

AVONDALE SHOPS

WASHINGTON, DC | 1901-1919 MICHIGAN AVENUE NE

BROAD STREET

**4,164 SF
ENDCAP SPACE
AVAILABLE**

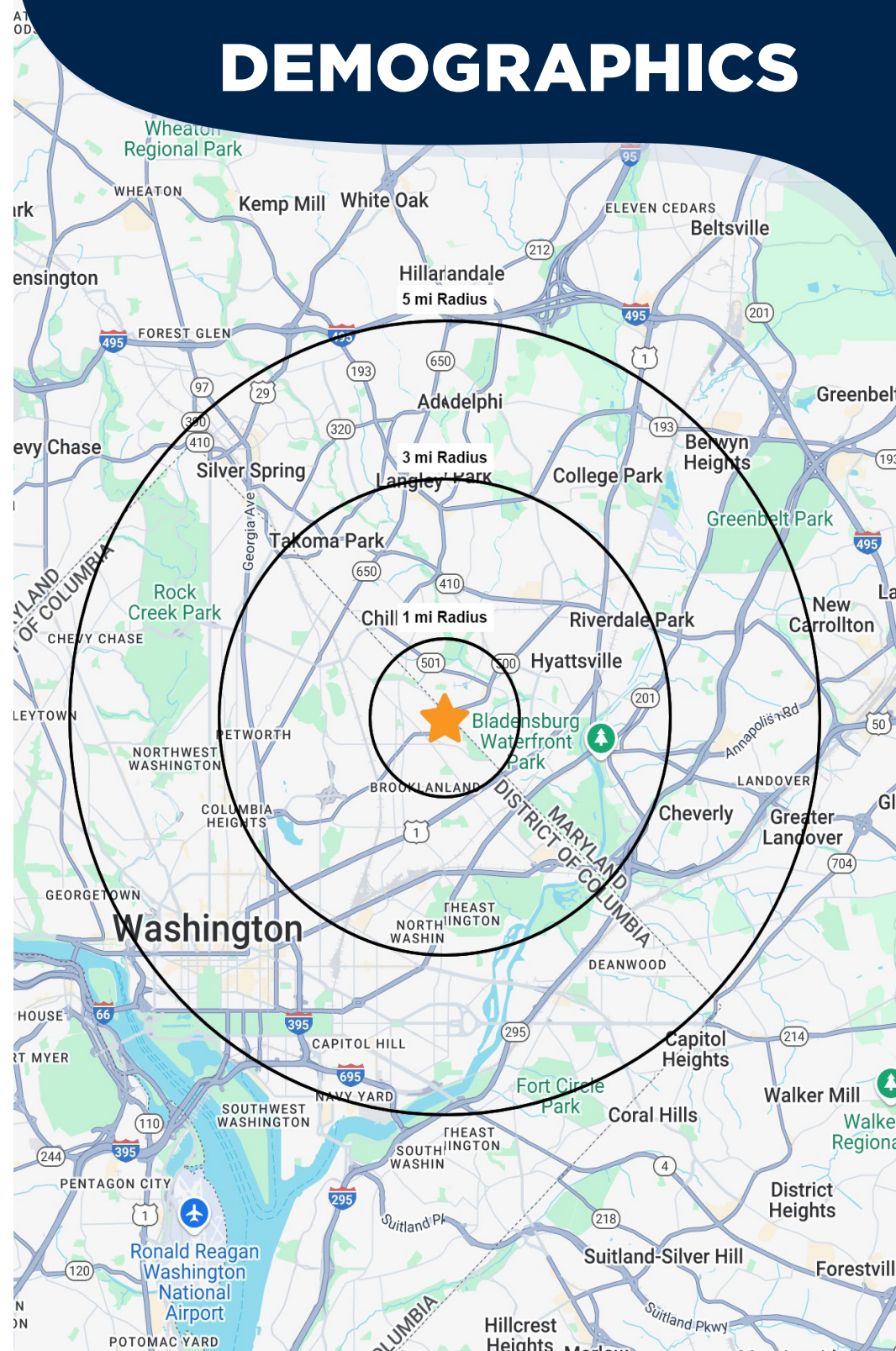


WASHINGTON, DC | 1901-1919 MICHIGAN AVE NE

TRAFFIC COUNT Michigan Ave/Webster St NE SW
VPD: 21,621



DEMOGRAPHICS



AVONDALE SHOPS

WASHINGTON, DC | 1901-1919 MICHIGAN AVE NE

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.



