



DOCHTER & ALEXANDER
RETAIL ADVISORS

VIDEO WALKTHROUGH [↗](#)



3282 M STREET NW
WASHINGTON, DC | GEORGETOWN

Square Footage | 5,000 SF

Timing | Immediate

Rent/Nets | Available Upon Request

M STREET NW

CONTACT

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HIGHLIGHTS

- Highly visible colonial brick building located at the corner of 33RD and M Street NW, with exposure to 23,700 average daily traffic
- Steps away from high-profile brands such as Osteria Mozza, Billy Hick's, and Georgetown Cupcake
- Within close reach of Georgetown University and GW University, drawing from a combined student population of 46,923

NEARBY TENANTS

OSTERIA
MOZZA

Billy Hicks

**THE
SALTY**

J. McLaughlin

SKIMS

STUDS

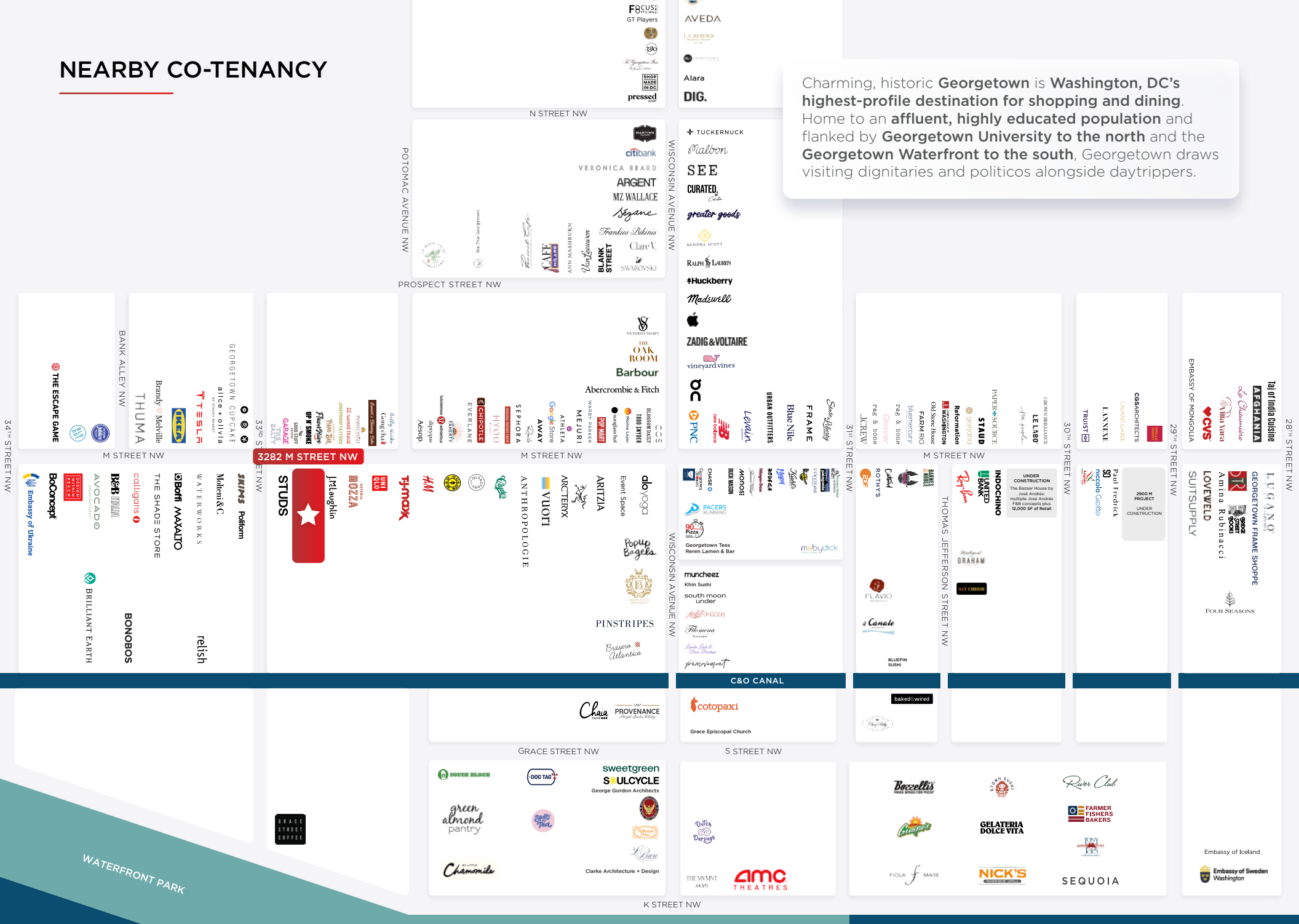
GEORGETOWN CUPCAKE



Poliform

NEARBY CO-TENANCY

Charming, historic Georgetown is Washington, DC's highest-profile destination for shopping and dining. Home to an affluent, highly educated population and flanked by Georgetown University to the north and the Georgetown Waterfront to the south, Georgetown draws visiting dignitaries and politicians alongside daytrippers.



