

# AVONDALE SHOPS

WASHINGTON, DC | 1901-1919 MICHIGAN AVENUE NE

BROAD STREET

**JUST SIGNED!**  
**4,164 SF**  
Sahara Market



# AVONDALE SHOPS

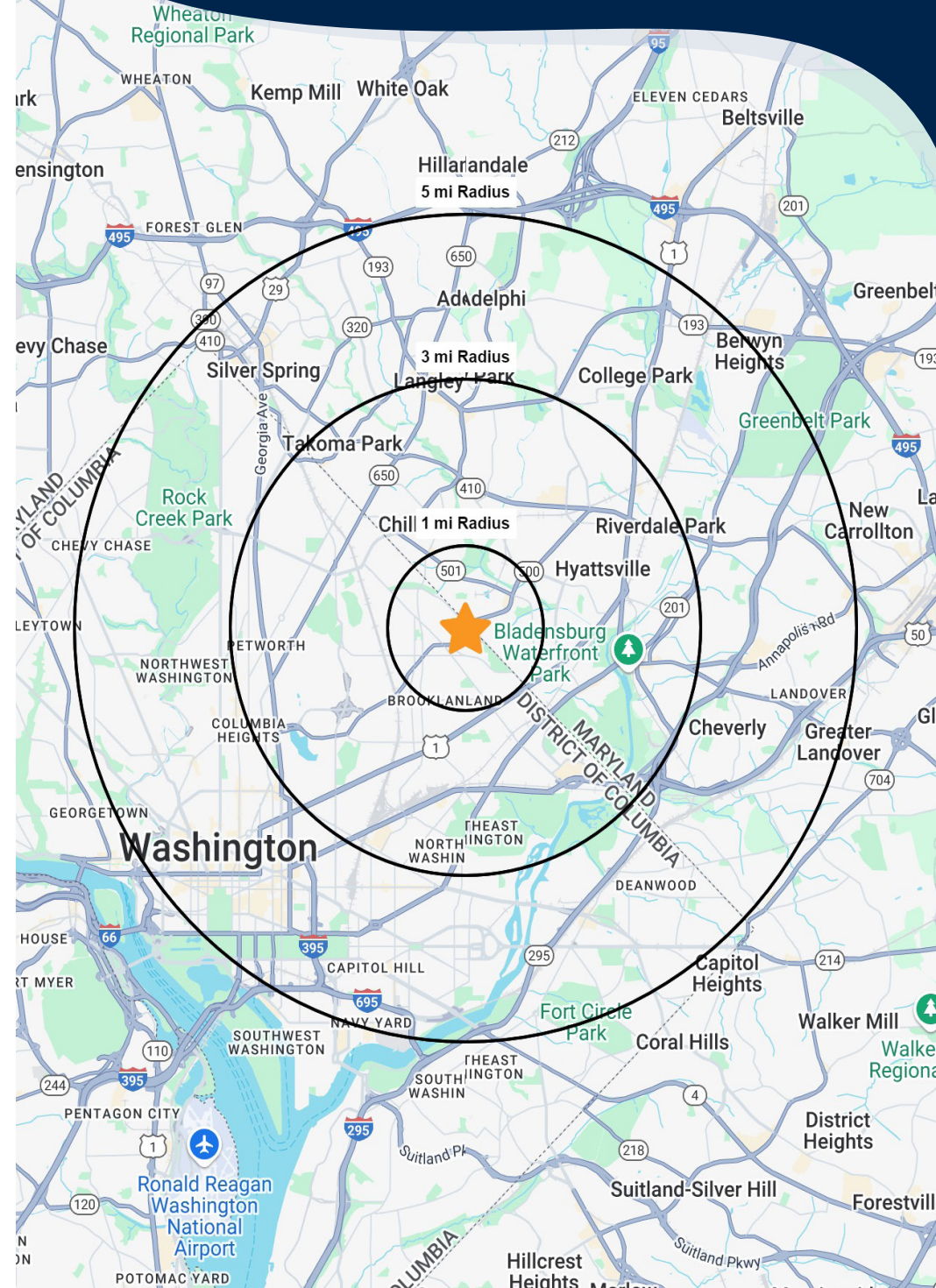
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## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>2024 POPULATION</b>	25,209	247,227	755,650
<b>AVERAGE HOUSEHOLD INCOME</b>	\$98,801	\$113,001	\$123,001
<b>MEDIAN AGE</b>	39.3	36.8	35.7
<b>DAYTIME EMPLOYEES</b>	5,875	111,682	654,091
<b>TOTAL CONSUMER SPENDING</b>	\$288M	\$3B	\$10B
<b>TRAFFIC COUNT</b>	Michigan Ave/Webster St NE SW VPD: 21,621		



# DEMOGRAPHICS



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# THE CENTER



Large pylon sign and excellent visibility on high-traffic Michigan Avenue.

Necessity based retail, community center situated right at the border of DC and MD serving local patron's daily.

Endcap at signalized intersection, pylon at light, A+ visibility.

Immediate parking field with easy access.



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# MARKET AERIAL

**AVONDALE SHOPS**



Logos for Subway, Dollar Tree, the Y, and Sharks Fish & Chicken.

