DOCHTER & ALEXANDER
RETAIL ADVISORS



1406 14TH STREET NW

WASHINGTON, DC | 14TH STREET CORRIDOR

Square Footage | 4,000 SF **Ceiling Heights** | 11' **Frontage** | 22' **Rent/Nets** | Negotiable **Timing** | Immediate

CONTACT

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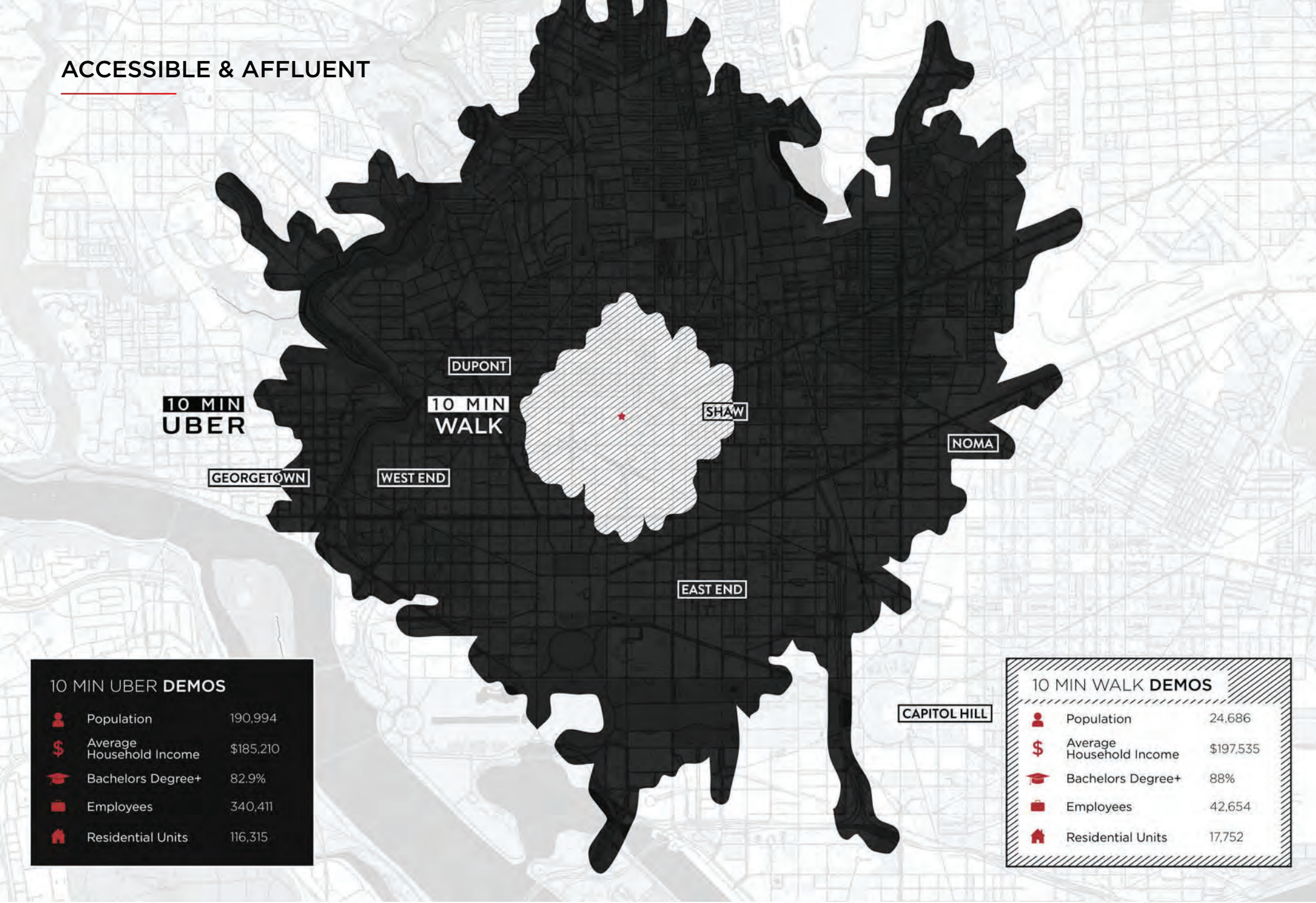
HIGHLIGHTS

- **Stand-alone** retail building located just around the corner from **Whole Foods**
- Prominent frontage along **DC's trendiest restaurant and retail corridor**
- Just **one block from Logan Circle**, surrounded by a dynamic mix of **destination dining**, **retail**, **residential**, and **entertainment**

NEARBY TENANTS

WHOLE FOODS MARKET · SHAKE SHACK · sweetgreen · La Colombe · JINYA RAMEN BAR · JOYBIRD · SOUTH BLOCK · VICEROY HOTELS & RESORTS

ACCESSIBLE & AFFLUENT



10 MIN UBER DEMOS

Population	190,994
Average Household Income	$185,210
Bachelors Degree+	82.9%
Employees	340,411
Residential Units	116,315

