



1939 12th Street, NW

BUILDING HIGHLIGHTS

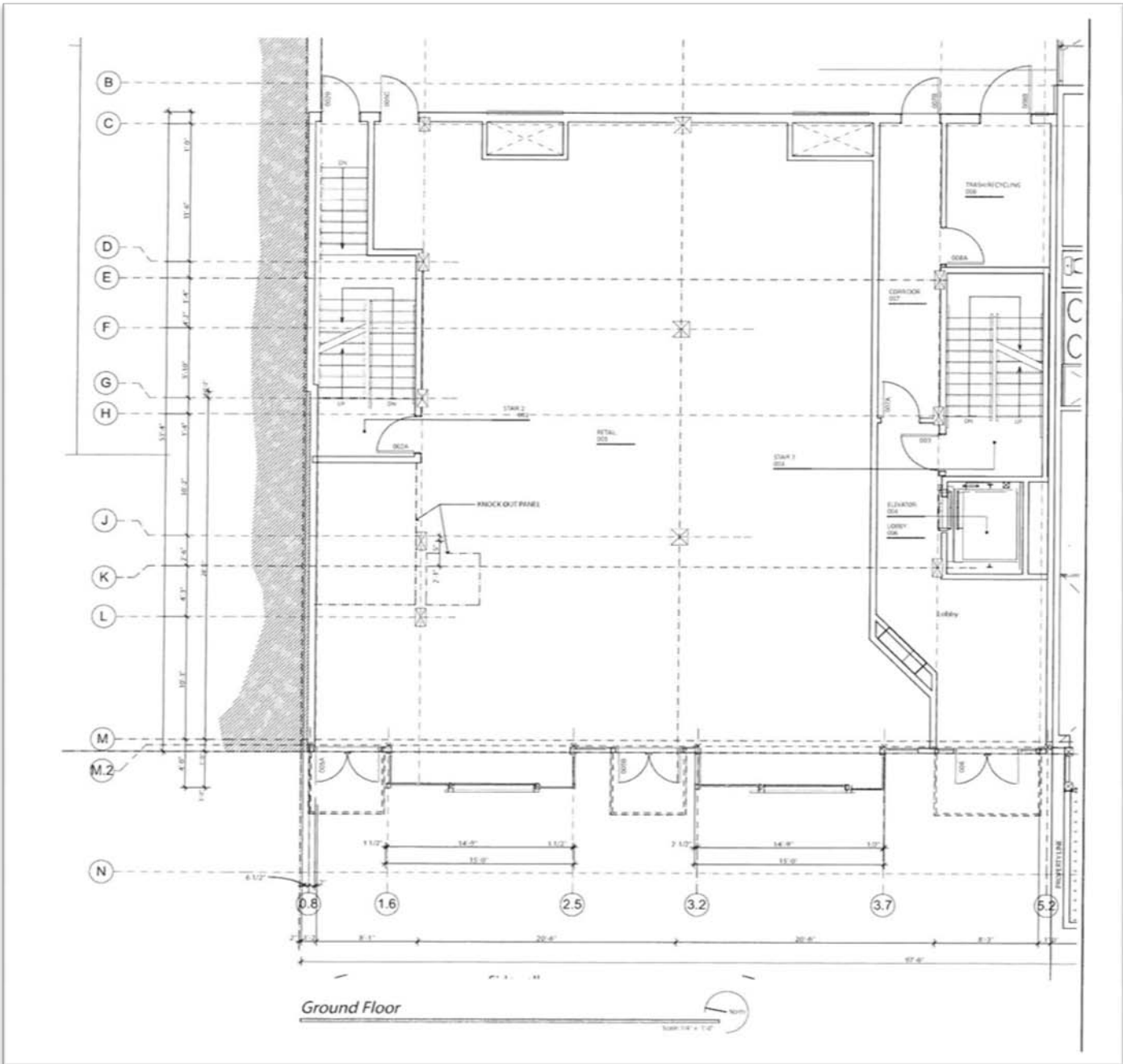
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- Up to 3,600 square feet of divisible office/retail space for sale or lease in the U Street corridor (2,180 square feet on the first floor and 1,420 square feet on the lower level)
- Space is available for sale. Price: \$1,490,000
- First Floor & Lower Level: 3,600 square feet at \$39.00 NNN
- Two store fronts with a huge outdoor patio fronting 12" Street, great ceiling heights, and one dedicated parking space
- Located steps from Ben's Chili Bowl, U Street Music Hall, Industrial Bank, Starbucks, Lincoln Theatre, and the U Street Metro Station in a brand new, fully occupied condo building
- Ideal for: medical, professional, architects, marketing, public relations firms, cafe, retail, wine bar, art gallery and yoga or fitness studio