TRUIST 

**3104 QUEENS CHAPEL RD**



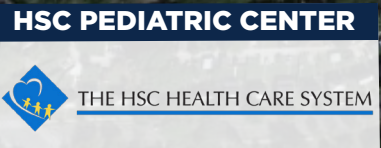
Logos for Dunkin' Donuts, CVS Pharmacy, Popeyes, H&R Block, Subway, and MetroPCS.

MICHIGAN AVE NE

QUEENS CHAPEL RD

EASTERN AVE NE

**HSC PEDIATRIC CENTER**



THE HSC HEALTH CARE SYSTEM



Logos for bp, 7-Eleven, and Dollar General.

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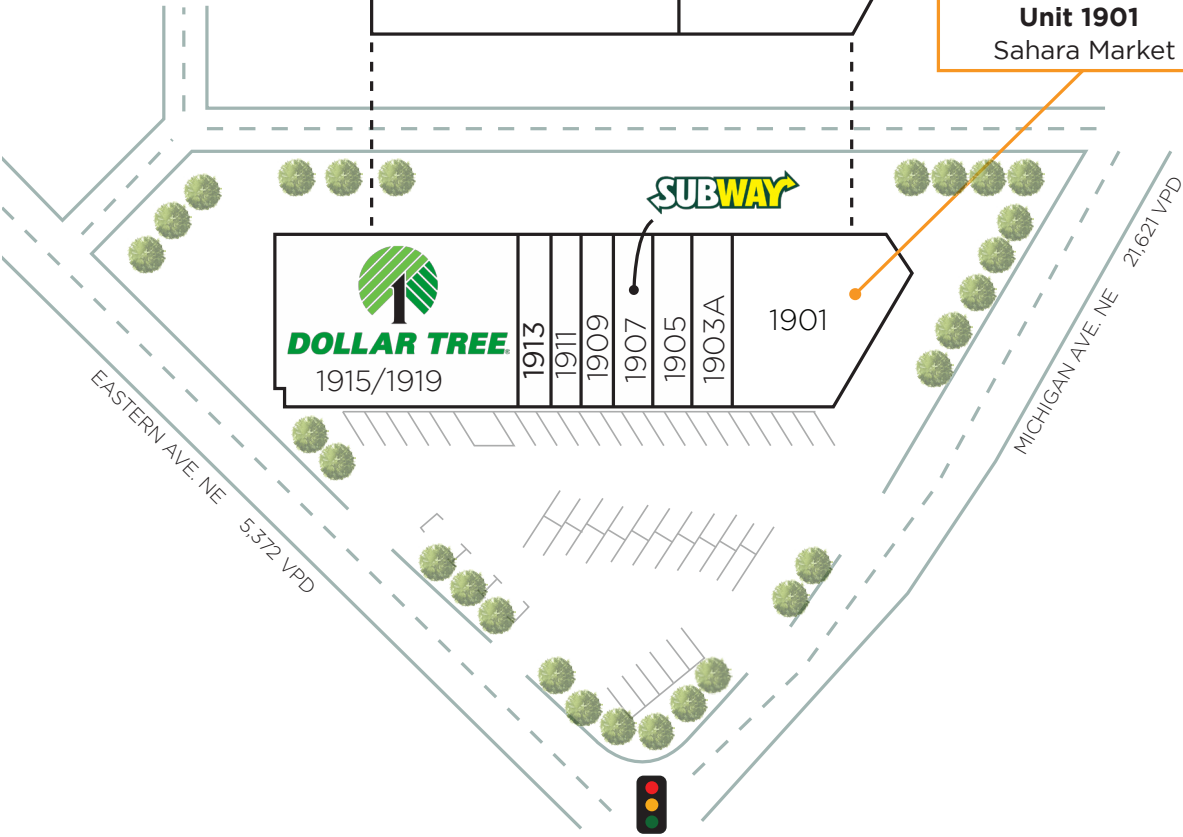
# SITE PLAN



REAR LOWER ELEVATION



**JUST SIGNED!**  
**4,164 SF**  
**Unit 1901**  
 Sahara Market



UNIT	SF	TENANT
1901	4,164	Sahara Market
1903A	1,137	Tobacco and Convenience
1905	1,470	DC Nails
1906A	1,344	YMCA Calomaris Center
1918A	3,450	YMCA Day care
1907	1,344	Subway
1909	1,460	Avondale Coffee
1911	1,560	Goody Dry Cleaners
1913	1,560	Shark's Fish and Chicken
1915/1919	9,060	Dollar Tree

## About Broad Street Realty

Broad Street Realty, Inc., is a vertically integrated and self-managed publicly owned real estate company that has grown their owned portfolio to 15 shopping centers and 2 Million square feet of retail in the Mid-Atlantic Region and the Denver Urban Corridor. The company has extensive experience in real estate development, property management, asset management, and both landlord and tenant representation. Broad Street Realty maintains offices in Washington DC, Virginia, Maryland and Colorado.



### MARISA MICHNICK

Senior Vice President of Retail Leasing  
D: 301.828.1213 | C: 301.503.2214  
mmichnick@broadstreetrealty.com



### DANE TEKIN

Senior Vice President of Retail Leasing  
D: 301.828.1230 | C: 202.744.3940  
dtekin@broadstreetrealty.com

Broad Street Realty, Inc.  
11911 Freedom Drive, Suite 450 | Reston, VA 20190  
www.broadstreetrealty.com  
Virginia | Washington, DC | Maryland | Colorado