

KLNB

Samuel Kelsey Apartments // 3334-3336 14th Street NW Washington, DC 20010



8,687 SF FIRST FLOOR

(5,324 SF BASEMENT STORAGE ALSO AVAILABLE)

Columbia Heights Corner Retail Available

For More
Information,
Please Contact:

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KLNBretail
Commercial Real Estate Services

KLNB

Samuel Kelsey Apartments //

3334-3336 14th Street NW
Washington, DC 20010



Property Highlights:

- > Corner of 14th Street & Monroe Street, NW
- > 2 blocks from Columbia Heights Metro Station with a ridership count of 25,074 PPD
- > 8,687 SF available on the 1st floor with (5,324 SF basement storage)
- > 15 foot clear ceiling heights

Available Space:

Size	Rate	Condition	Delivery	Est. NNN
8,687 SF Street	\$50	Shell	Immediate	\$7.37
5,324 SF LL				

Demographic Snapshot // 2016:

	.5-Mile	1-Mile	3-Mile
Population	35,672	84,541	381,190
Daytime Population	7,499	33,624	534,519
Average HH Income	\$88,614	\$100,920	\$115,431

Metro Ridership // 2016:

Columbia Heights Metro	25,074 (PPD)
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Join:



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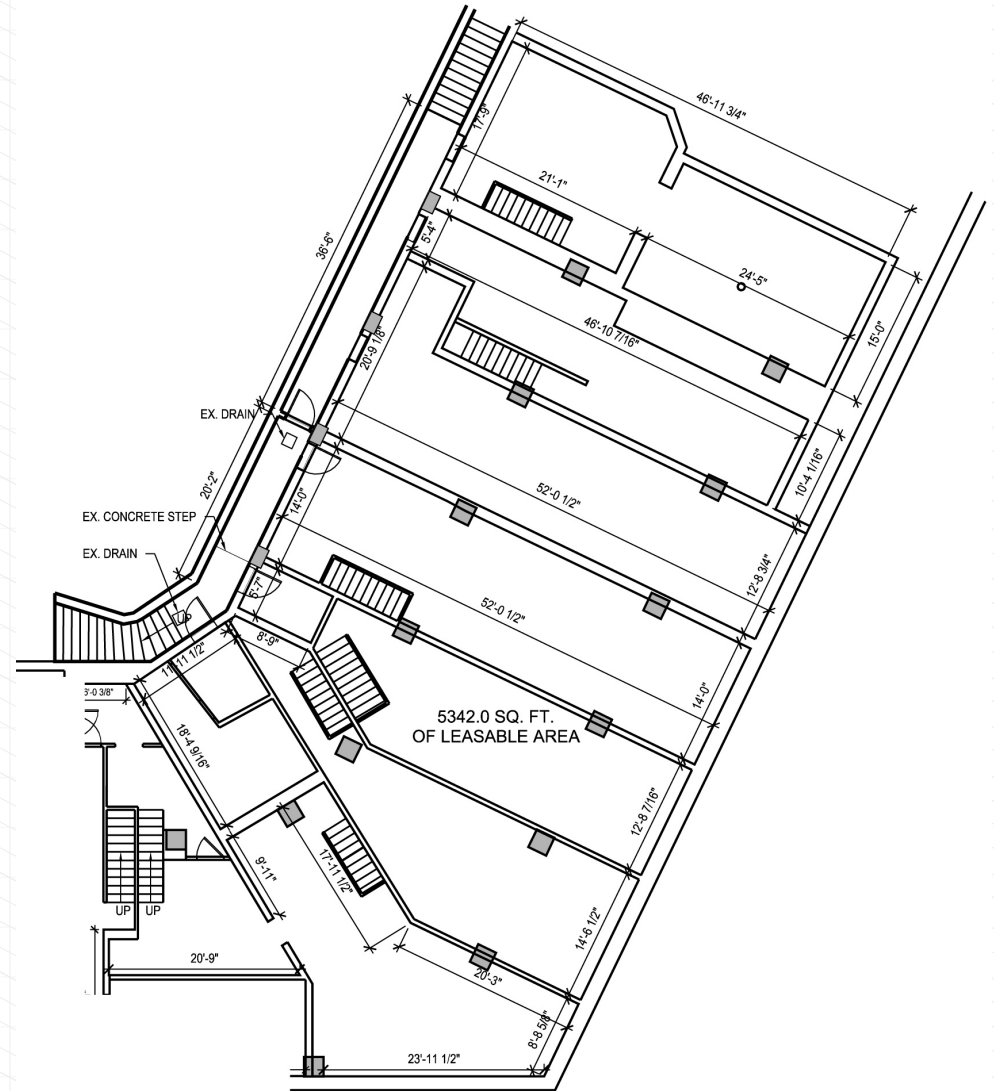
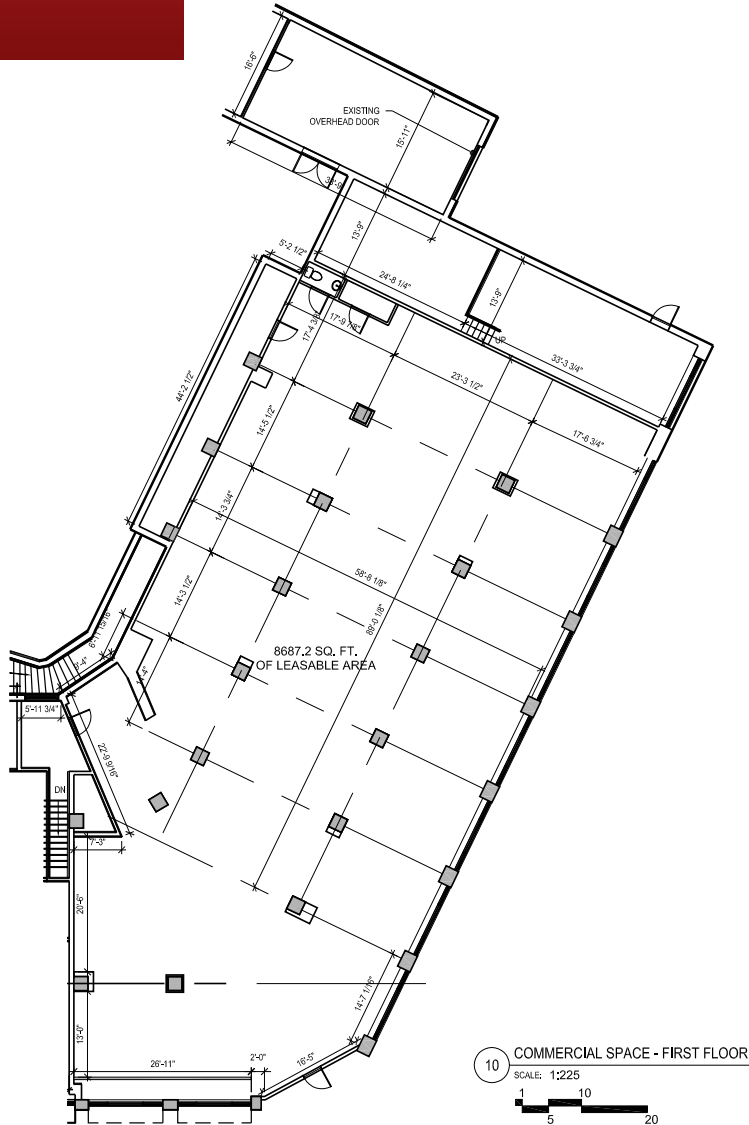
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Street Level

Basement Storage



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- Google Earth Pro -
Fall 2012 Aerial Photograph

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.

metro
PETWORTH
9,681 PPD

3336 14th Street NW

PNC
SUBWAY

Tivoli Square

- TARGET**
- BED BATH & BEYOND**
- BEST BUY**
- STAPLES**
- Bank of America**
- Marshall's**
- MATTRESS DISCOUNTS**
- Radio Shack**
- IHOP RESTAURANT**
- DSW**
- LIME**
- WISCONSIN SPORTS CLUBS**
- PANADA EXPRESS**
- THE CHILDREN'S PLACE**
- Panera BREAD**

Tivoli Square

- Giant**
- WELLS FARGO**
- UPS**
- BURGER KING**

Park Triangle

- Stetley Pingpong**
- T-Mobile**
- fiorello**
- POLLO CAMPERO**

M
metro
COLUMBIA HEIGHTS
25,074 PPD

Highland Park

- FIVE GUYS** BURGERS and FRIES
- TYNAN** COFFEE & TEA
- PETES** NEW BRUNSWICK PIZZERIA
- signal financial** Federal Credit Union

