



THE CAMBRIDGE

PRIME End Cap Retail Opportunity in a stunning, A-class community of beautiful apartment homes. Located in between Thomas Circle and 12th Street. This retail site features off street parking, large window lines, high visibility and potentially outdoor seating.

NEIGHBORHOOD LOCATION

Thomas Circle / 14th Street & Downtown
1221 Massachusetts Avenue
Washington DC 20005

SPACE AVAILABLE

3,005 sq. ft.

NEARBY RETAILERS

Tosca Restaurant
Hard Rock Cafe
Ruth's Chris Steakhouse
City Center DC

2015 DEMOGRAPHICS

RADIUS	HH INCOME	POPULATION
1 mile:	\$91,984	71,125
3 mile:	\$83,847	387,699
5 mile:	\$77,962	841,368

TRAFFIC COUNT

30,838 vehicles daily on Massachusetts Ave NW

NEARBY METRO STOPS

Mt. Vernon Square / Convention Center
Gallery Place / Chinatown
Metro Center
McPherson Square



NEIGHBORHOOD
RETAIL GROUP

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NEIGHBORHOODRETAIL.COM



PLUGGED INTO YOUR NEIGHBORHOOD

FIRST FLOOR SUITE #1

3,005 sq. ft.



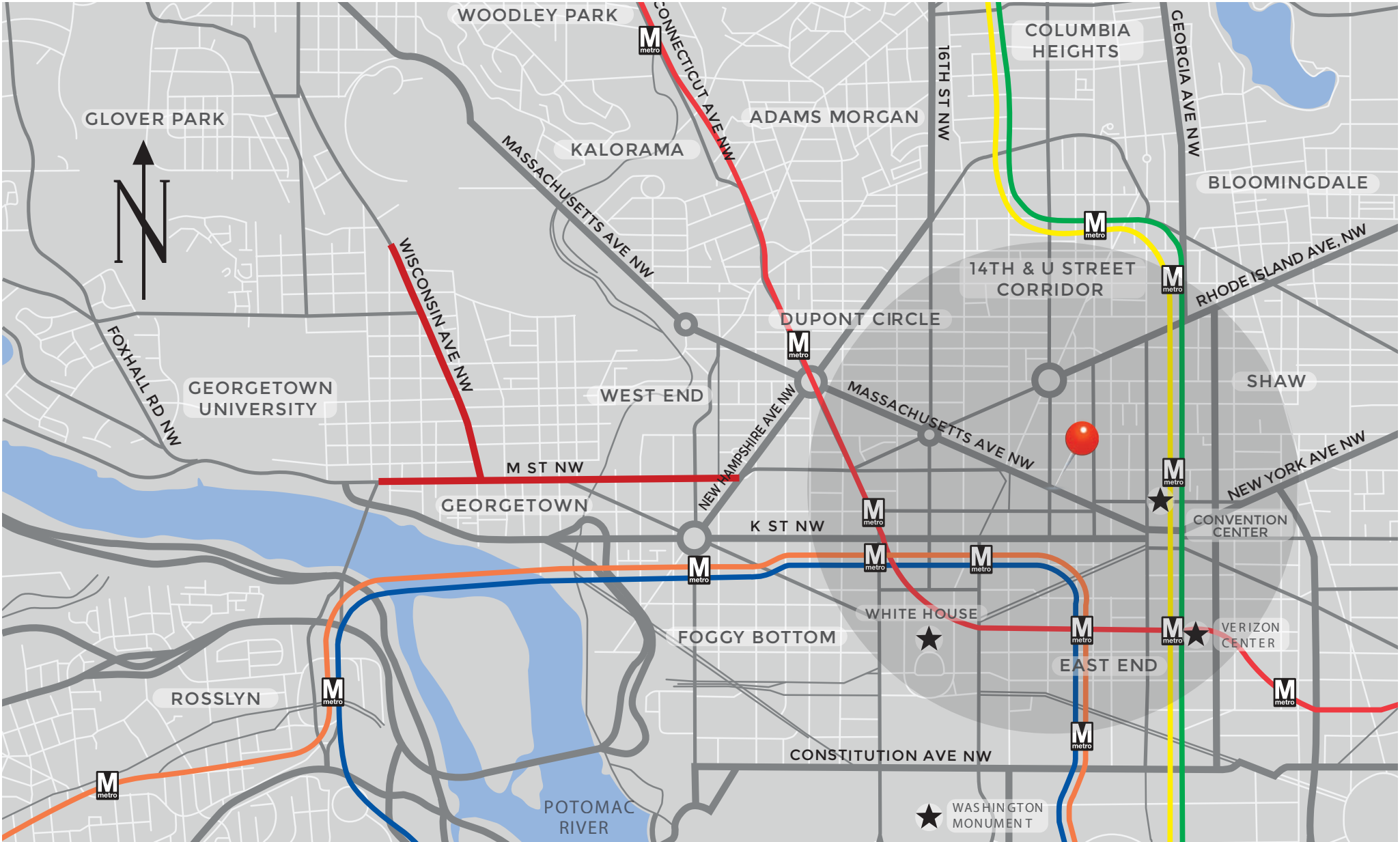
SITE PLAN - *EXISTING CONDITIONS

1221
MASSACHUSETTS AVE NW
THE CAMBRIDGE

PROPERTY HIGHLIGHTS

- All Utilities included
- Corner location at 13th and Massachusetts Ave
- Direct Street Access
- 3 Blocks to McPherson Square Metro
- Onsite Parking Available
- Excellent window line
- On-site Management
- Great Visibility