AVONDALE SHOPS

WASHINGTON, DC | 1901-1919 MICHIGAN AVE NE

MARKET AERIAL

AVONDALE SHOPS



3104 QUEENS CHAPEL RD



QUEENS CHAPEL RD

MICHIGAN AVE NE

EASTERN AVE NE

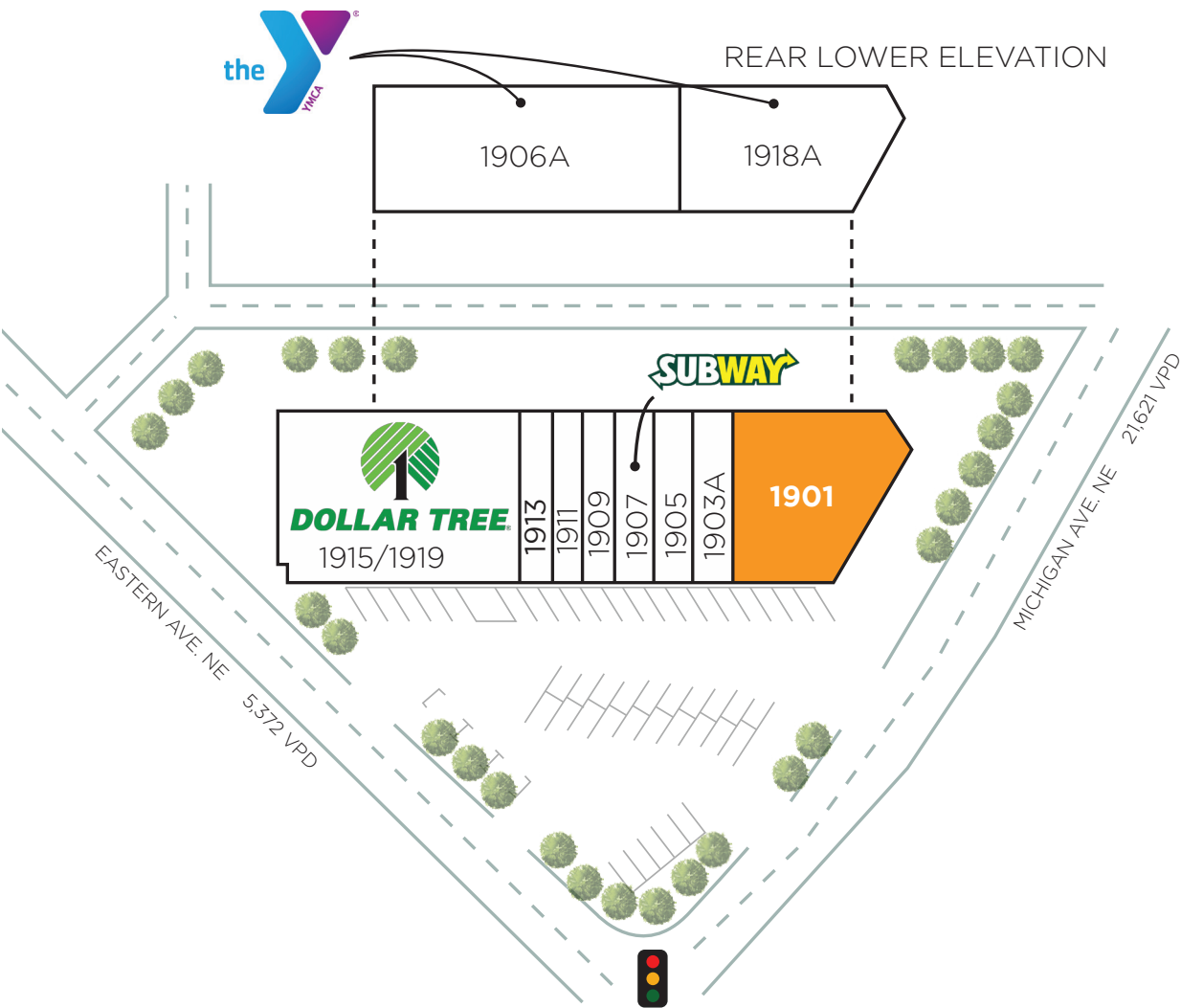
HSC PEDIATRIC CENTER



THE HSC HEALTH CARE SYSTEM



DOLLAR GENERAL



| UNIT | SF | TENANT |
|-----------|-------|--------------------------|
| 1901 | 4,164 | AVAILABLE |
| 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 |

