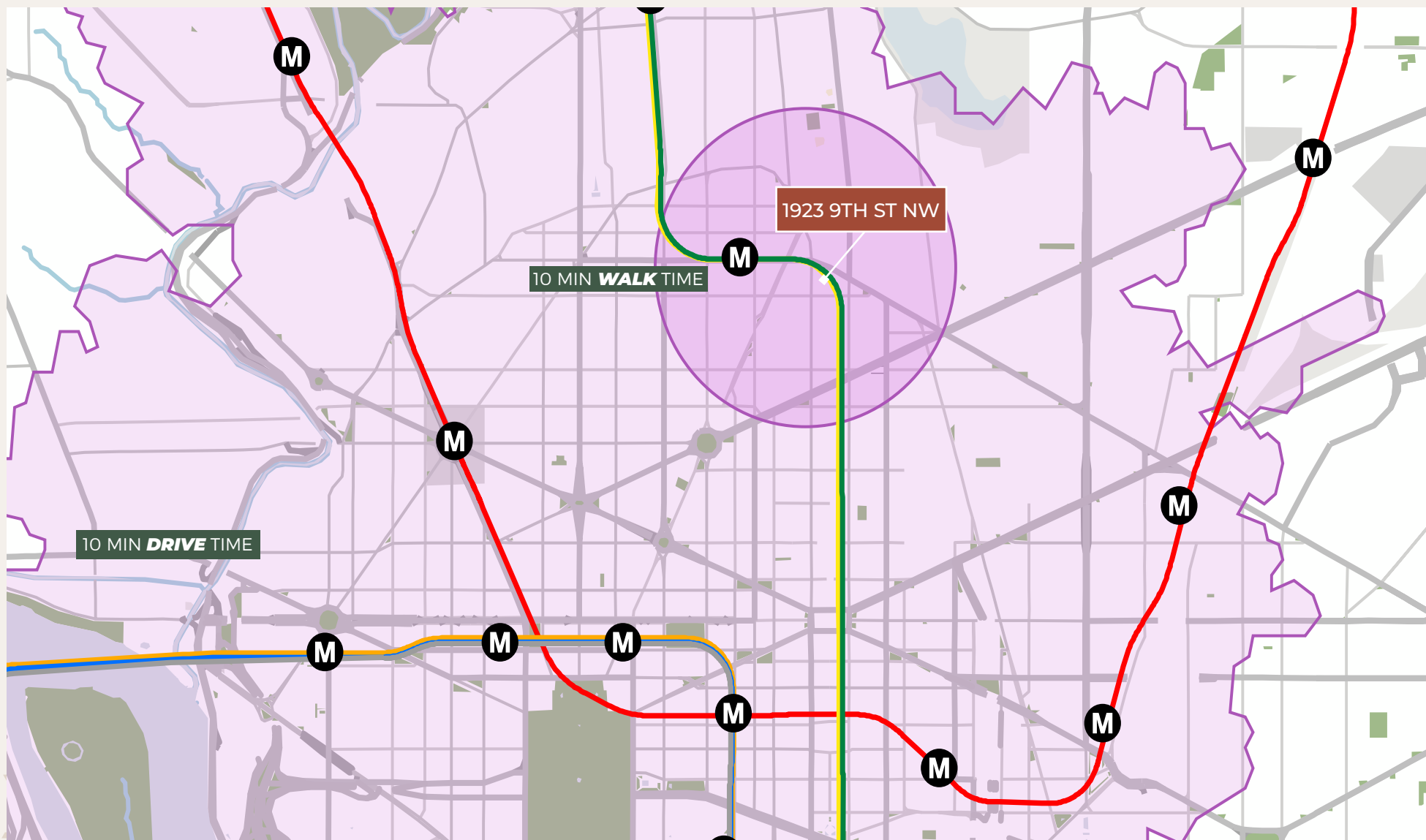
10 MINUTE WALK TIME

Residential Population 12,013

Daytime Pop 79,258

Median HH Income \$93,925

Bachelor Degree or higher 79.3%



THE SPACE

