

3701 New Hampshire Ave NW



Approx. 2,000 SF Of Outdoor Patio Space

HIGHLIGHTS

3701 New Hampshire Ave NW Washington DC 20010

- Approx. **3,000 SF** In New Mixed-Use Development, Directly Across From The Georgia Avenue/Petworth Metro Entrance
- Hard Corner Space, Flagship Presence With Approx. 130 Ft. of Frontage
- Huge Outdoor Patio Space With Approx. 2,000 SF of Space
- 13 Feet Finished Ceiling Height



HOOK X HALL



DISTRICT DOGS



SAFeway

YOGA HEIGHTS 

JOSH MILLER
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Retail/Restaurant



Arts/Tourism



Education



Government



Great Street



Main Street



BID Area



**CENTRAL 14TH STREET/
WMATA BUS BARN**
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3701 New Hampshire Ave NW

COLUMBIA HEIGHTS
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Columbia Heights



WASHINGTON HOSPITAL CENTER

FLOOR PLAN



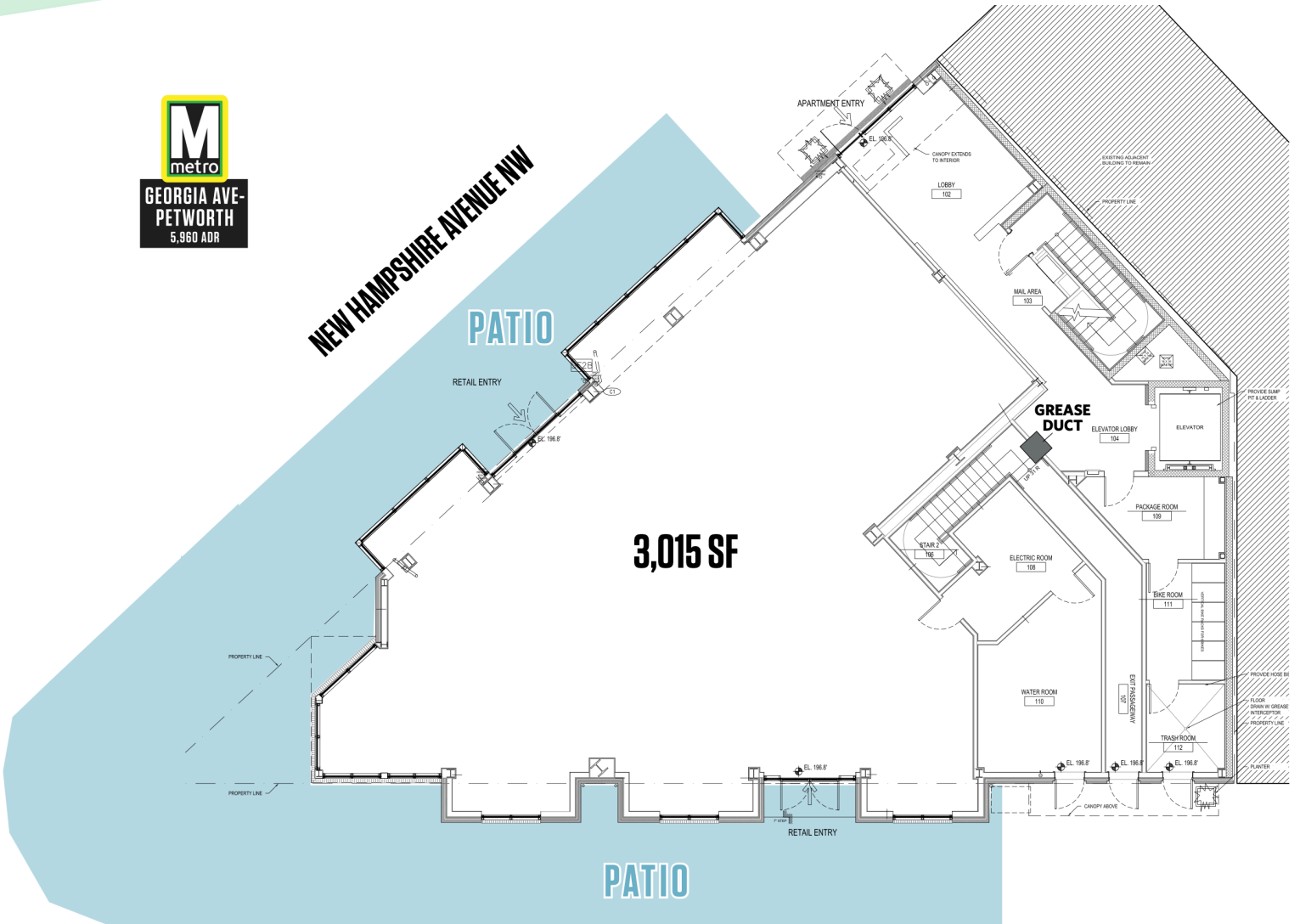
**GEORGIA AVE-
PETWORTH**
5,960 ADR

NEW HAMPSHIRE AVENUE NW

PATIO

3,015 SF

PATIO



ROCK CREEK CHURCH ROAD NW



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PETWORTH/PARKVIEW

Neighborhood-serving small businesses nestled among residential blocks include award winning restaurants and specialty retailers such as Pom Pom, Slash Run, Loyalty Bookstore, She Loves Me Florist, Cinder BBQ, Timber Pizza, Call Your Mother Bagel, Taqueria Del Barrio, Willow, Fia's Fabulous Finds, and Lulabelle's Sweet Shop.*



Traffic Counts
GEORGIA AVE

17,800-
28,400

Average HH
Income

\$122k

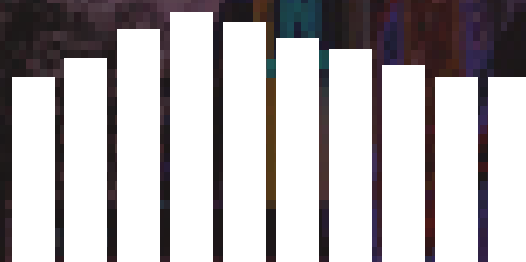
WALKSCORE
95

Daily Ridership
Georgia Ave/Petworth

5,889

Residents within
10 min car ride

263,700



PULSE RETAIL

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