Sale / Lease

Retail Property Fit for Medical office, Dental Practice, Urgent Care, Coffee Shop, Fitness Center, Furniture Store

4422 Georgia Ave Nw Washington, DC 20011



SALE PRICE	$2,500,000
LEASE RATE	$18 - 35 SF/yr

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Deniz Senyurt, CCIM
(571) 271-6604

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COLDWELL BANKER COMMERCIAL Realty

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VIDEO

PROPERTY DESCRIPTION

Prime retail space available For Sale & Lease at 4422-4424 Georgia Avenue NW, Washington, DC. This 4,626 SF, two-floor unit offers direct street access in a mixed-use building, making it an ideal location for a variety of businesses. Perfect for a coffee shop, medical practice, urgent care, dental care, daycare, day spa, or home design store.

PROPERTY HIGHLIGHTS

- Visibility by 23,064 Vehicles Per Day
- Strong demographic with a 179K population and average income of $190K
- Perfect for a coffee shop, medical practice, urgent care, dental care, daycare, day spa, grocery store,
- Great fit for fitness center, furniture store, kitchen and bath store, or home design store.
- At Signalized corner lot
- Visibility by 23,064 Vehicles Per Day
- Strong demographic with a 179K population and average income of $190K
- Perfect for a coffee shop, medical practice, urgent care, dental care, daycare, day spa, grocery store,
- Great fit for fitness center, furniture store, kitchen and bath store, or home design store.

OFFERING SUMMARY

Sale Price:	$2,500,000
Lease Rate:	$18.00 - $35.00 SF / year (NNN
Available SF:	4,626 SF

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LOCATION DESCRIPTION

Located at a signalized corner lot at 4422-4424 Georgia Avenue NW, Washington, DC 20011, this retail property offers high visibility with 23,064 vehicles passing daily. Just minutes from the Georgia Ave-Petworth Metro Station and Safeway, it's easily accessible for both pedestrians and commuters. The area has a population of 179,207 with an average household income of $190,448, making it an ideal location for retail businesses seeking strong community engagement and exposure.

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VIDEO TOUR



FLOOR 2

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VIDEO TOUR



FLOOR 1

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Sale / Lease

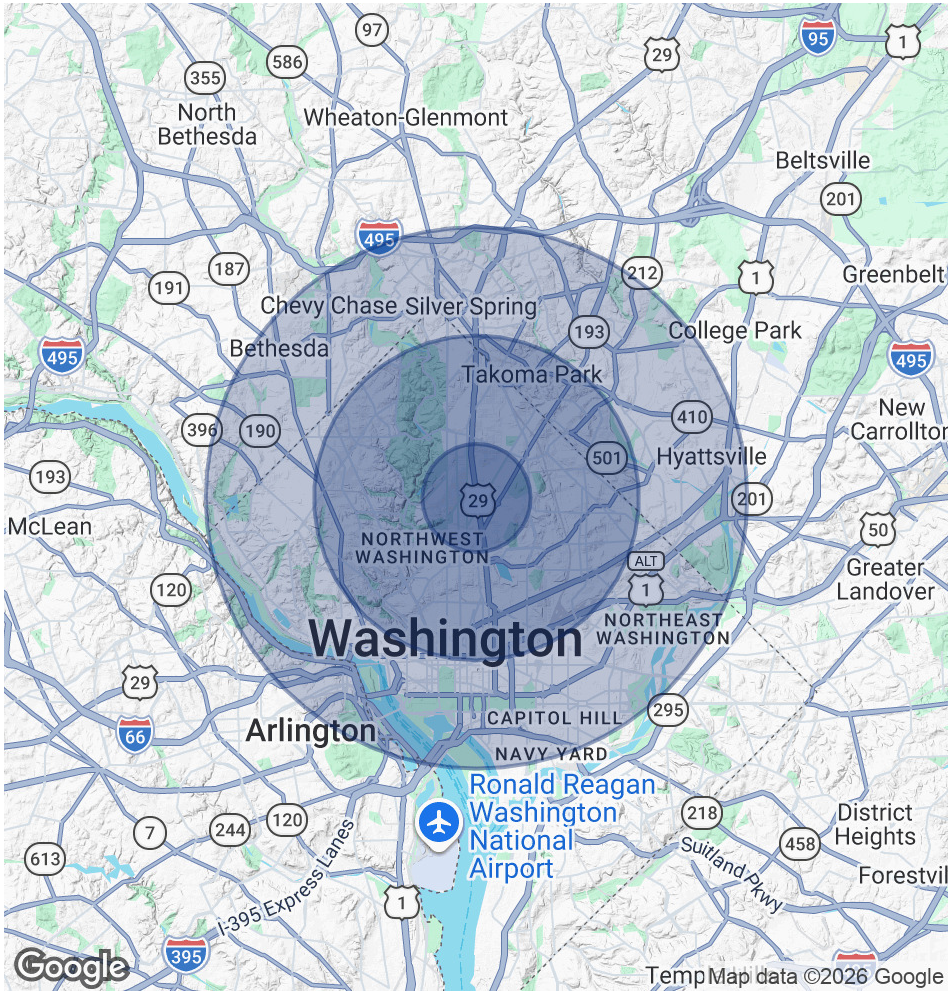
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	53,680	377,686	839,479
Average Age	38	39	38
Average Age (Male)	38	38	38
Average Age (Female)	38	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	21,015	177,539	375,010
# of Persons per HH	2.6	2.1	2.2
Average HH Income	$174,699	$164,141	$166,952
Average House Value	$870,248	$875,489	$855,036

2020 American Community Survey (ACS)



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COLDWELL BANKER COMMERCIAL Realty



DENIZ SENYURT, CCIM
Commercial Real Estate
Associate Broker
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Direct: 571.271.6604

PROFESSIONAL BACKGROUND

Licensed in Virginia, Maryland, and Washington DC, Deniz specializes in commercial real estate with vast experience in medical office, retail, and industrial property leasing and sales. Aside from serving on the Board of Directors of the Northern Virginia Association of Realtors and Mid Atlantic Real Estate Marketing Association, Deniz serves as a member of NVAR and NAR Commercial Councils. Deniz is also the 2022 Coldwell Banker Commercial Gold Circle of Distinction, 2023 Coldwell Banker Commercial Silver Circle of Distinction, 2024 CREXI Platinum Broker and NVAR Platinum Top Producer Award Winner.

EDUCATION

Deniz holds 3 Masters degrees (MBA in Small and Medium Sized Enterprises, MBA in International Business Finance, MA in International Trade and Investment Policy Program) from George Washington University. She graduated from NVAR Leadership Institute in 2021 and was accepted to the 2025 CCIM JWL Leadership Program. Her designations are Certified International Property Specialist (CIPS), Certified Merger and Acquisition Advisor (CM&AA), and Certified Commercial Investment Member (CCIM) .

MEMBERSHIPS

MAREMA, CCIM, NVAR, NAR
Past President of Mid Atlantic Real Estate Marketing Association
Past NVAR Commercial Council and International Business Forum Chairs

CIRCLE OF DISTINCTION GOLD COLDWELL BANKER COMMERCIAL

TOP PRODUCERS CLUB

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CREXI PLATINUM BROKER AWARD WINNER 2023

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