

**DEMERS**

**Real Estate, Inc.**

1763 Columbia Rd, NW Washington DC 20009

# Zoning MU-4



## Five Mixed Use (MU-4) Townhouses

**U STREET CORRIDOR/DUPONT CIRCLE**  
Washington DC 20009

RARE MIXED-USE BUILDINGS  
AT THE CORNER OF  
17TH & U STREETS

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**2000-2008 17TH STREET, NW**  
**WASHINGTON DC 20009**

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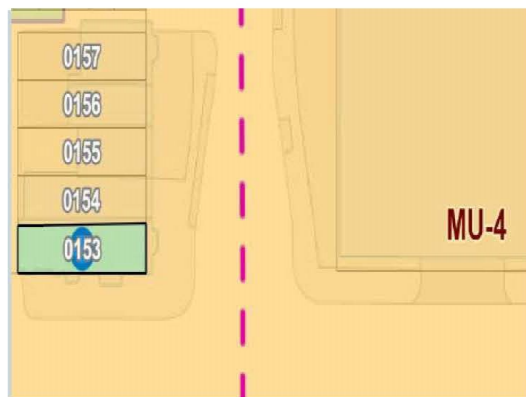
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The information contained herein has been obtained from reliable sources. However, it may be subject to errors, omissions, or recent changes. Since we cannot guarantee its accuracy, we recommend that all offerors verify all information. The property is subject to change of price, prior sale, or withdrawal

# ZONED MU-4

The Mixed-Use (MU) zones provide for mixed-use developments that permit a broad range of commercial, institutional, and multiple dwelling unit residential development at varying densities. The MU-4 zone is a mixed-use zone that is intended to be applied throughout the city consistent with the density designation of the Comprehensive Plan. A zone may be applied to more than 1 density designation.

FLOOR AREA RATIO (MAX.)	HEIGHT (FT.)	PENTHOUSE HEIGHT (FT.) / STORIES	LOT OCCUPANCY (%)	REAR YARD (FT.)	SIDE YARD (FT.)	GREEN AREA RATIO
2.5	50	12 except 15 for penthouse mechanical space	60%	15 (min)	None required; If provided it shall be at least 2 in. wide for each 1 ft. of height of building but no less than 5 ft.	0.3
3.0 (IZ)						
0.5 (non-residential)	N/A	1; Second story permitted for penthouse mechanical space	75% (IZ)		8 ft. for a single family detached or semi-detached dwelling	



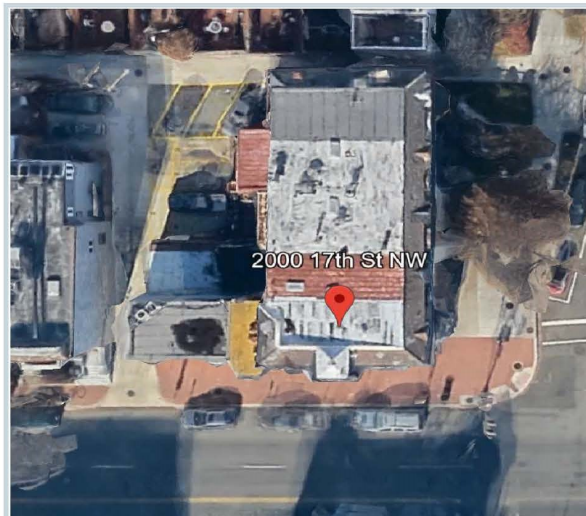
### MU-4 ZONE IS INTENDED TO

- Permit moderate-density mixed-use development;
- Provide facilities for shopping and business needs, housing, and mixed uses for large segments of the District of Columbia outside of the central core; and
- Be located in low- and moderate-density residential areas with access to main roadways or rapid transit stops, and include office employment centers, shopping centers, and moderate bulk mixed-use centers.

\*The subject property is located within the Strivers Historic District.



### BIRD'S EYE VIEW



### 3D Zoning MAP



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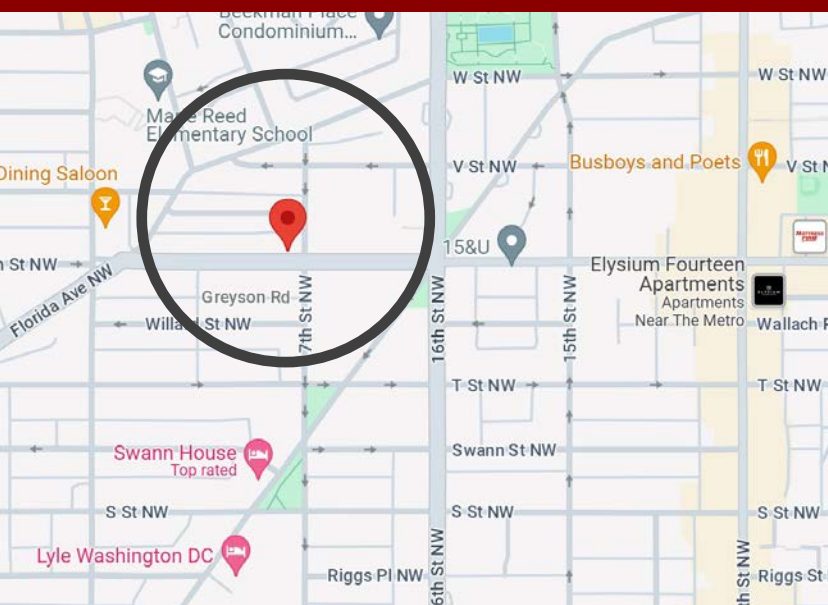
★ MIXED-USE ★