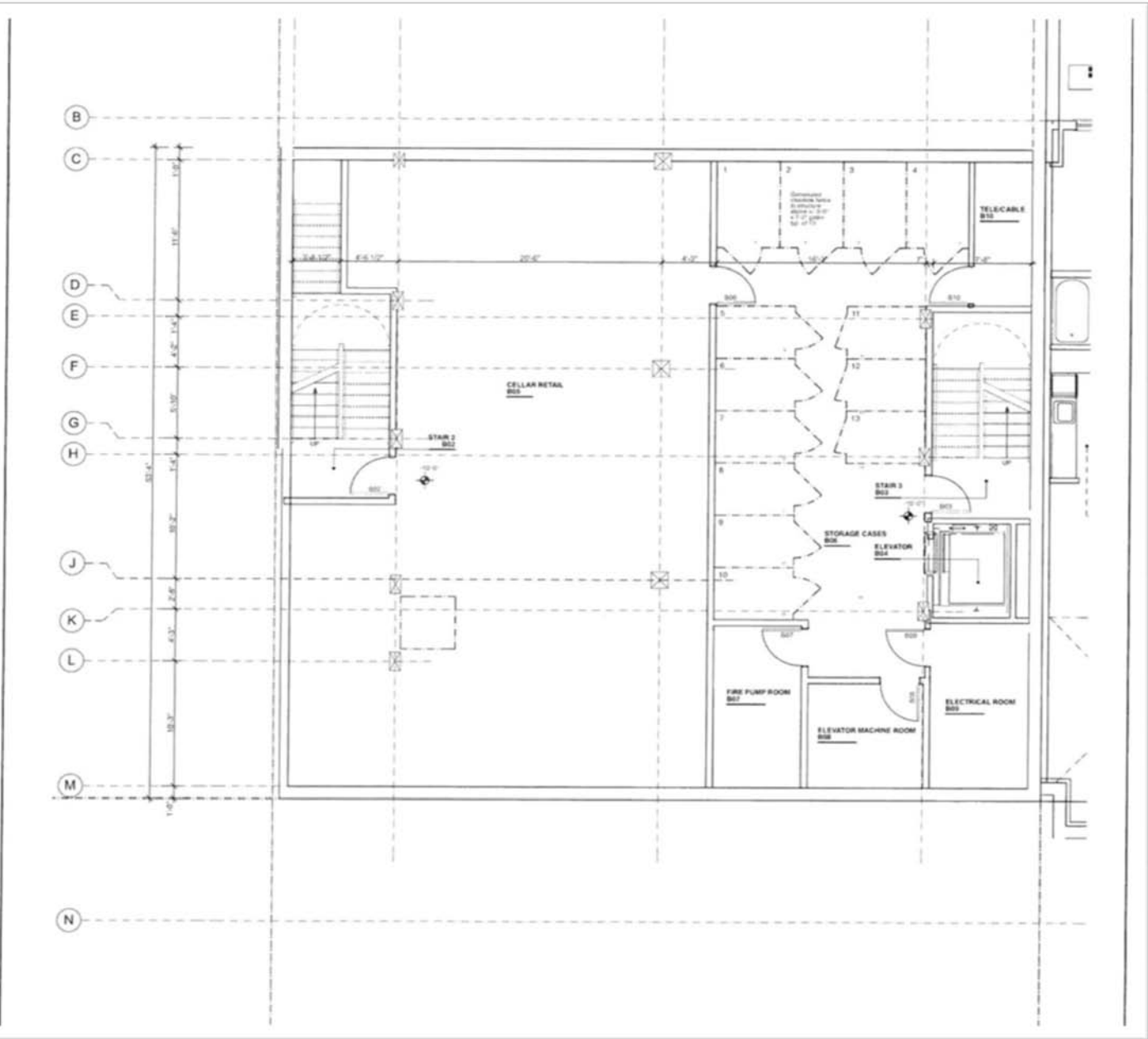
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GROUND FLOOR – 2,180 SF