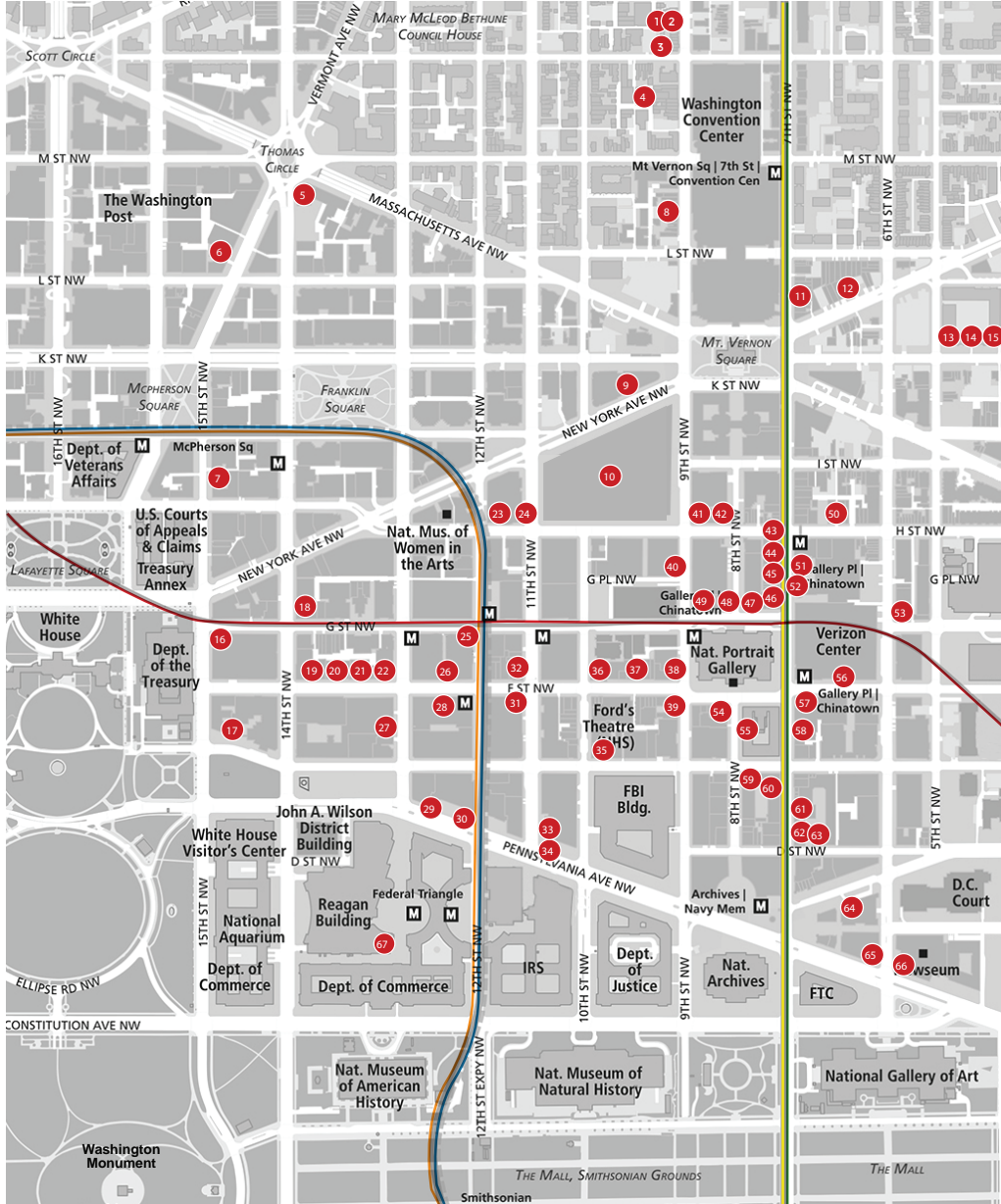


1221 MASSACHUSETTS AVE NW

THE CAMBRIDGE



RETAIL MAP



- 1 Sundevich
- 2 Seasonal Pantry
- 3 Table
- 4 Rogue 24
- 5 Zentan
- 6 Lincoln
- 7 Bobby Van's Steakhouse
- 8 Corduroy
- 9 Acadiana
- 10 CityCenter DC
DGBG
Jose Andres
Del Frisco's Double Eagle Steakhouse
- 11 Passenger/Columbia Room
- 12 Marrakesh
- 13 Busboys & Poets
- 14 Kushi
- 15 Mandu
- 16 Old Ebbitt Grill
- 17 J&G Steakhouse
- 18 Ceiba
- 19 Devon & Blakely
- 20 Roti
- 21 District Taco
- 22 M&S Grill
- 23 Bibiana
- 24 Capitol City Brewing Co.
- 25 Chef Geoff's
- 26 The Oceanaire
- 27 Crumbs
- 28 Paul Bakery
- 29 Del Frisco's Grille
- 30 Elephant & Castle
- 31 Tosca
- 32 Pret A Manger
- 33 Elisir
- 34 CEntral Michel Richard
- 35 Hard Rock Cafe
- 36 Le Pain Quotidien
- 37 CoCo. Sala
- 38 McCormick & Schmick's
- 39 Gordon Biersch
- 40 Ruth's Chris Steakhouse
- 41 Asian Spice
- 42 Matchbox
- 43 Fuddruckers
- 44 La Tasca
- 45 Ruby Tuesday
- 46 Legal Seafoods
- 47 Redline
- 48 Proof
- 49 Zaytinya
- 50 Vapiano
- 51 Zenga
- 52 Clyde's
- 53 Graffiato
- 54 NoPa Kitchen + Bar
- 55 Poste
- 56 Greene Turtle
- 57 Rosa Mexicano
- 58 District Chophouse
- 59 Austin Grill
- 60 Jaleo
- 61 Carmine's
- 62 Oyamel Cocina Mexicana
- 63 Rasika
- 64 Fiola
- 65 The Capital Grille
- 66 The Source
- 67 Reagan Building Food Court

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