**2000 17TH STREET, NW  
WASHINGTON DC 20009**



- 1 Grocery Store Tenant
- 1 3BR 2BA Apartment
- 1 2BR 1.5BA Apartment
- Approx. 4402 total sqft
- U Street Corridor (1 block)
- Adams Morgan (1 block)
- Dupont Circle (3 blocks)

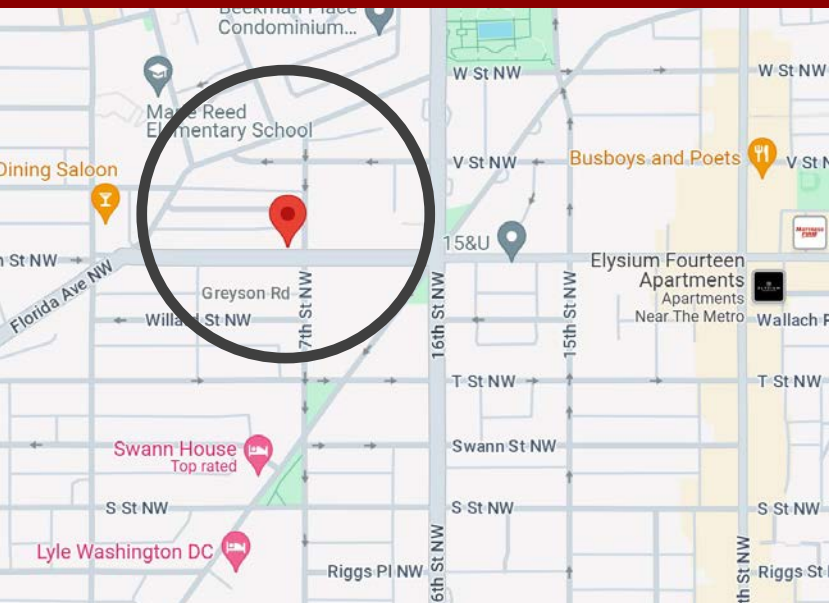
Contact: Jonathan Wilson  
jwilson@demersre.com





★ MIXED-USE ★

**2002 17TH STREET, NW  
WASHINGTON DC 20009**



**1 Art Gallery & Studio  
1 2BR 1BA Apartment  
1 1BR 1BA Vacancy  
Approx. 2965 total sqft  
U Street Corridor (1 block)  
Adams Morgan (1 block)**

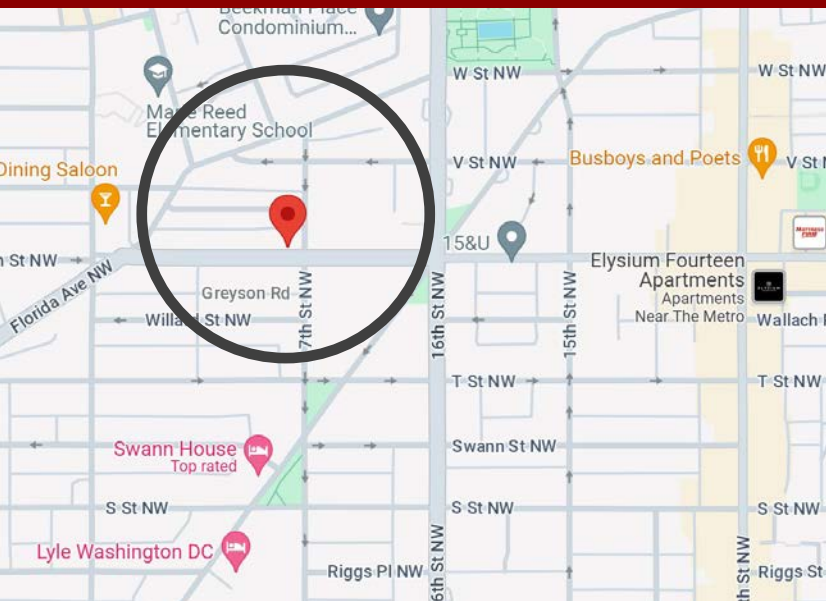
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★ MIXED-USE ★

