



CURRENTLY UNDER CONSTRUCTION

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TAKODA

WARBY PARKER  
eyewear

CAVA



COMPASS COFFEE

## RETAIL FOR LEASE

- 3,070 SF with over 63' of frontage along U Street (19,400 ADT)
- 14' - 7" clear ceiling heights with full venting
- Access to 260,068 people within a 10 minute delivery drive time
- One block from U Street Metro 6,258 RPD
- New construction residential building adjacent to the 133,000 SF 9 1/2 Street Initiative/Grimke School mixed use redevelopment
- Available Q1 2021 for Lease or Sale

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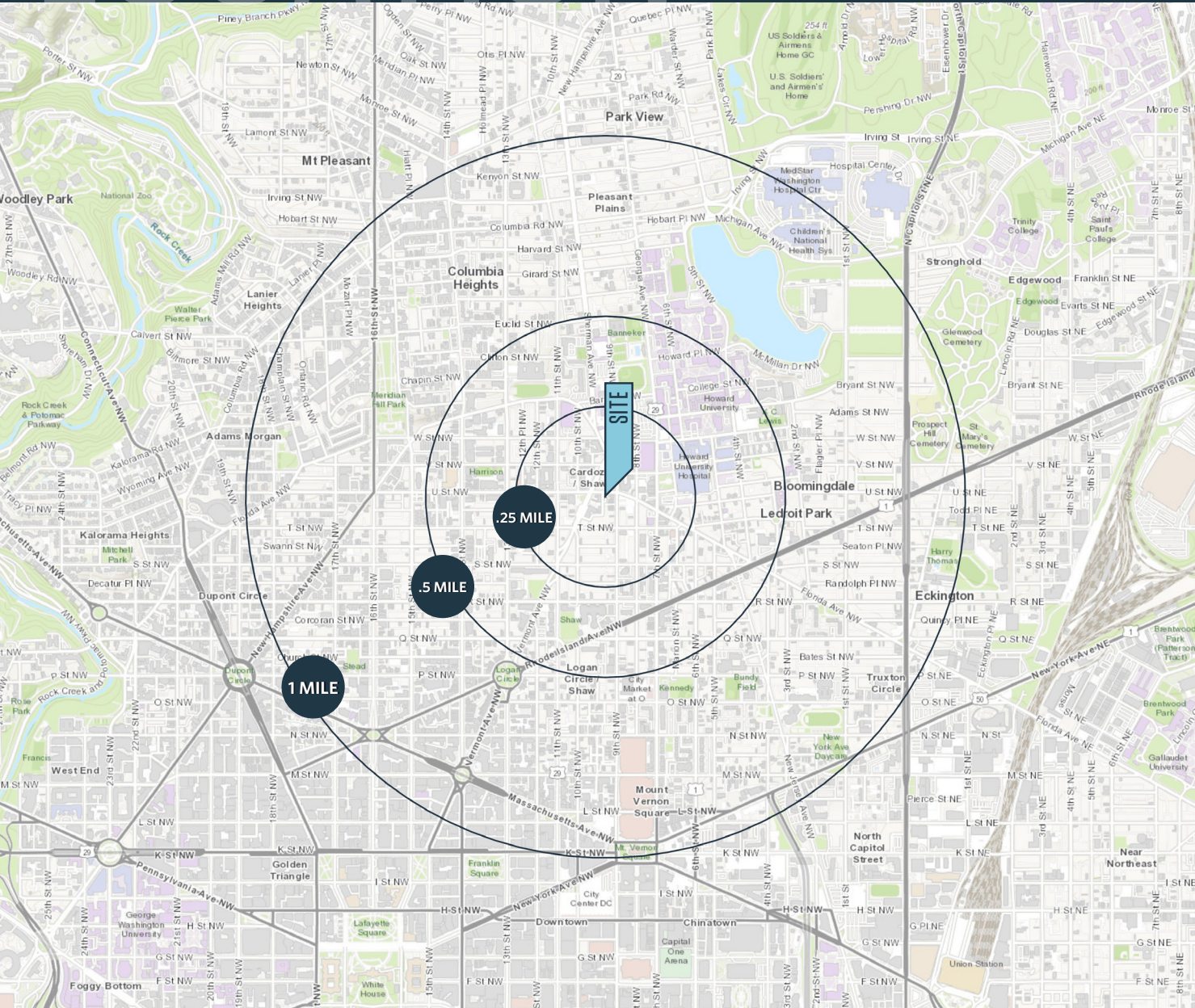
KIM STEIN