AVONDALE SHOPS

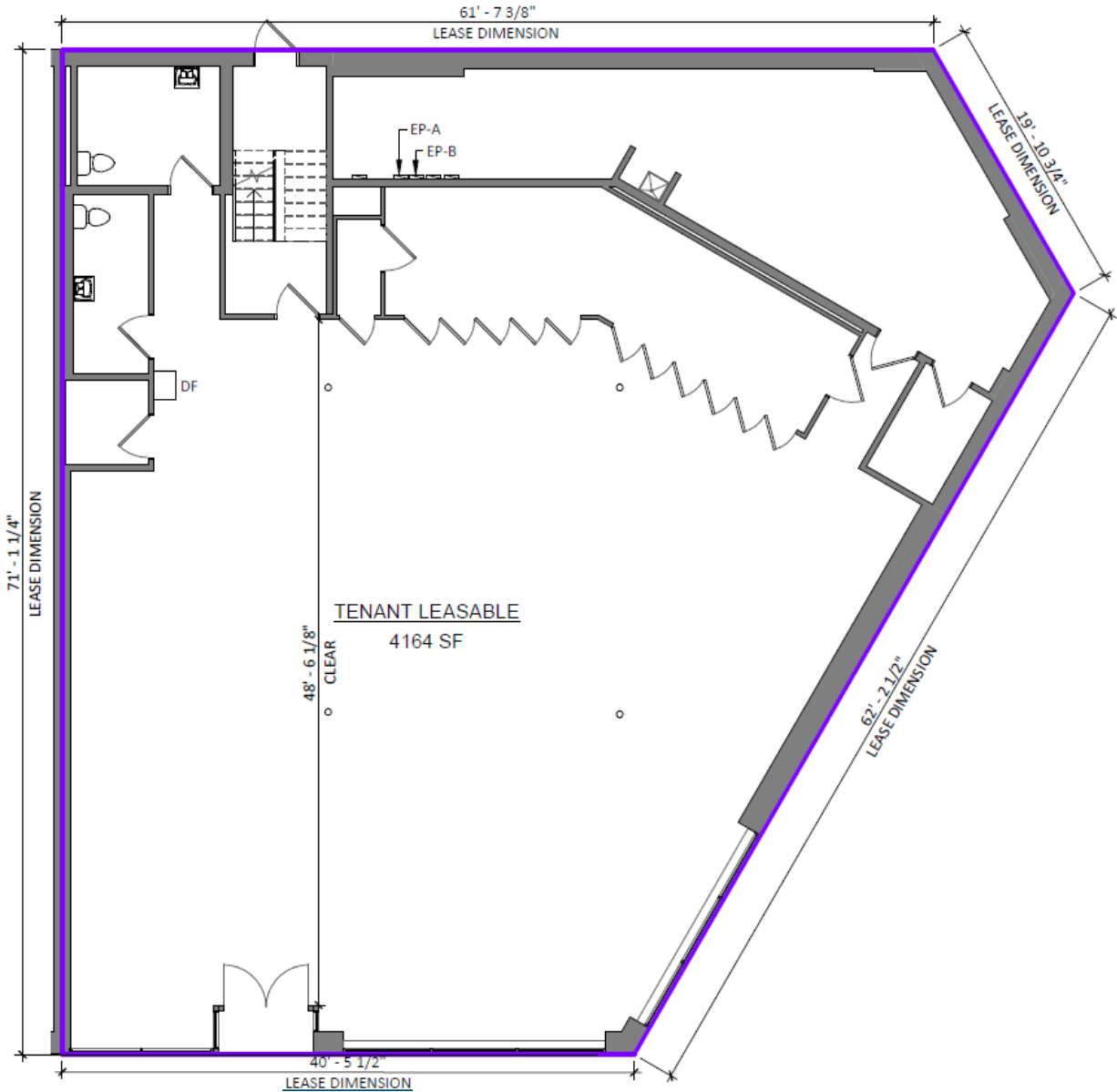
WASHINGTON, DC | 1901-1919 MICHIGAN AVE NE

SPACE AVAILABLE



UNIT 1901

2nd Gen Grocer with Coolers
Seeking Restaurant or Small Format Grocer
4,164 SF Available



| | |
|---------------------|-----------------|
| LEASABLE AREA | 4,164 SF |
| SPRINKLERED | NO |
| FIRE ALARM | NO |
| NO. OF EXITS | 2 |
| EXISTING USE | B |
| FL TO U/S STRUCT HT | |
| RESTROOMS | 2 |
| CEILINGS | |
| FRONT | 10'-0" AFF, ACT |
| RESTROOMS | 8'-0" AFF, ACT |
| BACK | 10'-0" AFF, ACT |
| COOLER | 7'-6" +2"FF |
| STOREFRONT | |
| ALUMINUM | 9'-10" H |

LEGEND

| | |
|--------------------|----------------------|
| (W) WATER METER | DF DRINKING FOUNTAIN |
| EP ELECTRIC PANEL | MS MOP SINK |
| [F] FIRE ALARM | WH WATER HEATER |
| (T) THERMOSTAT | FD FLOOR DRAIN |
| (M) ELECTRIC METER | CO CLEAN OUT |

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