**2004 17TH STREET, NW  
WASHINGTON DC 20009**



**1 2 level Commercial Space  
1 2BR 1.5BA Apartment  
2 Parking Spaces  
Approx. 2398 total sqft  
U Street Corridor (1 block)  
Adams Morgan (1 block)**

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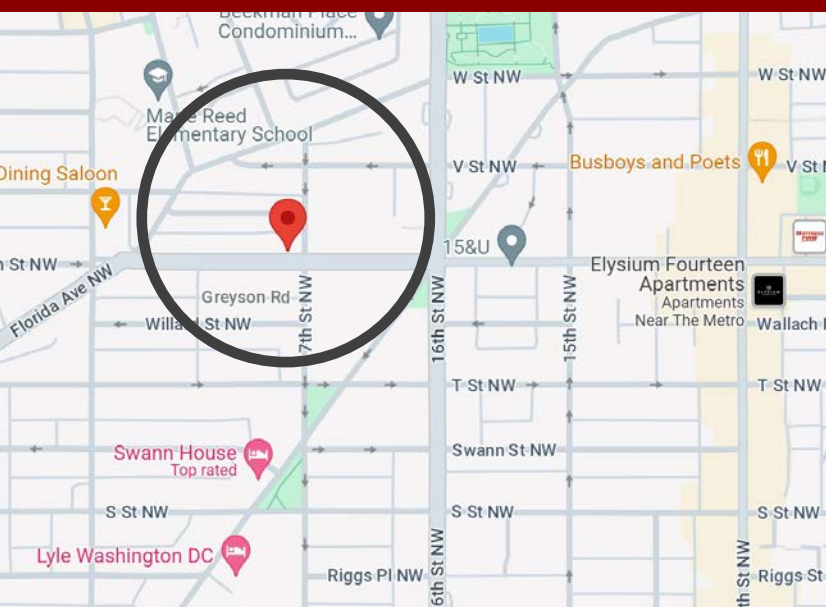
★ MIXED-USE ★

**2006 17TH STREET, NW  
WASHINGTON DC 20009**



- 1 Office Space
- 1 Hair Salon
- 1 2BR 1.5BA Apartment
- 2 Parking Spaces
- Approx. 2728 total sqft
- U Street Corridor (1 block)
- Adams Morgan (1 block)

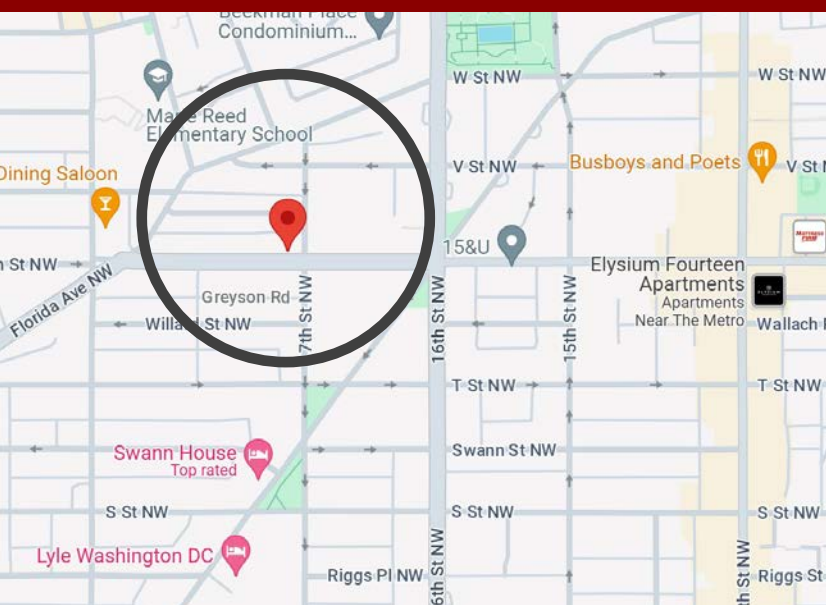
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★ MIXED-USE ★

**2008 17TH STREET, NW  
WASHINGTON DC 20009**



**1 4BR 2BA Apartment  
1 1BR Bsmt Apartment  
3 Parking Spaces  
Approx. 2424 total sqft  
U Street Corridor (1 block)  
Adams Morgan (1 block)**

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# 14TH & U STREETS / LOGAN CIRCLE

**Community transformations of this scale** are rarely seen in already-established urban neighborhoods. The combined Logan Circle, 14th Street and U Street corridors continue to experience a renaissance with no sign of stopping. Home to four Michelin-starred restaurants and five grocery stores including Trader Joe's and two Whole Foods, the neighborhood offers an abundance of food options.