LOWER LEVEL – 1,420 SF



The Moderno - 1939 12th Street

Washington, DC

TRANSWESTERN
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202.775.7000 | Bill Miller . Alex Walker

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The Moderno - 1939 12th Street, NW

Washington, DC

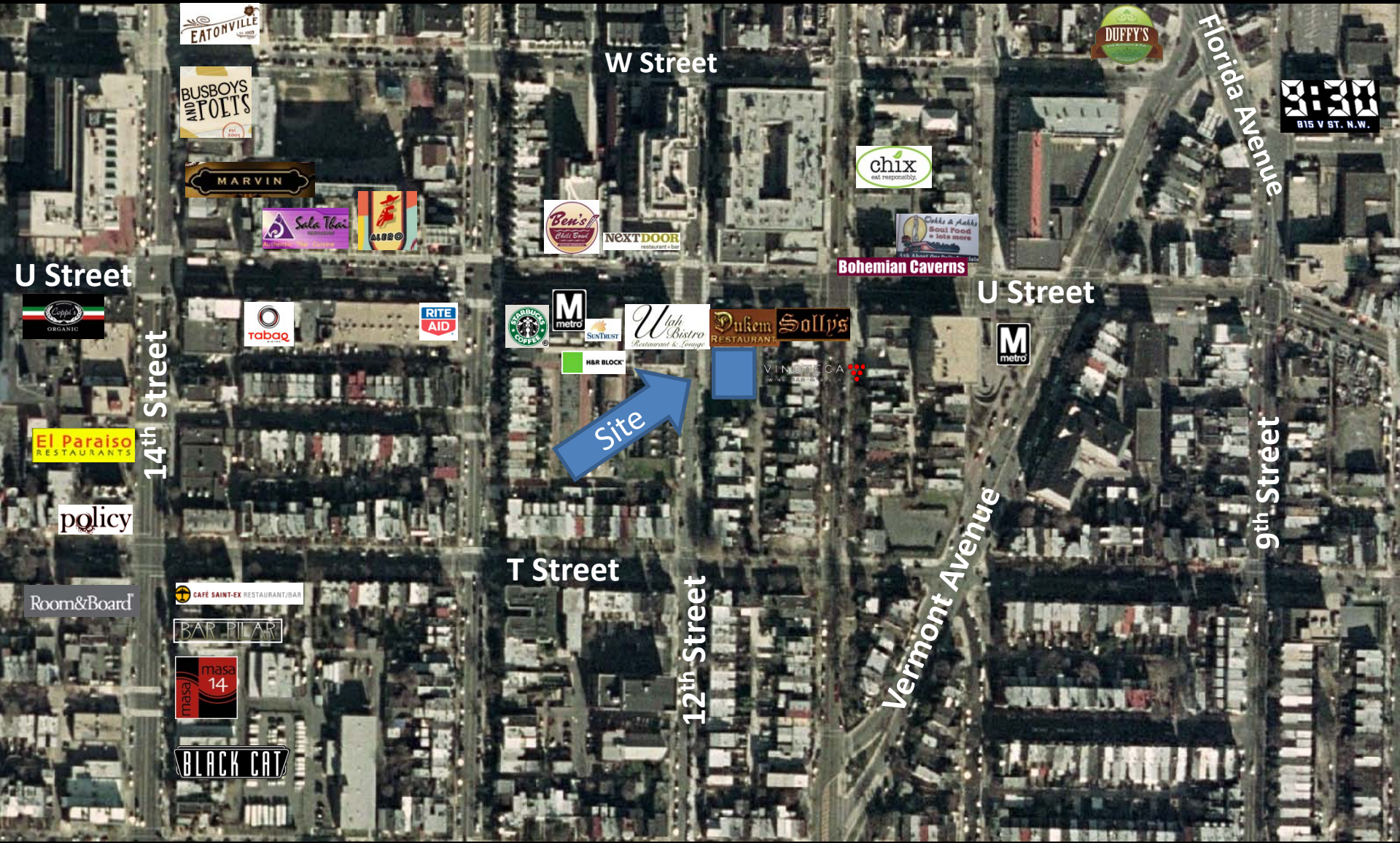
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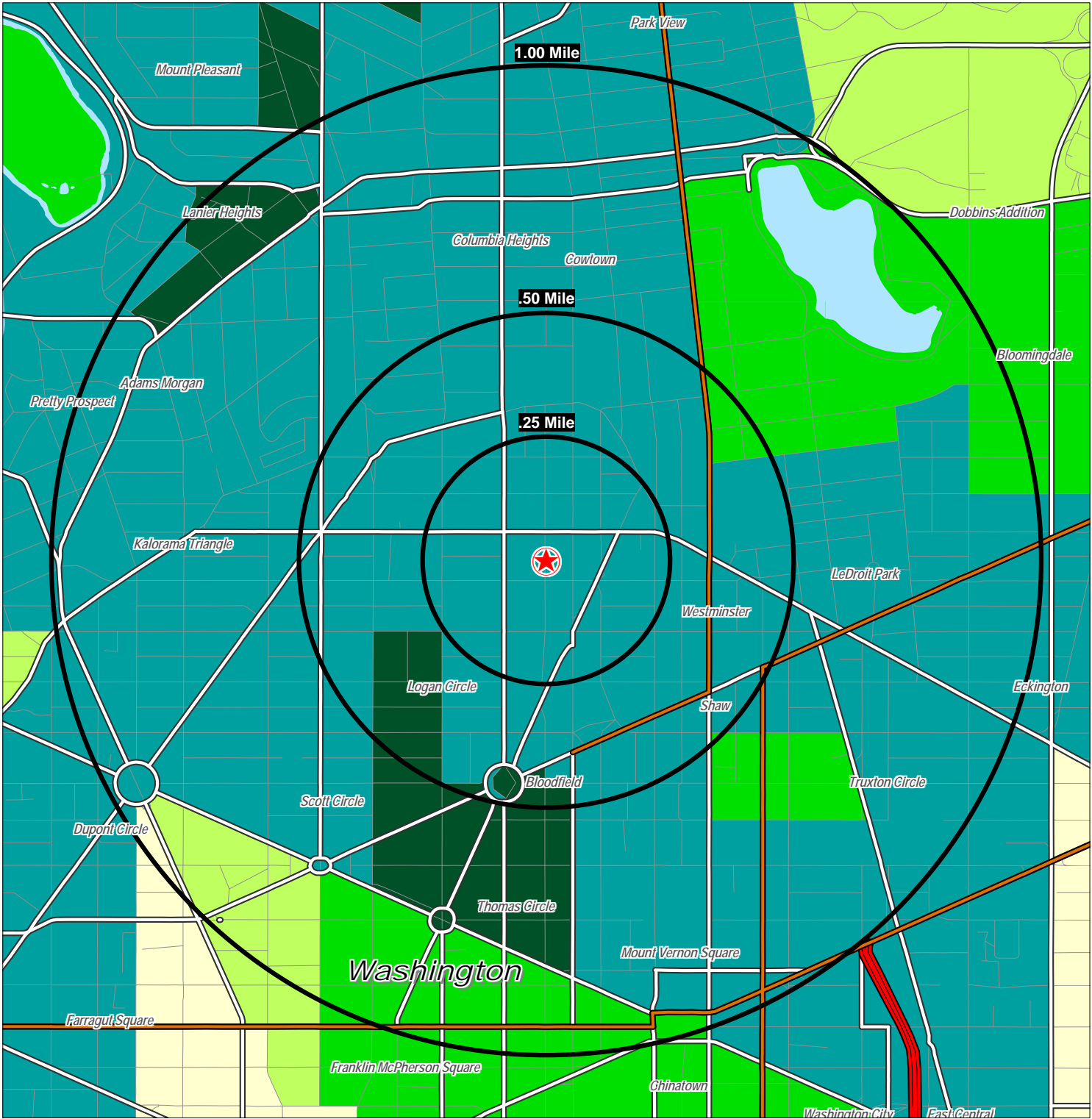
THE MODERNO - 1939 12th Street, NW Washington, DC



