

1200 Kennedy St NW Washington, DC 20011

Restaurant Space Available for Lease! Property For Lease



Kevin Brandes //
kb@onestreet.one
240.813.9344

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PROPERTY DESCRIPTION

ONE Street Commercial Properties is pleased to present this former restaurant space, delivered in white shell condition with a commercial hood system already in place, offering an ideal foundation for a new food-and-beverage concept while preserving maximum flexibility for tenant buildout and branding. The interior has been fully cleared and is ready for customization, making it well suited for a variety of restaurant, bar, or hospitality uses. Complementing the interior is over 750 square feet of exclusive outdoor space, ideal for a bar component, outdoor dining, or expanded seating—an increasingly sought-after amenity in today's market. The combination of existing restaurant infrastructure and substantial outdoor area creates a compelling opportunity for an operator to establish a distinctive, high-impact concept with both indoor and outdoor appeal.

PROPERTY HIGHLIGHTS

- Hood infrastructure in place.
- High visibility along Georgia Ave NW.
- Densely populated neighborhood

OFFERING SUMMARY

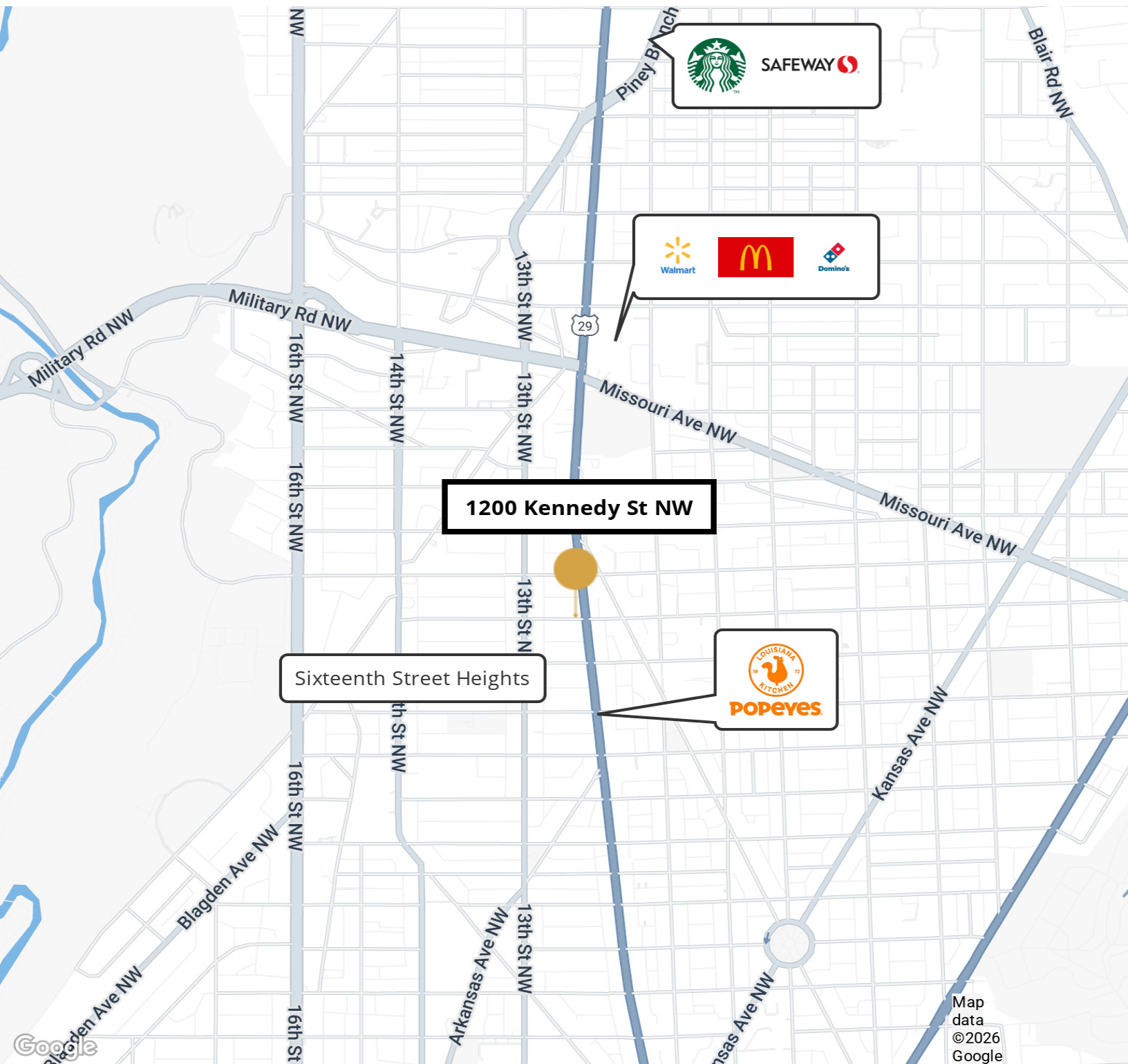
Lease Rate:	Negotiable
Available SF:	1,700 SF
Lot Size:	2,388 SF
Building Size:	2,807 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,863	4,573	15,017
Total Population	5,115	12,536	40,918
Average HH Income	\$171,738	\$162,473	\$152,865