**DAYTIME POPULATION**  
**226,314**  
 within one-mile

## SELECT RETAIL + RESTAURANT OPENINGS (2022+)

- Aslin Beer (beer garden)
- Baby Shank (restaurant)
- Backcountry (outdoor gear)
- Blank Street Coffee
- Bond Vet (veterinarian)
- Bunker (nightclub)
- Butter Me Up (restaurant)
- Circa Lighting (household goods)
- Heyday Skincare
- Johnny Rockets (restaurant)
- Madewell Men's (apparel)
- Mi Vida (restaurant)
- Nama Ko (restaurant)
- The Owl Room (nightclub)
- Pacers (apparel)
- Small Door Veterinary
- Solid State Books (bookstore)
- Spicy Water African Grill
- Tatte Bakery (restaurant)
- Whitlow's (restaurant)

## ACCLAIMED DINING

- Jont (2 Michelin Stars)
- Bresca (1 Michelin Star)
- Maydan (1 Michelin Star)
- Rooster & Owl (1 Michelin Star)
- Pearl Dive Oyster Palace (Bib Gourmand)
- Le Diplomate<sup>1</sup>
- Etto<sup>1</sup>
- Maydan<sup>1</sup>
- Nina May<sup>1</sup>

## NEIGHBORHOOD ACTIVATIONS

- Art All Night (September)
- Dog Days of Summer Sidewalk Sale (August)
- Farmers Market (Saturdays, 9 am - 1 pm)
- Funk Parade (May)
- Pride Parade (June)

## REEVES CENTER REDEVELOPMENT

Plans for the site call for 322 new residential units (rental & ownership), 22,500 SF of retail, 44,000 SF of arts/entertainment uses, a hotel, and 108,000 SF of office space, anchored by the new HQ for the NAACP.

<sup>1</sup> The 100 Very Best Restaurants in Washington (Washingtonian, 2023)





# 14TH & U STREETS / LOGAN CIRCLE



## POPULATION

	0-1/2 mi	0-1 mi	0-3 mi
Population	32,275	102,232	417,514
Daytime Population	33,525	226,314	832,008
Male	54%	51%	49%
Female	46%	49%	51%
High School Graduate +	96%	96%	94%
Bachelor's Degree +	84%	80%	75%
Graduate / Professional Degree	48%	46%	42%

## HOUSEHOLDS

	0-1/2 mi	0-1 mi	0-3 mi
Households (HH)	19,605	56,884	207,041
Average HH Size	1.6	1.7	1.9
Owner-occupied	38%	34%	39%
Renter-occupied	62%	66%	61%
Median Home Value	\$722,141	\$711,746	\$726,053

## INCOME

	0-1/2 mi	0-1 mi	0-3 mi
Average HH	\$197,170	\$182,152	\$179,088
Median HH	\$134,436	\$125,665	\$121,783
HH Income <\$50k	15%	19%	19%
HH Income \$50-\$75k	10%	9%	10%
HH Income \$75k+	75%	72%	70%
Average HH Disposable	\$118,148	\$111,058	\$110,288

## AGE

	0-1/2 mi	0-1 mi	0-3 mi
Age <20	9%	12%	16%
Age 20-34	38%	38%	34%
Age 35-64	44%	39%	37%
Age 65+	10%	10%	13%
Median Age (years)	36.2	34.8	35.1

## CONSUMER EXPENDITURES (\$ thousands)

	0-1/2 mi	0-1 mi	0-3 mi
Apparel	\$93,892	\$252,589	\$903,081
Child Care	\$26,147	\$68,726	\$240,842
Computers & Accessories	\$8,572	\$23,091	\$81,696
Entertainment & Recreation	\$126,488	\$340,122	\$1,221,556
- Pets	\$26,569	\$71,545	\$257,376
Food at Home	\$221,767	\$601,387	\$2,159,907
Food away from Home	\$168,682	\$455,143	\$1,611,744
Health Care	\$214,202	\$580,300	\$2,112,325
- Medical Care	\$70,224	\$190,737	\$693,836
Home Improvement	\$113,178	\$298,907	\$1,101,556
Household Furnishings	\$87,745	\$235,332	\$848,670
Personal Care	\$37,460	\$100,936	\$362,243
Vehicle Maint. & Repair	\$40,097	\$109,329	\$392,472

## AVAILABLE VEHICLES PER HH<sup>1</sup>

	0-1/2 mi	0-1 mi	0-3 mi
0	56%	50%	37%
1	36%	42%	47%
2-3	8%	8%	15%
4+	0%	0%	1%

## MOBILITY

Traffic Counts <sup>2</sup>	14,300-14,900	14th St NW
	16,100	U St NW

Source: Esri forecasts for 2022, 1. American Community Survey (2016-2020) values are rounded to the nearest whole percent, 2. Open Data - 2022 Traffic Volumes (DDOT 2020 AADT)

## CONTACT

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