Site

815 V ST. N.W.

Lat: 38.9162 Lon: -77.028 Zoom: 2.196 mi Logos are for identification purposes only and may be trademarks of their respective companies.



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Urban Population Density
By Block Groups

- 50,000 or more
- 10,000 to 50,000
- 5,000 to 10,000
- 1,000 to 5,000
- Less than 1,000

1939 12th St Nw
Washington, District of Columbia

Persons per Square Mile

April 2010

Population Density

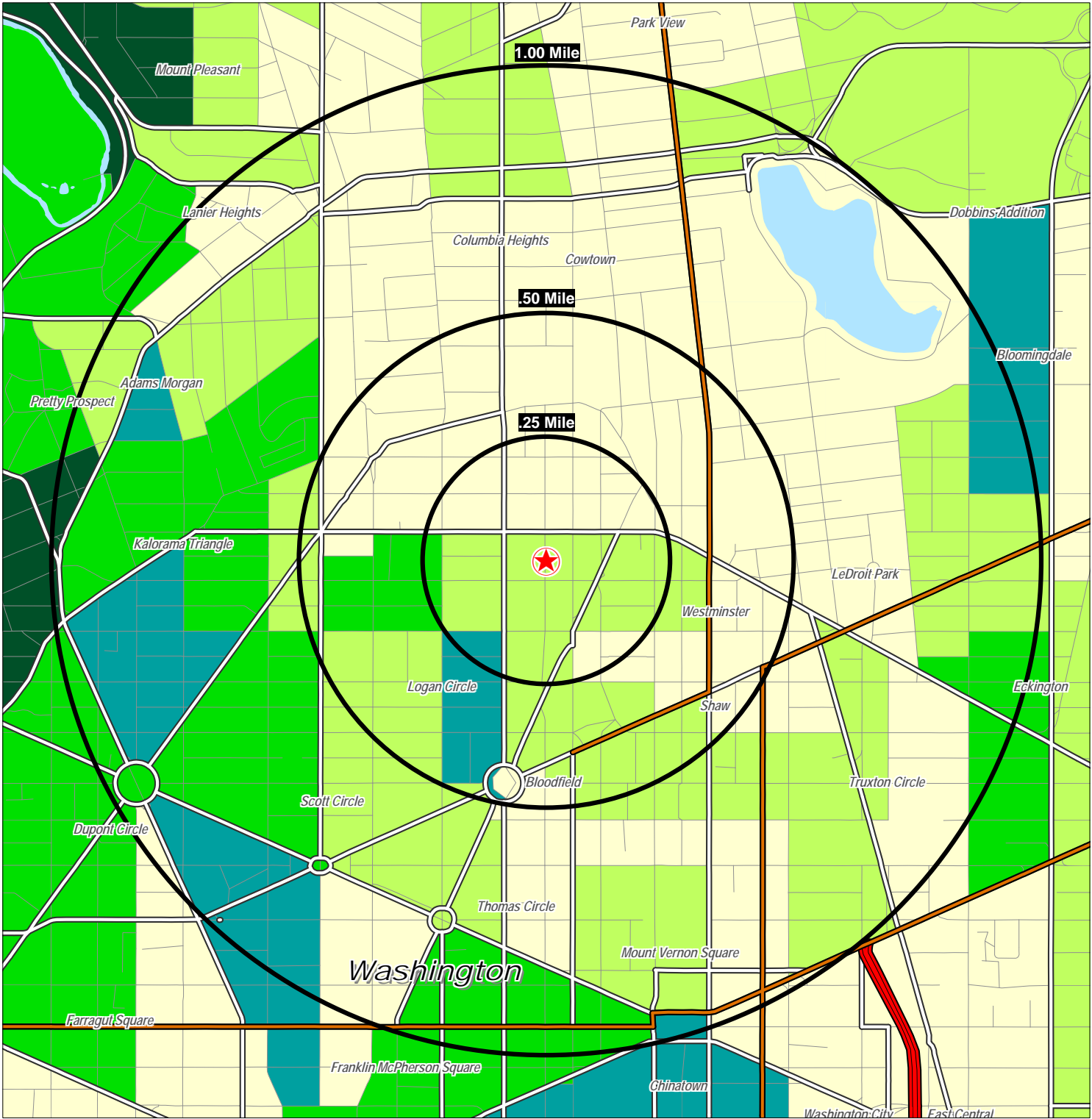
- .25 Miles - 3,482**
- .5 Miles - 19,143**
- 1 Mile - 79,207**



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Urban Average HH Income
By Block Groups

- \$125,000 or more
- \$100,000 to \$125,000
- \$75,000 to \$100,000
- \$50,000 to \$75,000
- Less than \$50,000