10 MIN WALK DEMOS

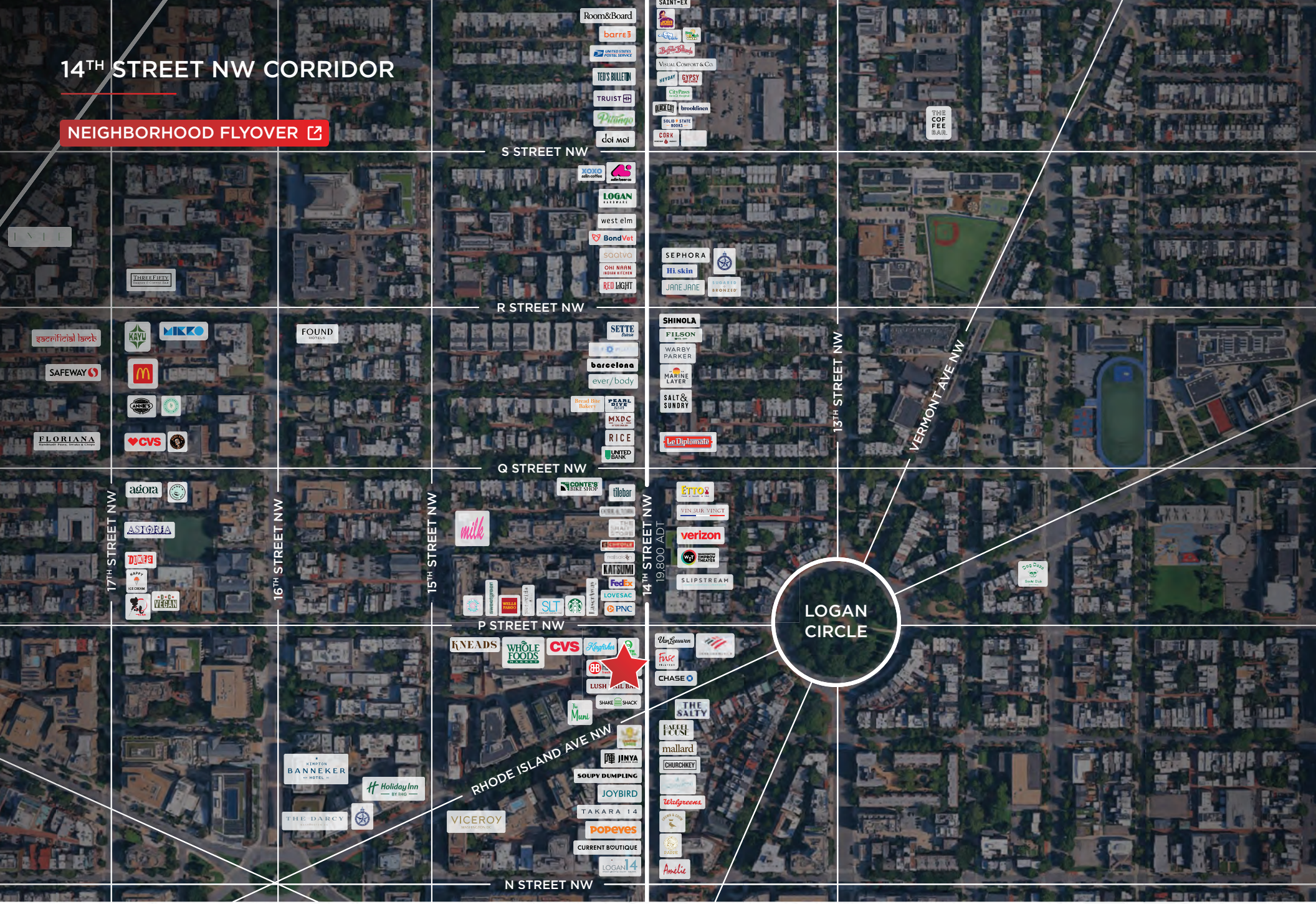
Population	24,686
Average Household Income	$197,535
Bachelors Degree+	88%
Employees	42,654
Residential Units	17,752

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NEIGHBORHOOD FLYOVER



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FLOORPLAN

14TH STREET NW



*500 SF of outdoor space could be converted to interior or patio space

SPECS

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MEDIAN AGE
WITHIN A HALF MILE

35

AVERAGE DAILY TRAFFIC
On 14th Street NW

19,600

MEDIAN HOME VALUE
WITHIN A HALF MILE

$922,230

DEMOGRAPHICS*	.25 Miles	.5 Miles	1 Mile
DAYTIME POPULATION	8,144	64,763	279,432
AVERAGE HOUSEHOLD INCOME	$211,350	$195,721	$193,553
FOOD AWAY FROM HOME (AVG)	$8,178	$7,616	$7,522
BACHELOR'S DEGREE+	89.1%	88.3%	86.5%

**2025 Data*