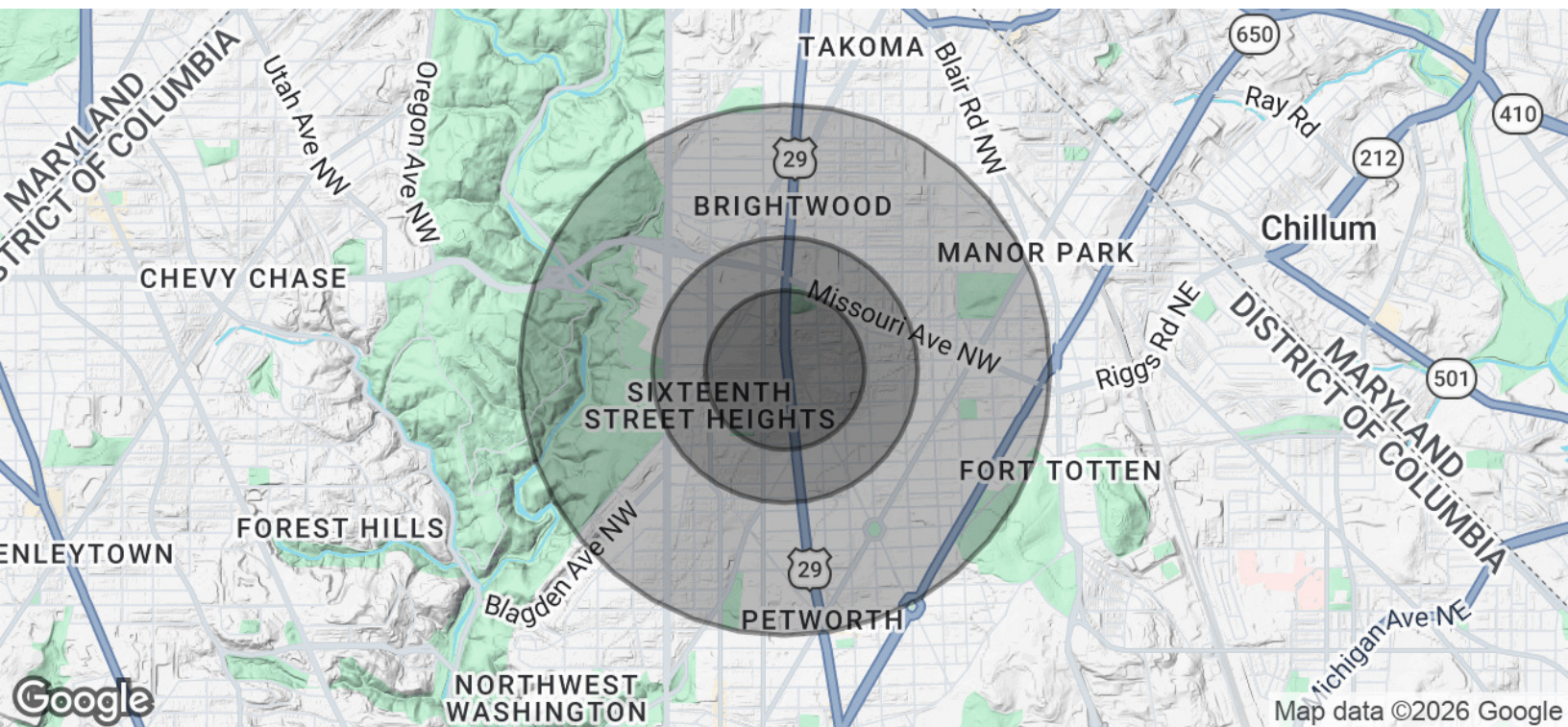
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	5,115	12,536	40,918
Average Age	38	39	39
Average Age (Male)	38	38	38
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,863	4,573	15,017
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$171,738	\$162,473	\$152,865
Average House Value	\$853,472	\$821,952	\$792,535

Demographics data derived from AlphaMap

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