DOCHTER & ALEXANDER
RETAIL ADVISORS



3031 14TH STREET NW

WASHINGTON, DC | COLUMBIA HEIGHTS

Square Footage | +/- 4,000 - 23,844 SF **Ceiling Heights |** 12' - 14' 2" **Frontage |** 98' 11" on 14TH Street NW **Timing |** Immediate **Rent/Nets |** Negotiable

CONTACT

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HIGHLIGHTS

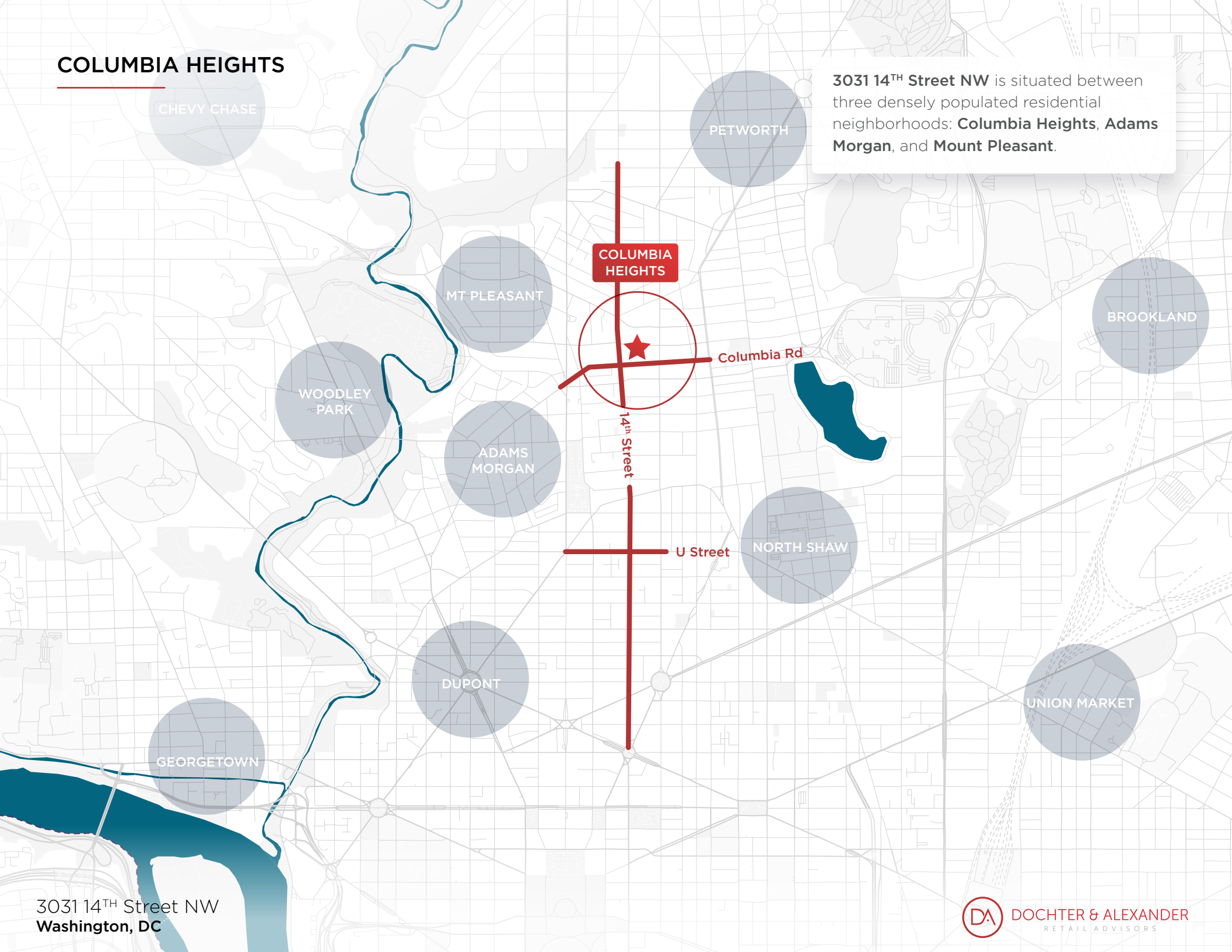
- Prime **two-level corner opportunity** in historic Columbia Heights at the intersection of **14TH Street NW** and **Irving Street NW**
- Located across **DC USA**, the **largest retail development in DC** with **540,000 SF in pedestrian-oriented retail** and notable cotenancy such as **Burlington**, **Target**, **Best Buy**, **Lidl**, and **Old Navy**
- Adjacent to the **Columbia Heights metro station**, with exposure to **8,989 average weekday riders** and **6,168 average weekend riders**

