



For Lease

Coffee Shop

1346 Florida Ave NW | Washington, DC 20009

- 2,750 SF
- Fully built-out 2nd-gen coffee shop
- Prominent corner within 14th Street's Manhattan Laundry

Exclusive Brokers:

Nicholas Papadopoulos

O: 202.321.2000

npap@papadop.com

Sarah Potts

786.423.2244

spotts@papadop.com





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INTERIOR
SPACE



RTIES  PAPADOPOULOS PROPERTIES  PAPADOPOULOS PROPERTIES  PA

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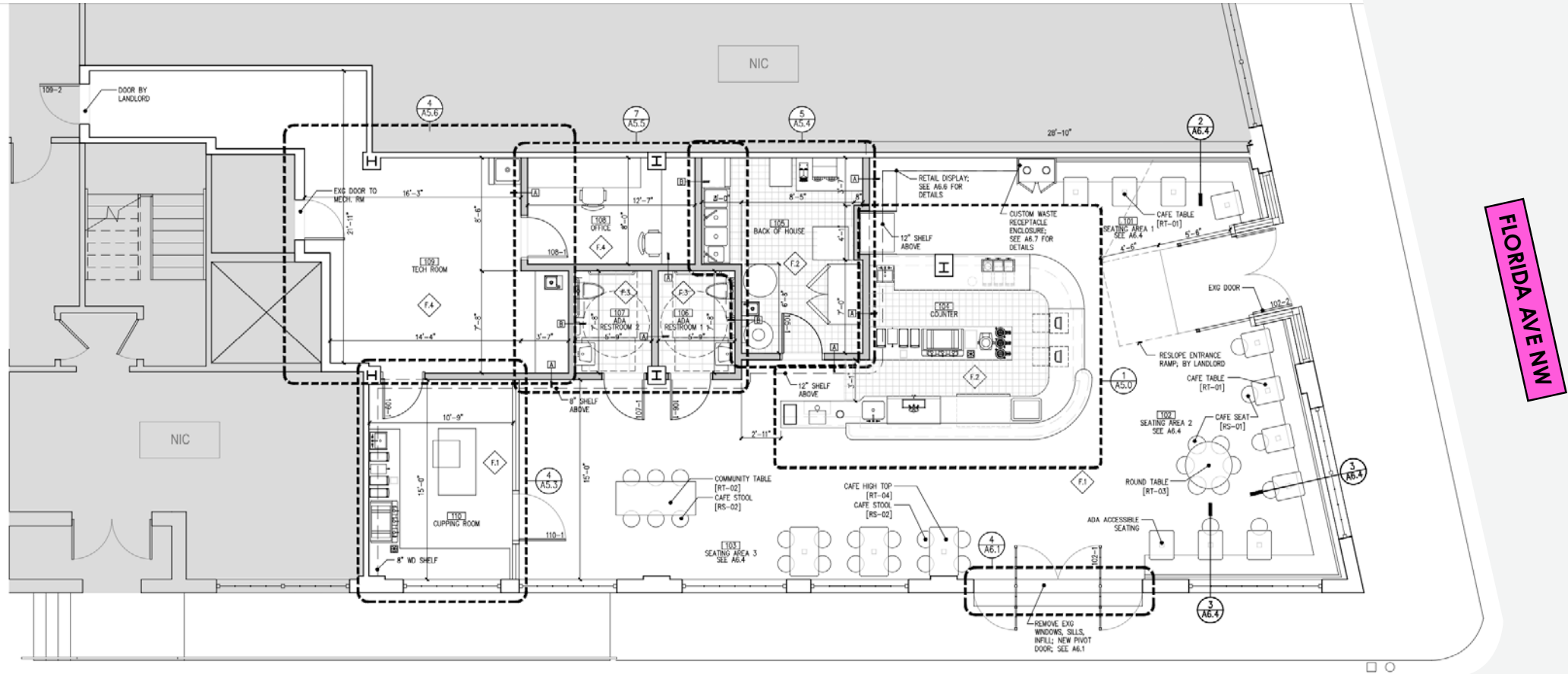
Sarah Potts 786.423.2244 spotts@papadop.com



