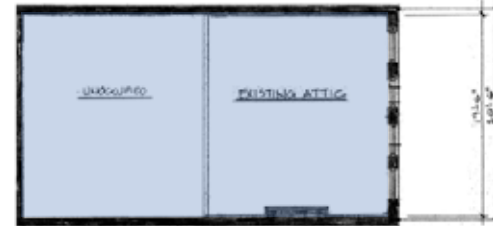
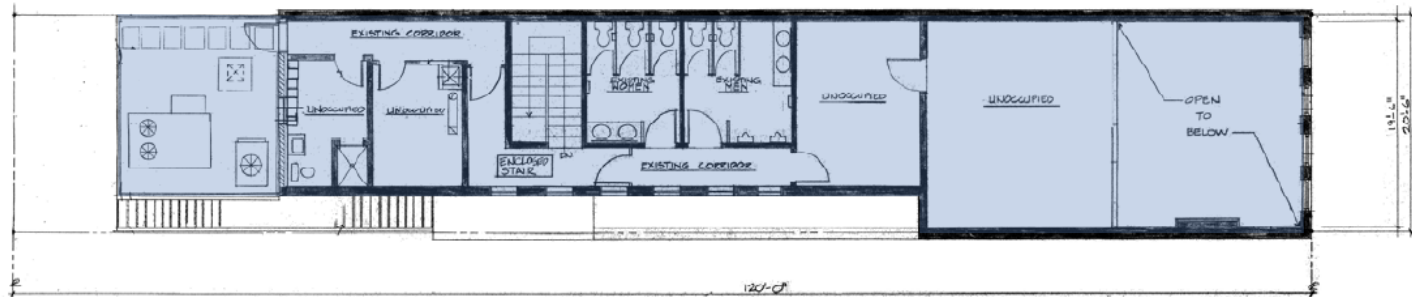


Georgetown Facts

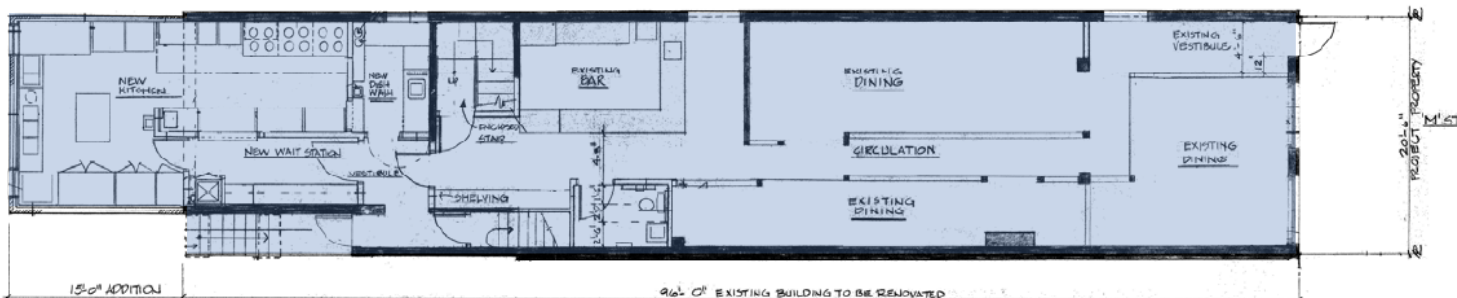
- Walkscore of 99 out of 100
- Within 3-miles Millennials age 25 to 34 have an estimated \$4.2 Billion in disposable income.
- Georgetown Median home value in excess of \$1 Million
- Georgetown is a premiere shopping destination catering to both local residents and serving the 20.2 million tourists who visit Washington DC annually
- Low M Street vacancy rate of 2.7%
- Office vacancy rate of 7.1%
- 17,858 Students enrolled at Georgetown University



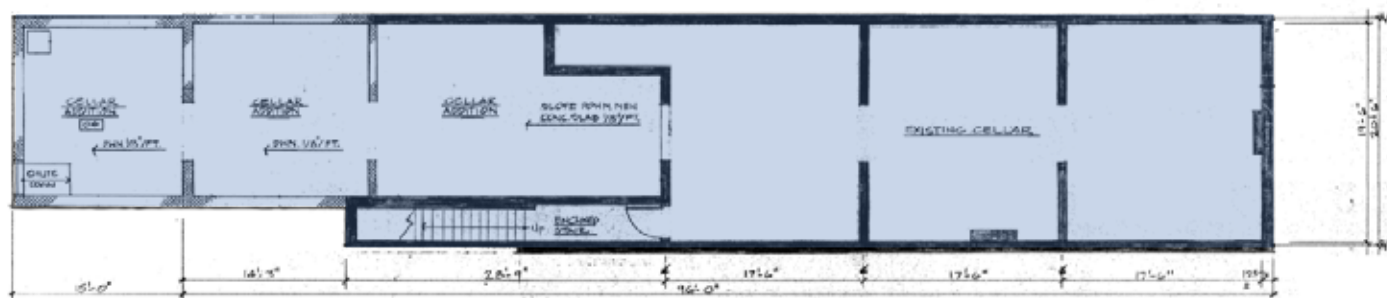
ATTIC PLAN - 350 SF



SECOND FLOOR PLAN - 1,530 SF



FIRST FLOOR PLAN - 2,175 SF



CELLAR PLAN - 2,175 SF

UNIQUE SPACE ON HIGH TRAFFIC M STREET, NW



STATISTICAL SNAPSHOT 1-MILE RADIUS, 2014 DEMOS



POPULATION
41,464

AVG HH INCOME
\$156,707



TRAFFIC COUNTS
23,600 VPD
(M Street, NW)



DAYTIME POPULATION
121,953



AREA RETAILERS
Under Armor, Starbucks, Urban Outfitters, Michael Kors, NIKE, LOFT, Sephora, Pizza Paradiso, ZARA

3124 M STREET FACTS AT-A-GLANCE

- Second generation restaurant space with 20 feet of frontage on busy M Street, a top-of-the-line shopping and eating destination
- 4 floors including 2 floors of dining, a cellar, and an attic for tenant storage
- Unique space with fully equipped kitchen
- Georgetown is a growing tourist destination with a thriving tenant mix of boutiques, national retailers, and exciting restaurant concepts

DEMOGRAPHICS (2014)	.5 MILE	1 MILE	2 MILES
POPULATION	9,777	41,464	162,448
AVG HH INCOME	\$210,165	\$156,707	\$98,132
EMPLOYEES	16,940	121,953	363,179

SITE FACTS
SPACE: 6,230 SF Available
TRAFFIC COUNTS: 23,600 M Street, NW

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