1939 12th St Nw
Washington, District of Columbia

Average Household Income

April 2010

Urban Average HH Income

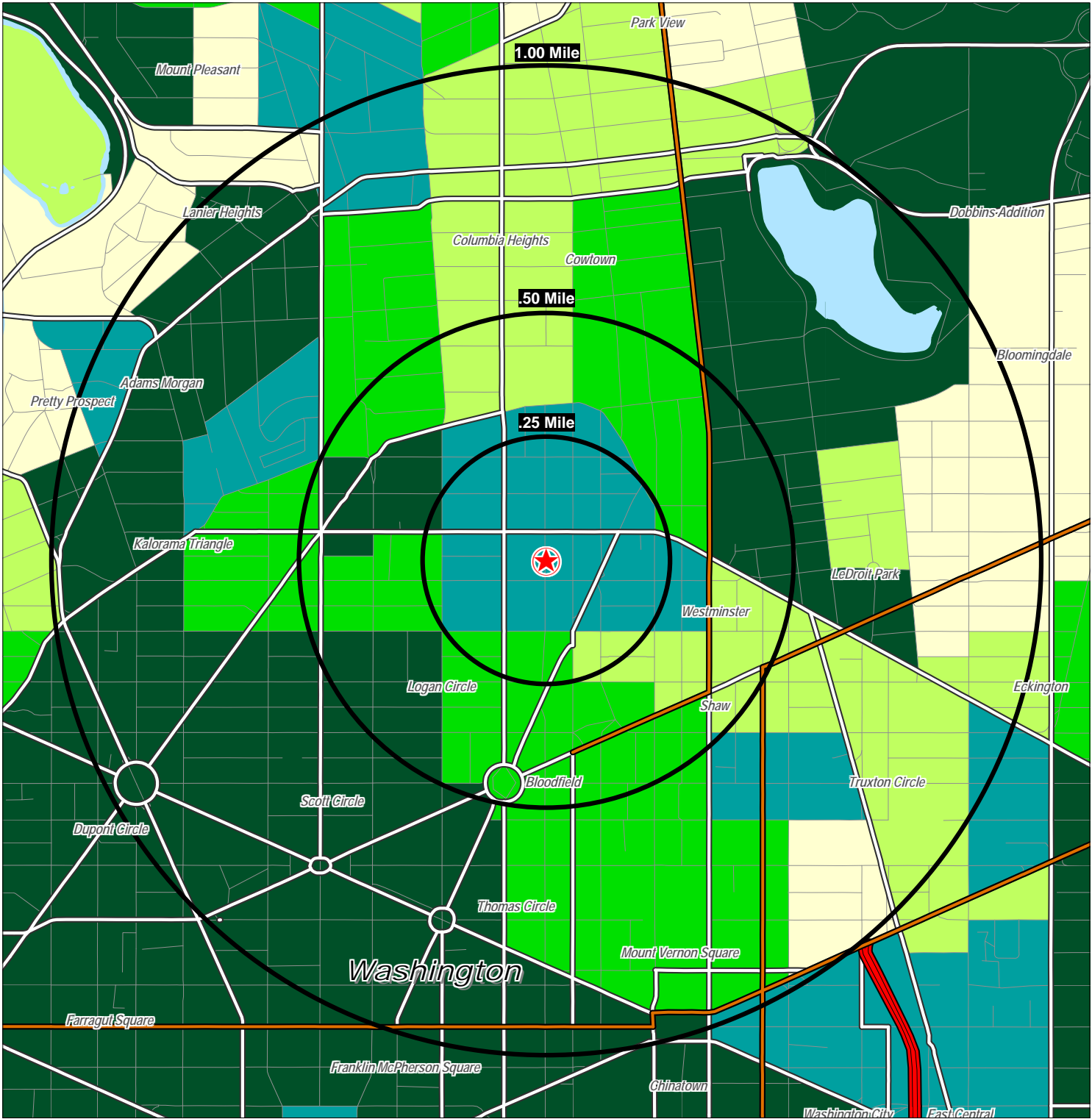
- .25 Miles - \$59,368**
- .5 Miles - \$53,037**
- 1 Mile - \$62,283**



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Urban Employment Density
By Block Groups

- 15,000 or more
- 10,000 to 15,000
- 5,000 to 10,000
- 2,500 to 5,000
- Less than 2,500

1939 12th St Nw
Washington, District of Columbia
Current Year Est Employment
(Employees per Square Mile)

April 2010

Urban Employment Density
.25 Miles - 1,712
.5 Miles - 9,874
1 Mile - 45,317



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