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SITE
PLAN



PROPERTIES  PAPADOPOULOS PROPERTIES  PAPADOPOULOS PROPERTIES  PAPADOPOULOS PROPERTIES

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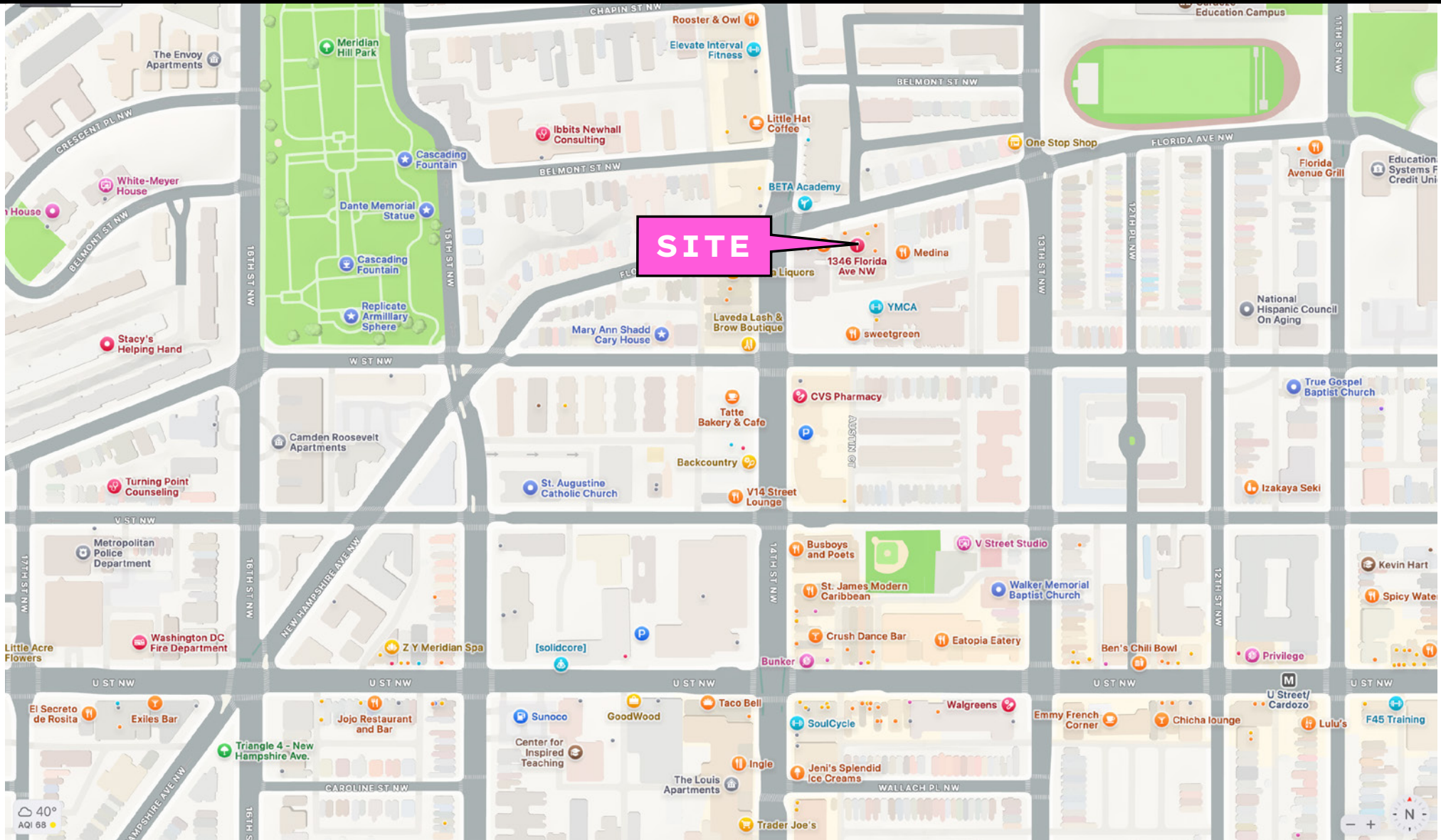
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AREA
MAP



RTIES  PAPADOPOULOS PROPERTIES  PAPADOPOULOS PROPERTIES  PAPADOPOULOS PROPERTIES

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DEMOGRAPHICS
(15 Minute Walk Time)



