



## BUILDING HIGHLIGHTS

- Prime retail space available in exclusive Northwest Washington neighborhood with parking on MacArthur Blvd, near its intersection with Arizona Ave (to Canal Rd and Chain Bridge to Northern VA)
- Approximately 1,654 to 3,537 sf of prime retail space available
- \$45.00 NNN per square foot
- Nearby retailers include: Ann Hand, Marvelous Market, Black Salt, Palisades Pizza, CVS, Listrani's and Safeway
- Palisades Pharmacy—Now open
- Rare opportunity for upscale retailer in a premier market with limited vacancy
- Surrounded by dense, wealthy residential neighborhoods including Spring Valley, the Palisades and Wesley Heights, one-mile average household income is \$229,485
- 21,800 cars per day on MacArthur Boulevard

## AREA DEMOGRAPHICS

Radius	.5 mile	.5 mile	1 mile
Population	2,542	11,715	173,584
Average HH Income	\$226,775	\$229,485	\$130,743

**BILL MILLER**  
202.775.7033  
bill.miller@transwestern.net

**ALEX WALKER**  
202.775.7087  
alex.walker@transwestern.net