NEARBY TENANTS

TARGET · CHASE · Marshalls · BEST BUY · Burlington · WSC WASHINGTON SPORTS CLUBS · OLD NAVY · LIDL

COLUMBIA HEIGHTS

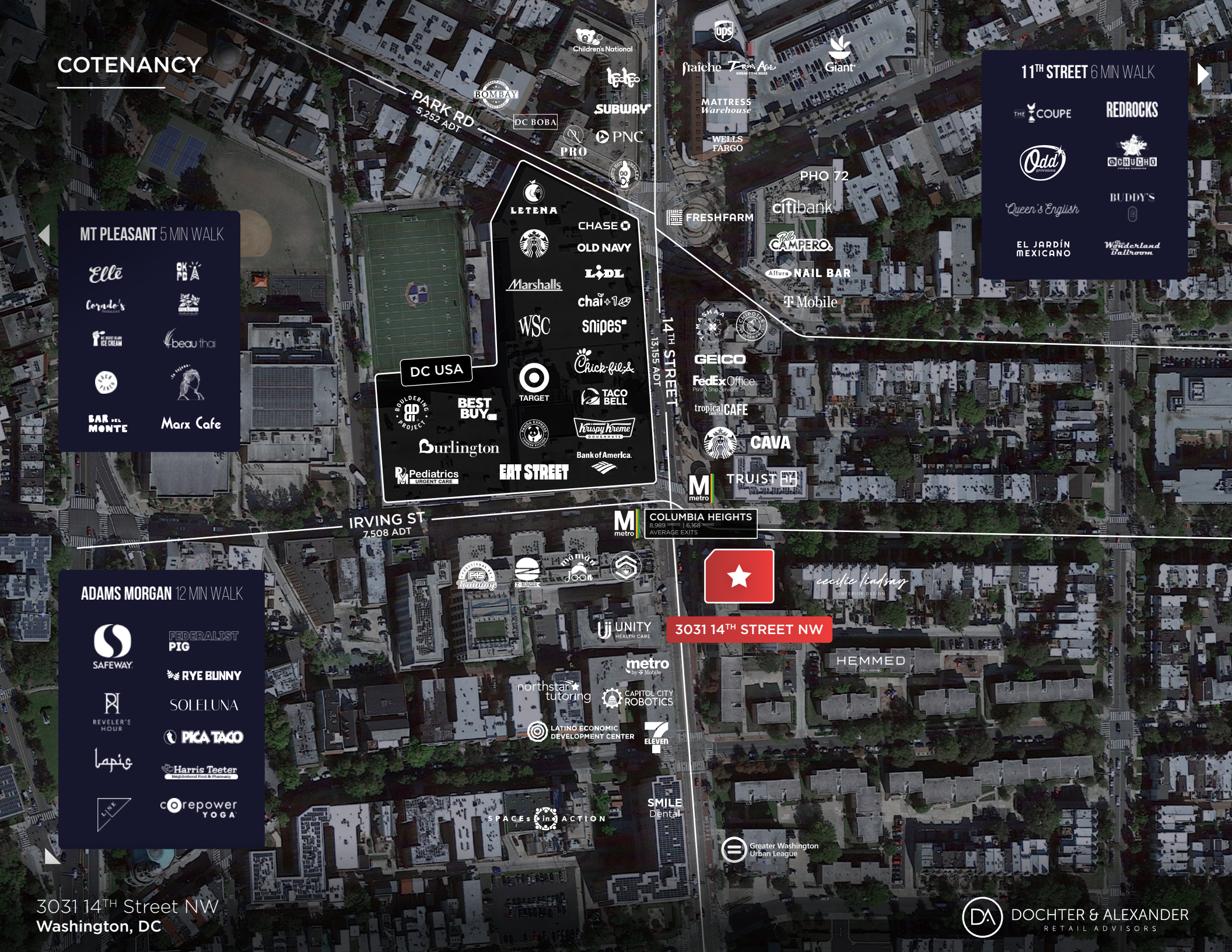
3031 14TH Street NW is situated between three densely populated residential neighborhoods: **Columbia Heights**, **Adams Morgan**, and **Mount Pleasant**.