54,705

POPULATION



33.2

MEDIAN AGE



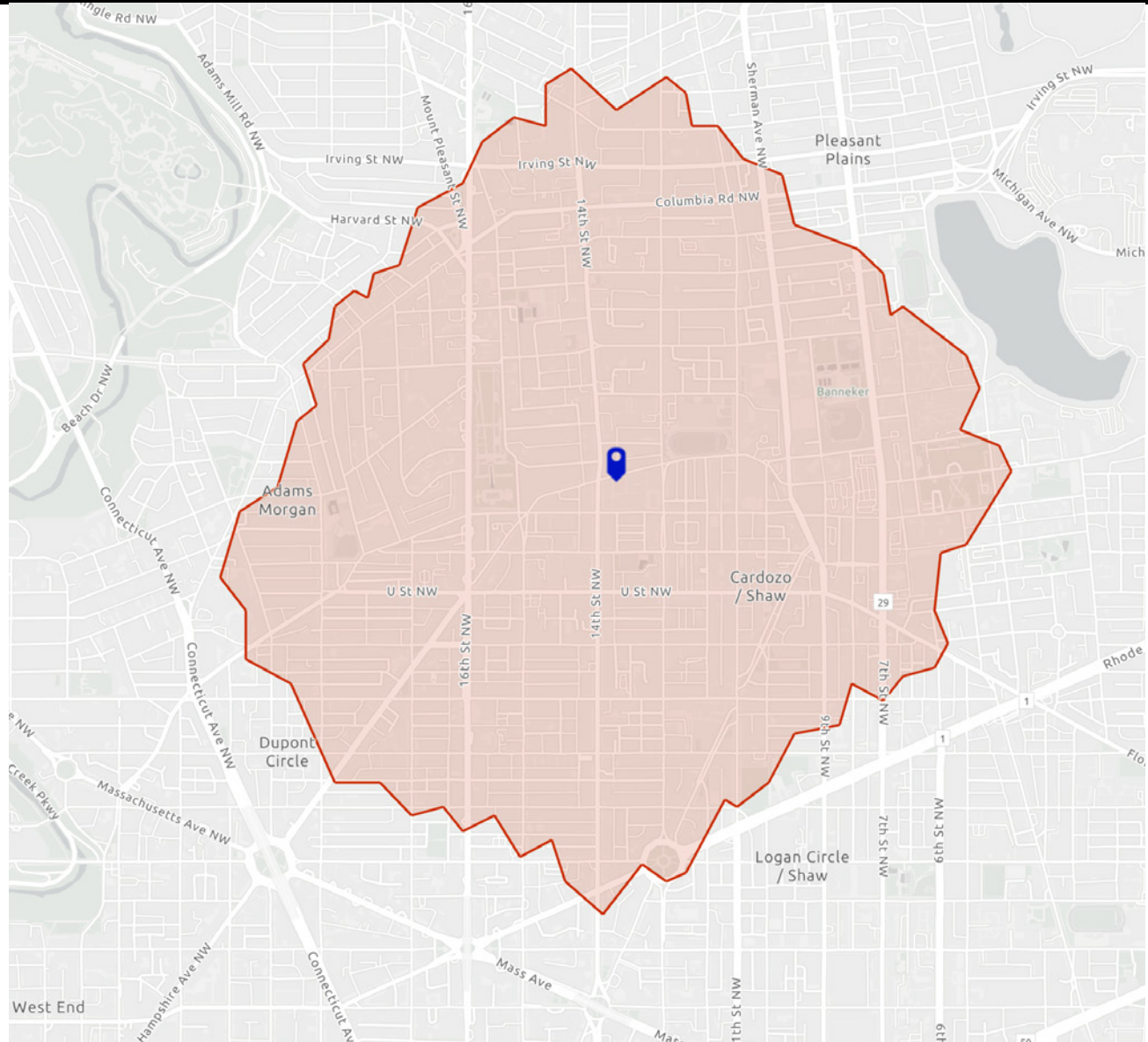
\$149,968

MEDIAN
HOUSEHOLD INCOME



\$103,419

MEDIAN
DISPOSABLE INCOME



RTIES  PAPADOPOULOS PROPERTIES  PAPADOPOULOS PROPERTIES  PAPADOPOULOS PROPERTIES

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