3282 M Street NW
Washington, DC



THE
OAK
ROOM

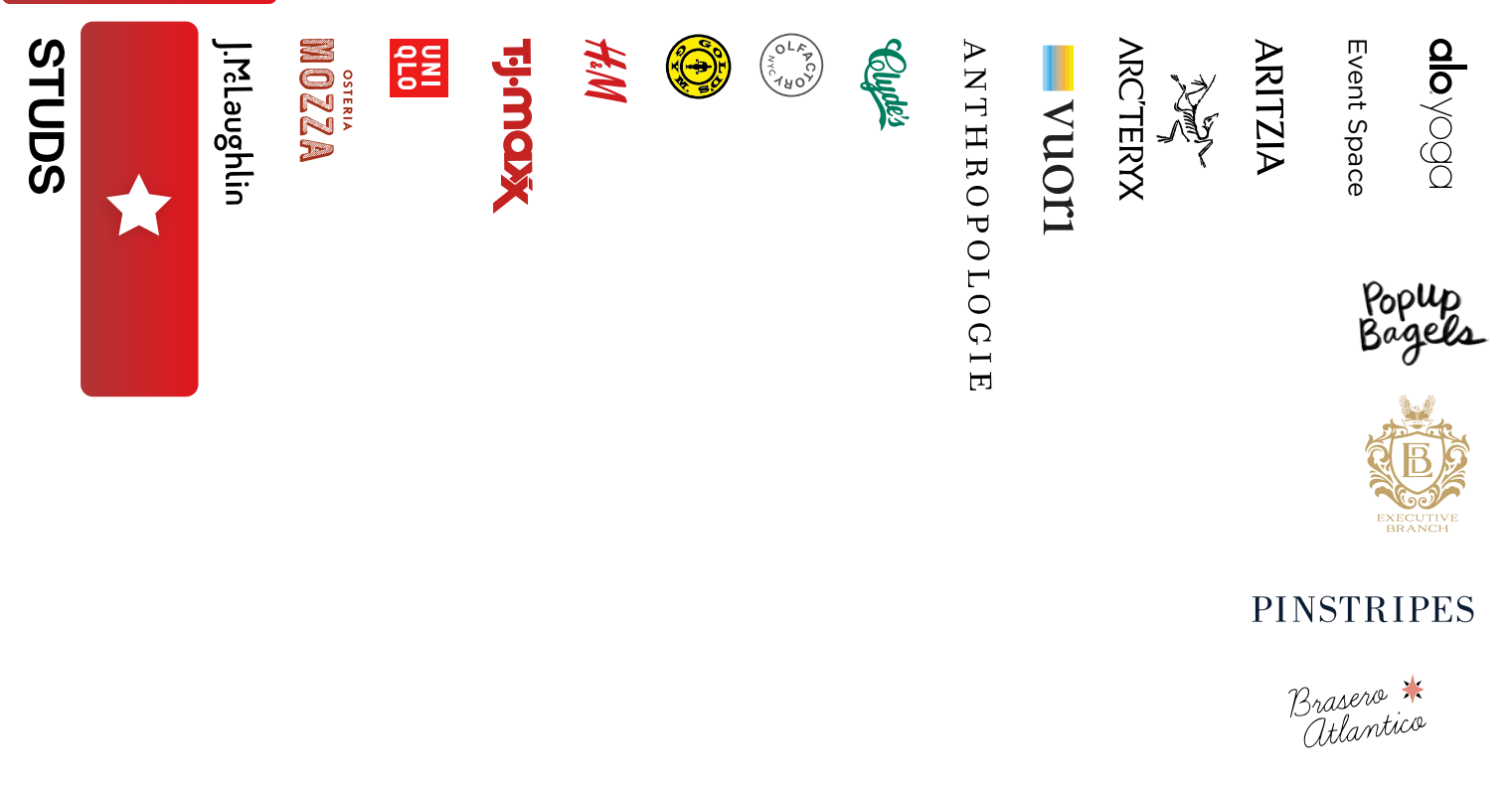
Barbour

Abercrombie & Fitch



M STREET NW

3282 M STREET NW



33RD STREET NW

NEARBY CO-TENANCY



33RD STREET NW



FLOORPLAN

M STREET NW



SPECS

Square Footage | 5,000 SF

Ground Level | 2,500 SF

Lower Level | 2,500 SF

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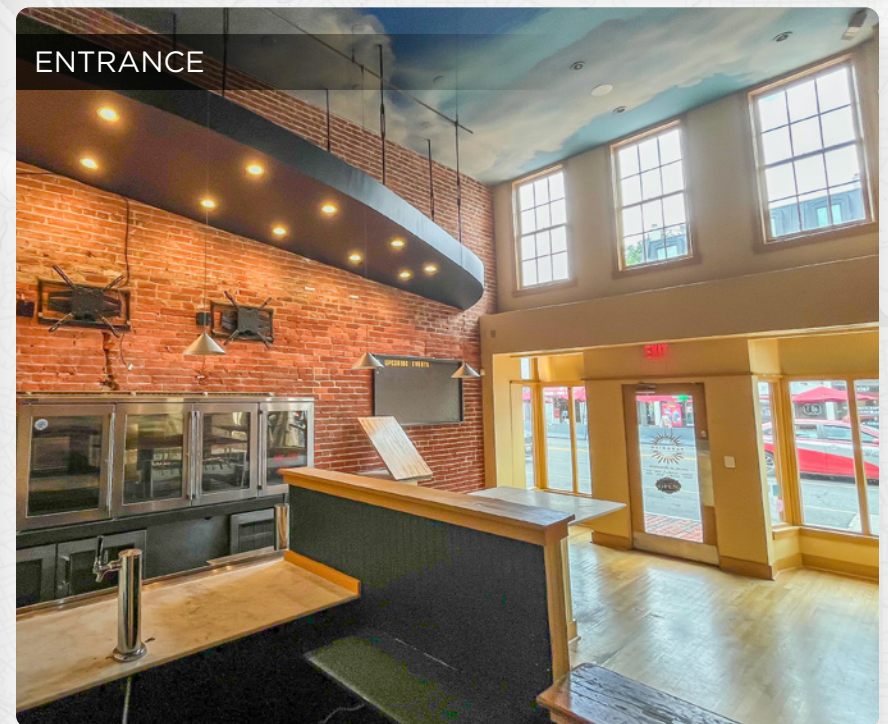
DOCHALEX.COM 

3282 M Street NW
Washington, DC

 **DOCHTER & ALEXANDER**
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INTERIOR PHOTOS