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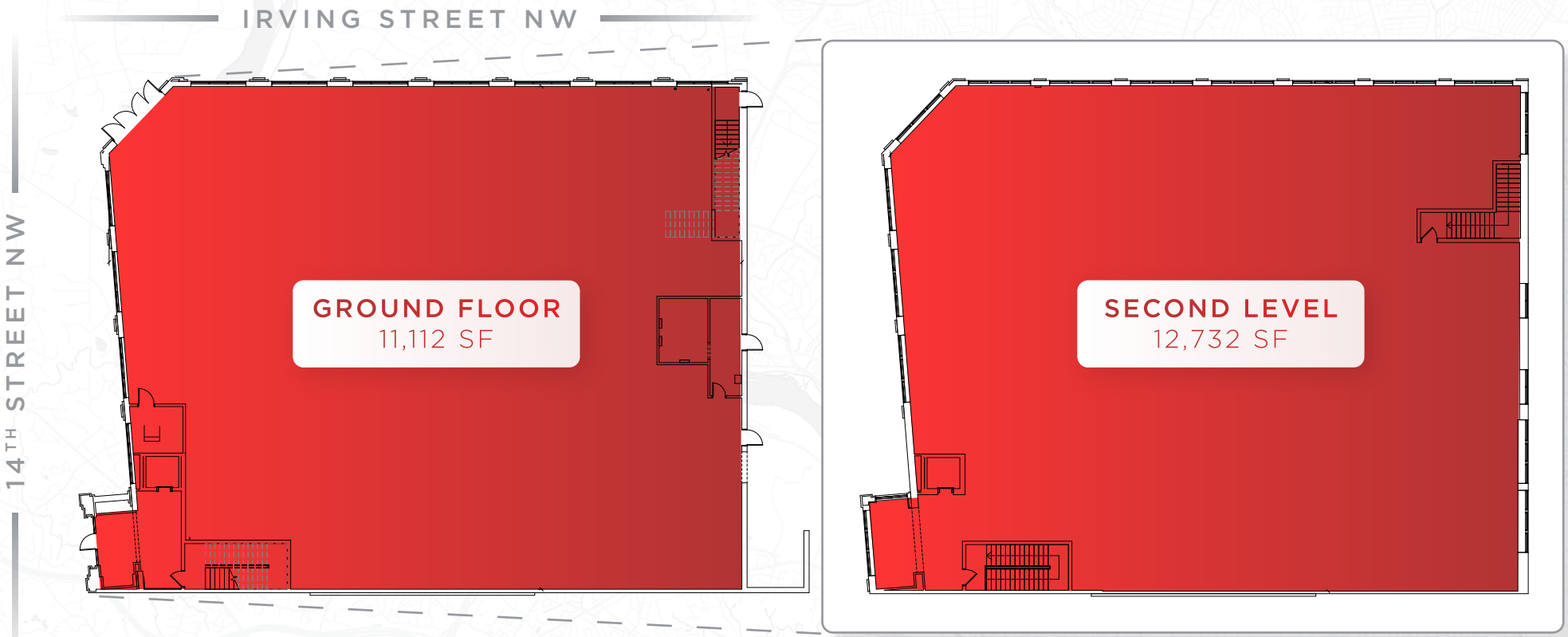
COTENANCY



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AVAILABLE SPACE



SPECS

Square Footage | +/- 4,000 - 23,844 SF
- **Ground Floor** | 11,112 SF
- **Second Level** | 12,732 SF

Ceiling Heights | 12' - 14' 2"
- **Ground Floor** | 14' 2" slab height
- **Second Level** | 12' slab height

Frontage | 98' 11" on 14TH Street NW

Timing | Immediate

Rent/Nets | Negotiable

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AVERAGE DAILY TRAFFIC

ON 14TH STREET NW AND IRVING STREET NW

19,207

NEARBY BIG BOX RETAILERS

TARGET

Giant

Marshalls

Burlington

AVERAGE DAILY METRO RIDERS

AT COLUMBIA HEIGHTS

8,989 WEEKDAYS

6,168 WEEKENDS

DEMOGRAPHICS*	.25 Miles	.5 Miles	1 Mile
DAYTIME POPULATION	8,123	24,353	93,524
AVERAGE HOUSEHOLD INCOME	$133,555	$164,424	$184,875
TOTAL HOUSING UNITS	4,934	19,141	50,500
BACHELOR'S DEGREE+	60%	71%	78%

*2025 Data

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