



**PRESENTS:**

# PRIME RETAIL SPACES

**IN LEDROIT PARK**

**645 FLORIDA AVE. NW, WASHINGTON DC 20001**

**OVER 900 SF**



- ◆ RETAIL SPACE
- ◆ GROUND FLOOR
- ◆ REAR EXIT DOOR
- ◆ ACROSS SAFEWAY
- ◆ HEAVY FOOT TRAFFIC
- ◆ GOOD CONDITION
- ◆ MOVE-IN READY
- ◆ NEW BUILDING
- ◆ \$55.00/SF/NNN
- ◆ MOST USES ALLOWED
- ◆ RESTAURANT ALLOWED



# STREET PARKING

Contact: Ken Noroozi (301) 728-6037

## Property Maps



### **PROPERTY INFORMATION:**

**Year Built: 1991**  
**Zoning Code: Commercial**  
**Lot Size: 2,221 SF**  
**Ceiling: 10 ft High**



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