

# AVONDALE SHOPS

WASHINGTON, DC | 1901-1919 MICHIGAN AVENUE NE

BROAD STREET

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





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## 2023 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>2023 POPULATION</b>	25,541	258,195	773,932
<b>AVERAGE HOUSEHOLD INCOME</b>	\$102,958	\$112,535	\$123,992
<b>MEDIAN AGE</b>	39.2	36.9	36.5
<b>DAYTIME EMPLOYEES</b>	5,290	105,718	620,073
<b>TOTAL CONSUMER SPENDING</b>	\$303M	\$3B	\$10B
<b>TRAFFIC COUNT</b>	Michigan Ave/Webster St NE SW VPD: 21,621		



# DEMOGRAPHICS



## 2023 POPULATION BY RACE

	1 MILE	3 MILES	5 MILES
<b>CAUCASIAN</b>	7K	103K	377K
<b>AFRICAN AMERICAN</b>	16K	132K	317K
<b>AM. INDIAN &amp; ALASKAN</b>	328	4K	11K
<b>ASIAN</b>	504	7K	39K
<b>HAWAIIAN &amp; PACIFIC ISLAND</b>	69	1,075	2K
<b>OTHER</b>	795	9K	25K
<b>HISPANIC ORIGIN</b>	7K	78K	187K

Note: Numbers are rounded up



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# THE CENTER



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

Immediate parking field with easy access.

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.





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# MARKET AERIAL

**AVONDALE SHOPS**



**SUBWAY** **CROWN FRIED CHICKEN**  
**DOLLAR TREE** **the Y**

TRUIST 

**3104 QUEENS CHAPEL RD**




**DUNKIN' DONUTS**  **CVS pharmacy**  
**POPEYES**  
**H&R BLOCK** **SUBWAY metroPCS**

QUEENS CHAPEL RD

MICHIGAN AVE NE

EASTERN AVE NE

**HSC PEDIATRIC CENTER**



THE HSC HEALTH CARE SYSTEM



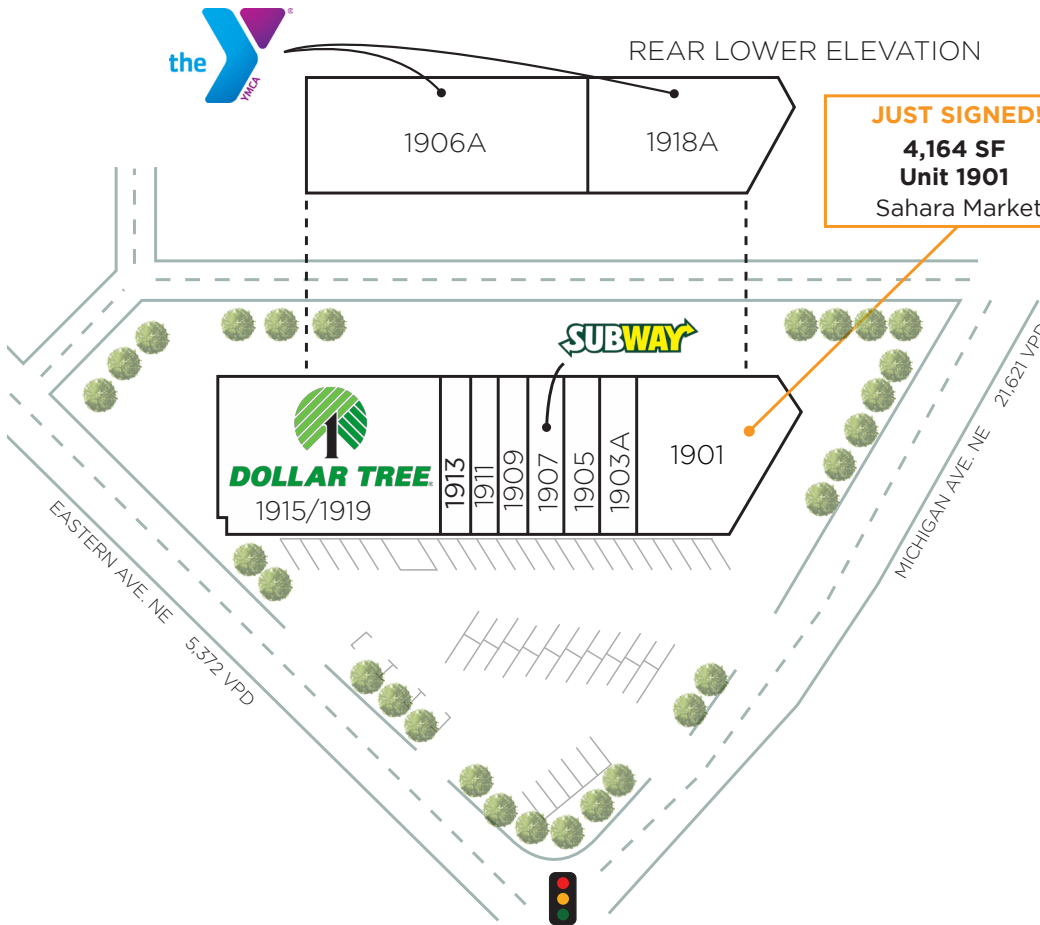
**bp** **7-ELEVEN**  
**DOLLAR GENERAL**



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# SITE PLAN



UNIT	SF	TENANT
Unit 1901	4,164	Sahara Market <b>JUST SIGNED!</b>
Unit 1903A	1,137	Tobacco and Convenience
Unit 1905	1,470	DC Nails
Unit 1906A	1,344	YMCA Calomaris Center
Unit 1918A	3,450	YMCA Day Care
Unit 1907	1,344	Subway
Unit 1909	1,560	Avondale Coffee
Unit 1911	1,560	Goody Dry Cleaners
Unit 1913	1,560	Crown Fried Chicken
Unit 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.



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