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# LOCATION

# 912 U STREET, NW

WASHINGTON, DC 20001



## AVAILABLE SPACE




SIZE	RATE	CONDITION	DELIVERY
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3,070 SF	\$65/SF NNN	Cold Lit Shell	Q1 2021
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## DEMOGRAPHICS | 2020:

.25-MILE	.5-MILE	1-MILE
Population		
6,826	22,858	105,873
Daytime Population		
4,114	11,354	64,052
Households		
2,700	10,764	53,096
Average HH Income		
\$177,308	\$162,829	\$144,196

## TRANSPORTATION | 2020:

	U Street, NW	19,400 ADT
	U Street	6,258 ADR
	Bike Share	22,617 Arrivals

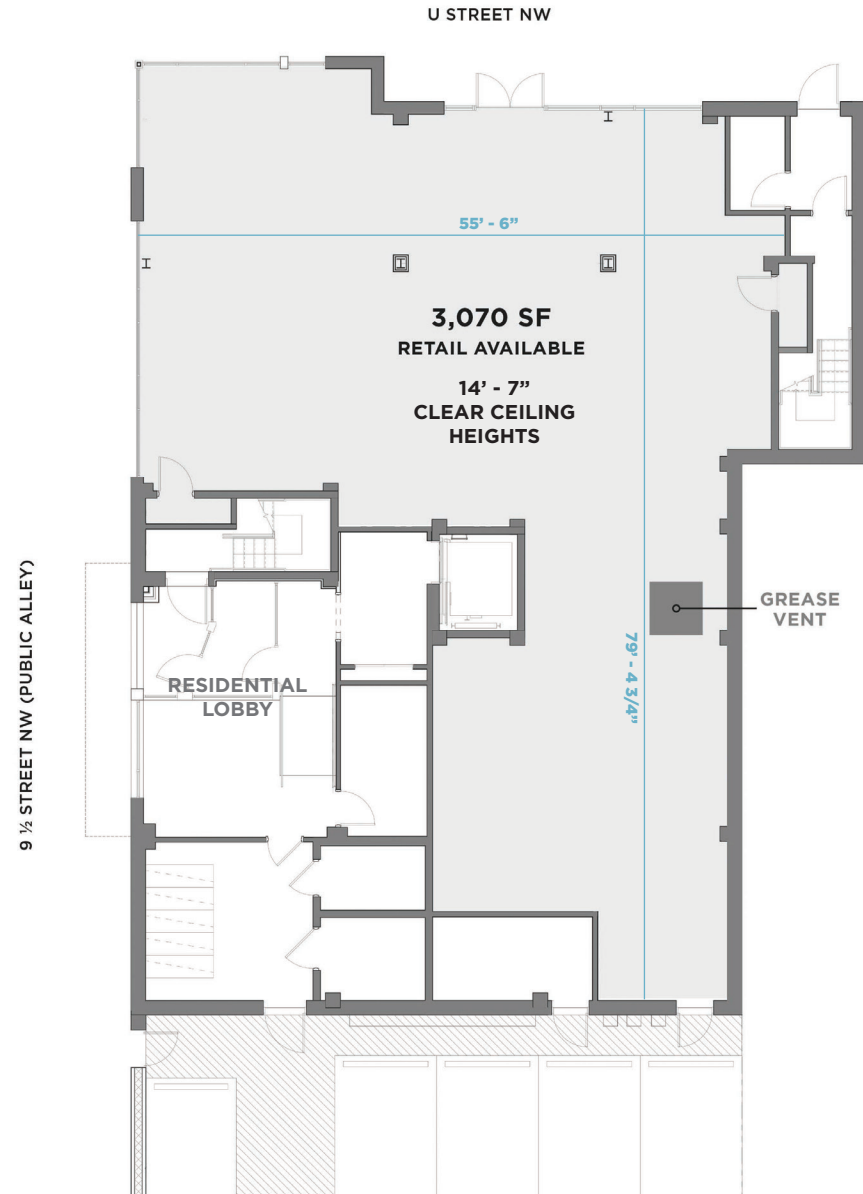
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# PROGRESS

## 912 U STREET, NW

WASHINGTON, DC 20001



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# 912 U STREET, NW

WASHINGTON, DC 20001

14th Street & Shaw  
Washington | District of Columbia

# klnb

- Google Earth Pro -  
2018 Aerial Photograph

While we have no reason to doubt the accuracy of  
any of the information supplied, we cannot,  
and do not, guarantee its accuracy.

HOUSEHOLDS (.5 MILE)  
**12,519**





# 912 U STREET, NW

WASHINGTON, DC 20001

## FOR MORE INFORMATION, PLEASE CONTACT:

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