



### ***Building Details:***

Fully Built Out Restaurant

First Floor  
Approx. 1,128 square feet

Lower Level Basement  
Approx. 500 square feet

Over 32,000 vehicles/day

20 feet of frontage along

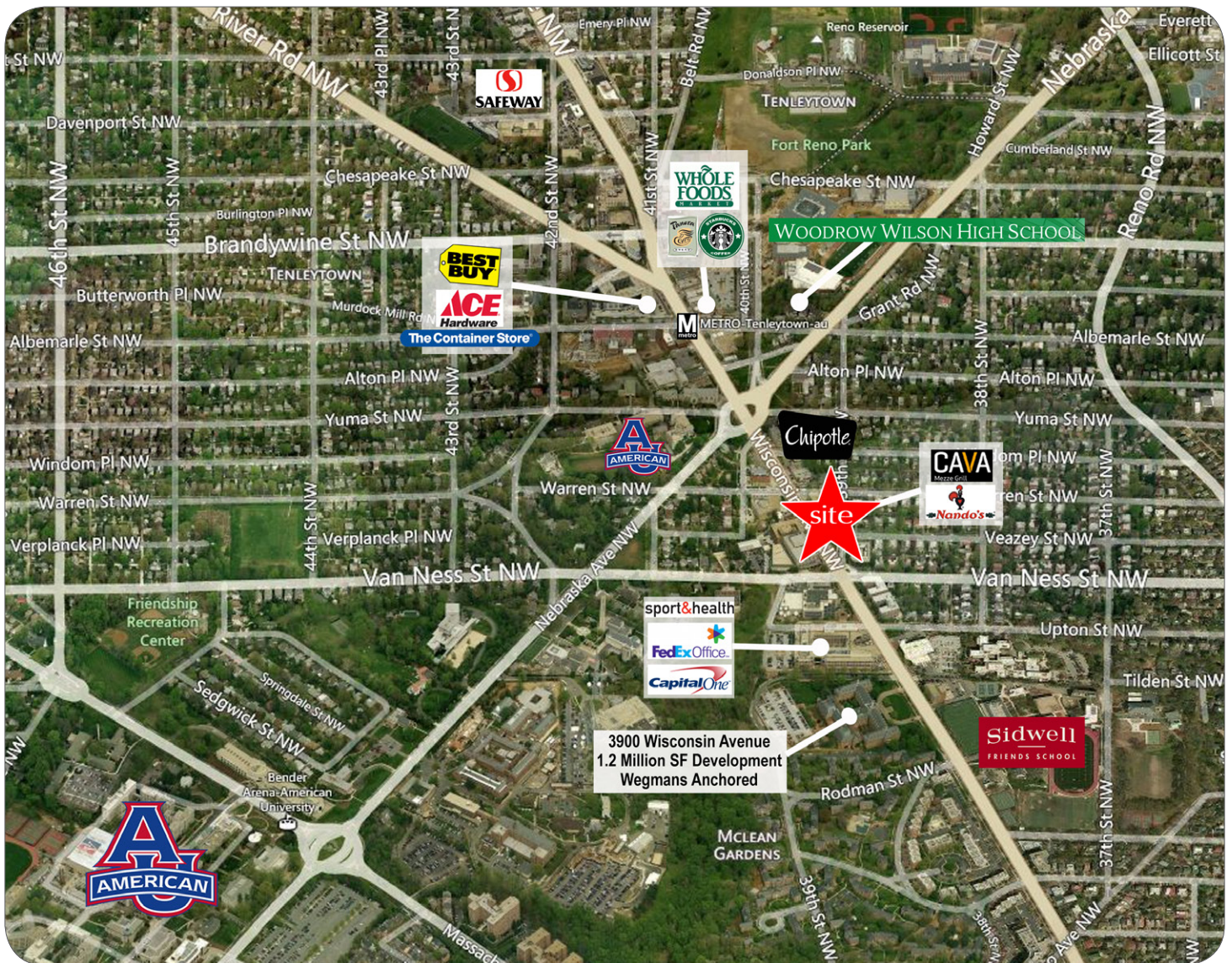
### **Rare Tenleytown Opportunity**

#### ***AVAILABLE IMMEDIATELY!***

Located directly between CAVA Mezze Grille and Nando's Peri Peri. This is a truly unique opportunity, surrounded by an abundance of office and dense residential population.







## AREA DEMOGRAPHICS:

	.25 mile	.5 mile	1mile
Population	1,655	7,692	36,441
Average HH Income	\$195,241	\$160,736	\$165,825
Daytime Population	4,027	8,104	23,244

US CENSUS BUREAU, CENSUS 2010 DATA. ESRI FORECASTS FOR 2014 AND 2019.

The information contained herein was furnished to us by sources we deem to be reliable, but no warranty or representation is made to the accuracy thereof. This offering is subject to correction or errors and omissions, change of price, prior to sale/lease or withdrawal from the market, without notice.

## FOR MORE INFORMATION:

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