Kenyon Square

- BB&T** **citibank**
- CHIPOTLE** MEXICAN GRILL
- CAVA** Mozza Grill
- FedEx Office**
- STARBUCKS COFFEE**

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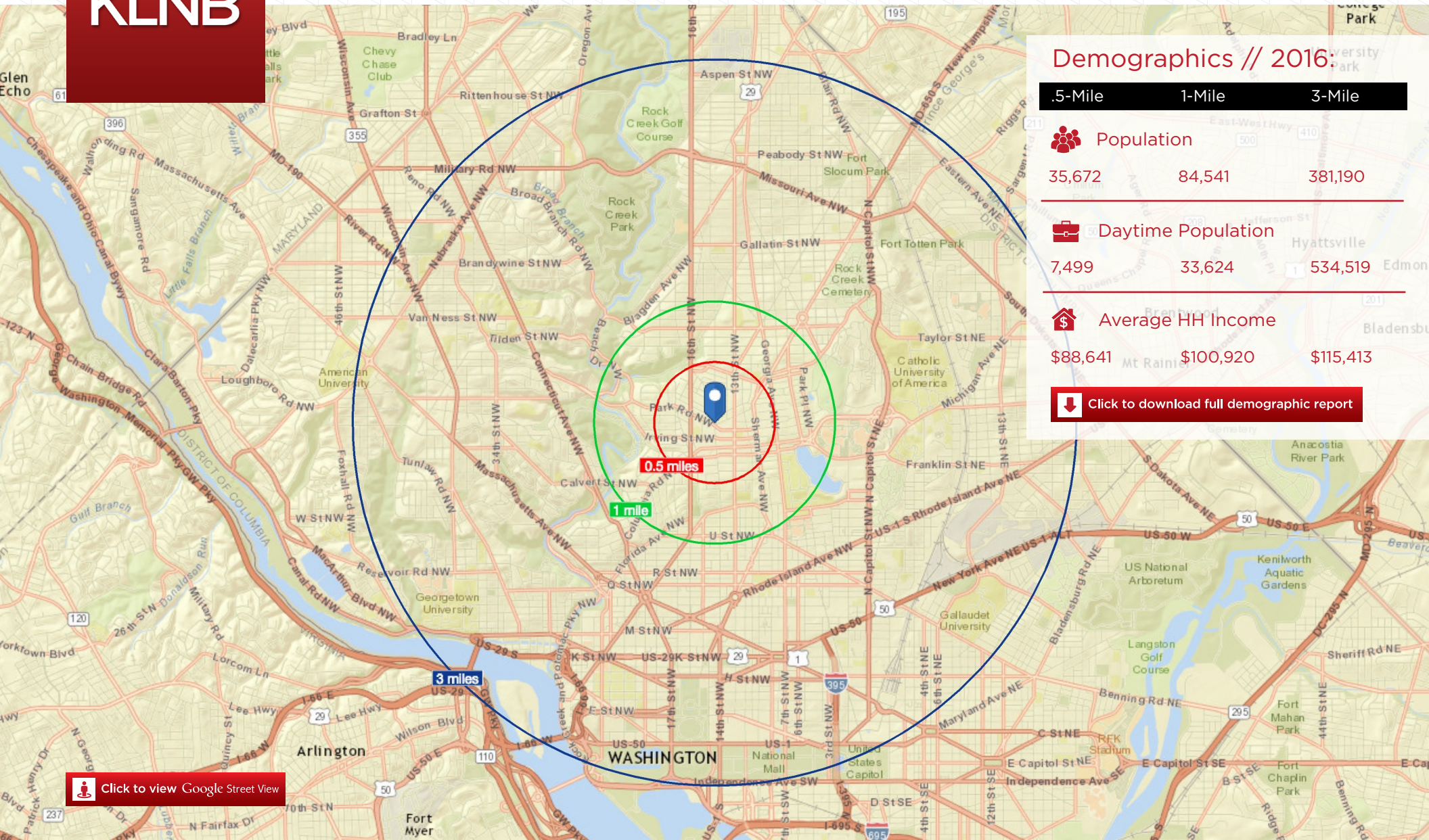
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Aerial



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Demographics // 2016:

5-Mile	1-Mile	3-Mile
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Daytime Population	7,499	33,624	534,519
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Average HH Income	\$88,641	\$100,920	\$115,413
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[Click to download full demographic report](#)

[Click to view Google Street View](#)

Location & Demographics

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Click here to visit
property website

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