

\$1,350,000 - 3619 Georgia Nw, Washington

MLS® #DCDC2153528

\$1,350,000

0 Bedroom, 0.00 Bathroom, 2,363 sqft

Commercial Sale on 0.00 Acres

PARK VIEW, Washington, DC

Prime Retail Space for Sale/Lease in
Washington, DC!

For Lease: \$50/15 Per SQFT NNNFor Sale:
\$1.35 Million

Key Features:

Brand New Building!

Exceptional Foot/Vehicle Traffic

Frontage on a High-Traffic Corridor

One Block from Petworth METRO

Close Proximity to National Retailers

Total Rentable Space: 2,363 Sqft

Upper Level: 1,658 Sqft at \$50/Sqft Plus NNN

Lower Level: 705 Sqft at \$15/Sqft Plus NNN

Attention, Savvy Investors! Noble Group with eXp Realty proudly presents an unparalleled opportunity—a prestigious location at THE EXCHANGE in Washington, DC. This spacious 2,363 Sqft retail space offers maximum visibility with expansive floor-to-ceiling windows, strategically positioned along a bustling retail corridor in Washington, DC. It presents flexibility for various retail concepts, ensuring compatibility



with your vision.

With direct frontage on Georgia Ave NW, your investment will benefit from unmatched visibility and accessibility due to significant foot and vehicle traffic. This retail space is at the heart of a vibrant community with approximately 75,000 residents within a 1-mile radius. Imagine the exposure your business could achieve in this high-traffic location—truly prime real estate!

THE EXCHANGE is near renowned national retailers such as Marshalls, Target, CVS, Best Buy, Safeway, Giant, and more. The synergy and foot traffic generated by these esteemed neighbors will undoubtedly benefit your business. The possibilities are endless with the consistent flow of potential patrons from nearby retail visitors.

This prime location retail store offers the flexibility to choose between a sale or lease, aligning perfectly with your investment strategy. Priced at \$1,350,000, this opportunity comes with an Absolute Net Lease, promising a fruitful investment journey. With a projected monthly net income of \$7,790, you can expect a remarkable 6.92% capitalization rate, ensuring a compelling return on your investment.

Now is the time to acquire premium commercial property in Washington, DC. Contact Noble Group with eXp Realty today to explore this remarkable opportunity and watch your business flourish like never before.

Built in 2022

Essential Information

MLS® #	DCDC2153528
Price	\$1,350,000

Bathrooms	0.00
Square Footage	2,363
Acres	0.00
Year Built	2022
Type	Commercial Sale
Sub-Type	Condo, Retail
Status	Active

Community Information

Address	3619 Georgia Nw
Subdivision	PARK VIEW
City	Washington
County	WASHINGTON-DC
State	DC
Zip Code	20010

Interior

Heating	Heat Pump(s)
Cooling	Central A/C

School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
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Additional Information

Date Listed	August 5th, 2024
Days on Market	448
Zoning	048 - COMMERCIAL-RETAIL

Listing Details

Listing Office	EXP Realty, LLC
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request of the seller.

Listing information last updated on October 26th, 2025 at 3:30pm EDT