

FOR SALE  
Opportunity Zone Property



# 1501 Kenilworth Avenue

Washington, District of Columbia 20019

## Property Highlights

- Land ideal for redevelopment
- Zoned PDR-1, allowing for a variety of matter-of-right uses including arts/design/creative, healthcare, office, retail, parking and concrete manufacturing/distribution
- Maximum FAR of 3.5
- Can construct 17,480± SF building as matter-of-right
- SALE PRICE: \$650,000

## Location Overview

- Highly visible corner location along busy Kenilworth Avenue (128,141 vehicles per day)
- Quick access to major routes, including Route 50, Route 214 and the Baltimore-Washington Parkway
- Close to Deanwood Metro station (Orange Line)

## Demographics

	1 Mile	3 Miles	5 Miles
Total Households	6,286	62,894	202,467
Total Population	16,415	163,534	519,536
Average HH Income	\$48,080	\$55,902	\$66,853



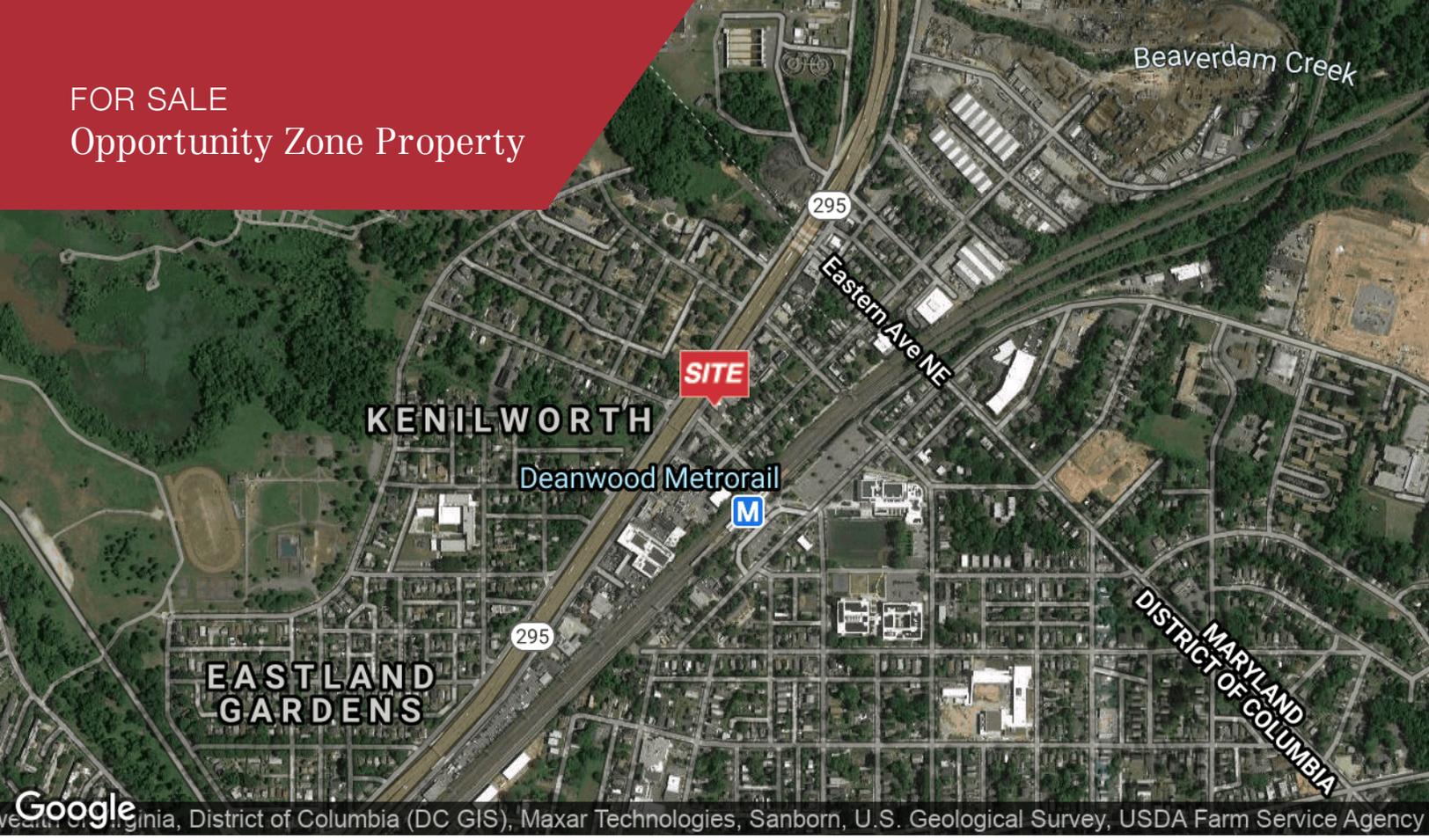
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