

# GROUND FLOOR RETAIL FOR LEASE

923 V STREET, NW

Washington, DC



**Monument**  
RETAIL

FOR MORE INFORMATION,  
PLEASE CONTACT

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V STREET NW





WALK SCORE  
**99**

BRAND NEW  
GROUND  
FLOOR RETAIL

**11,000** Students at Howard  
University, 1 Block Away

Steps  
away from  
**WHOLE  
FOODS  
MARKET**



1 BLOCK  
FROM  
METRO

*Luxury Apartments Above*

UP TO

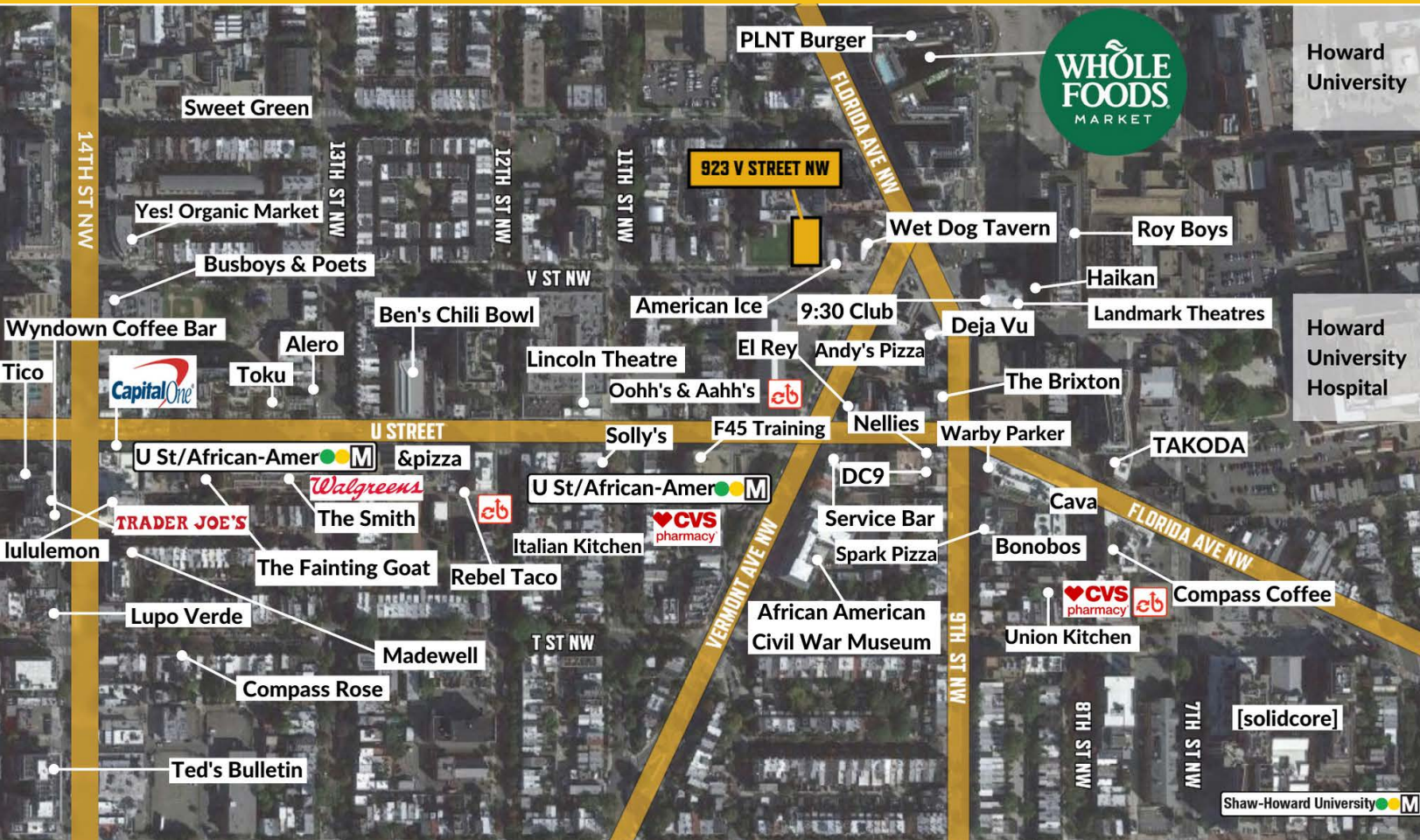
**1,640 SF**  
**OF RETAIL**

High traffic  
location. &  
bikers paradise





# RETAIL & AREA MAP



## DEMOGRAPHICS SNAPSHOT

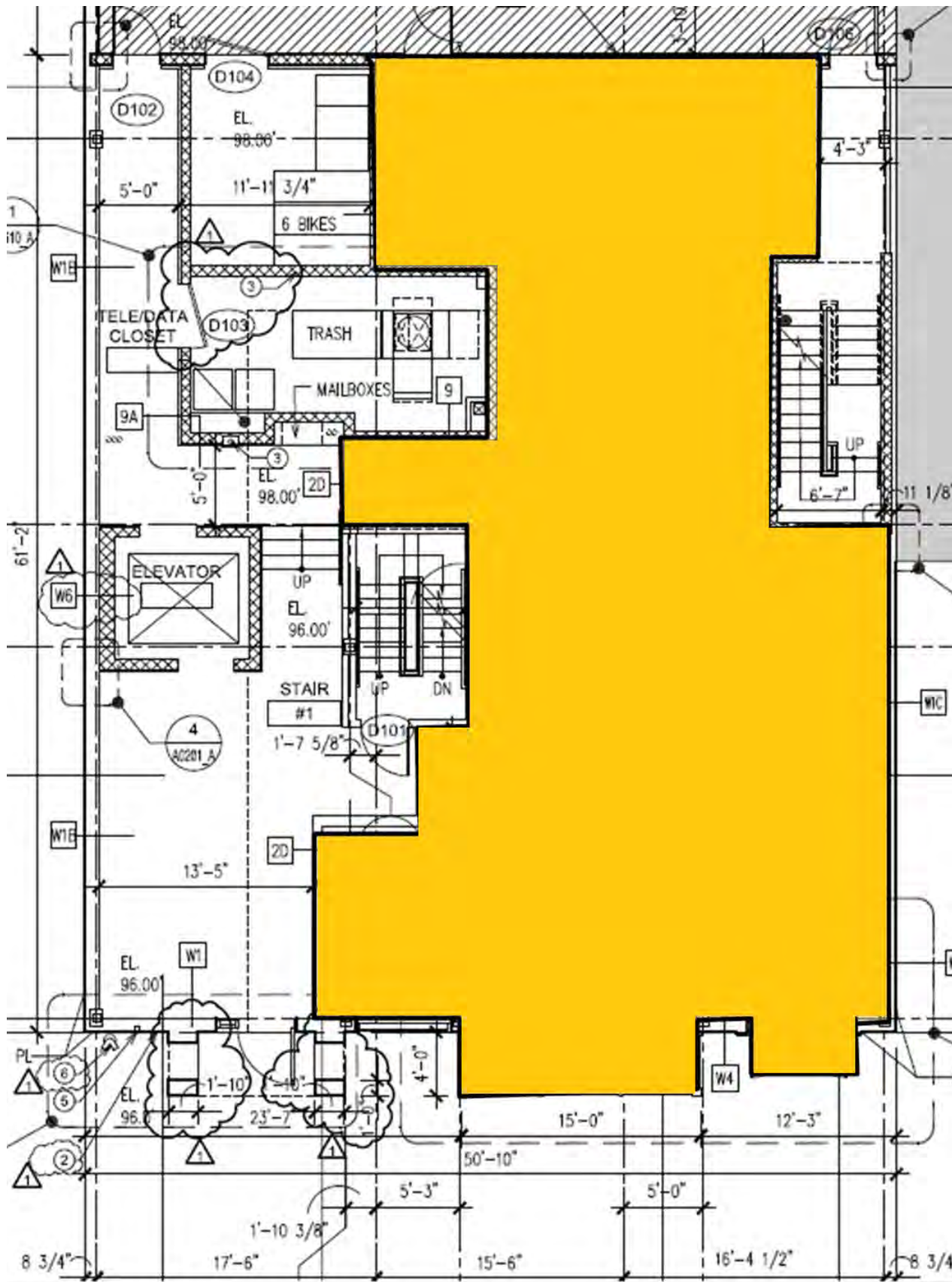
POPULATION OVERVIEW	¼ MILE	½ MILE	1 MILE
2020 Total Population	5,768	23,945	107,650
2025 Population	7,176	26,930	114,003
Population Change 2020 to 2025	4.47%	2.38%	1.15%
Total Daytime Population	5,903	16,630	107,958
Median Age	31.5	33.3	34.3
College or Advanced Degree	64.7%	64.1%	67.2%

HOUSING OVERVIEW	¼ MILE	½ MILE	1 MILE
2020 Average Household Income	\$184,162	\$152,937	\$145,692
Average Household Size	1.97	1.93	1.92
2020 Households	3,465	13,028	57,717
Household Change 2016 to 2021	11.9%	12.0%	9.3%

# 1,640 SF OF RETAIL SPACE AVAILABLE

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