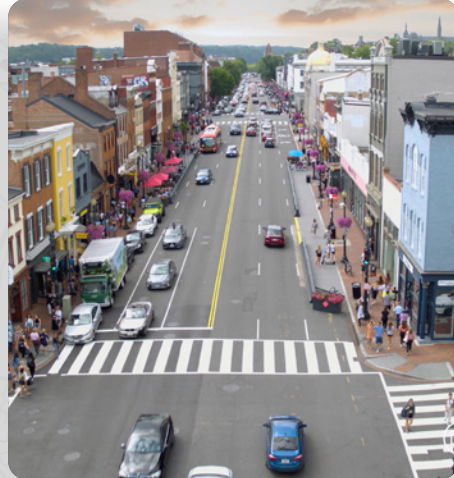
VIDEO WALKTHROUGH [↗](#)



INTERIOR PHOTOS

[VIDEO WALKTHROUGH](#)





TOTAL HOTEL ROOMS

WITHIN A HALF MILE

1,568

NEARBY OFFICE SQUARE FOOTAGE

WITHIN A HALF MILE

4.2M SF

TOTAL STUDENT POPULATION

AT GEORGETOWN & GWU

20,984 25,939

GEORGETOWN GWU

TOTAL VISITORS

TO GEORGETOWN IN 2023

12.5M

DEMOGRAPHICS*

.25 Miles

.5 Miles

1 Mile

DAYTIME POPULATION	7,404	21,474	107,858
AVERAGE HOUSEHOLD INCOME	\$231,468	\$270,324	\$197,040
TOTAL HOUSING UNITS	1,349	3,139	25,356
FOOD AWAY FROM HOME (AVG)	\$8,763	\$10,066	\$7,649

*2025 Data