



# mr. braxton

BAR & KITCHEN

3632

3632 Georgia Ave NW





# HIGHLIGHTS

3632 Georgia Ave NW Washington DC 20010

- Approx. **1,750 SF** 2nd Gen “turn-key” restaurant/bar
- Expansive private outdoor rear patio space
- FF&E conveys
- Potential for Tavern License to convey



HOOK X HALL



DISTRICT DOGS



SAFEWAY

YOGA HEIGHTS

JOSH MILLER  
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Grant Circle

1/2 MI

HONEYMOON CHICKEN

TIMBER PIZZA  
LITTLE FOOD STUDIO  
MENYA HOSAKI

PETWORTH LIBRARY

ACE HARDWARE

ROOM 808  
DANNIE'S KITCHEN

YES!  
ORGANIC MARKET

CHICATANA  
BARRILITO BAR  
& RESTAURANT  
LITTLE COCO'S  
DC CORAZON FONDA  
Y TEQUILERIA

SPICE  
COMMONWEALTH CANTINA

SAFEWAY

BLUEBELL SPA

**M** Georgia Ave/  
Petworth

CVS  
TSEHAY

FISH IN THE  
NEIGHBORHOOD  
LOOKING GLASS LOUNGE

THE AVENUE

MI CASITA  
BAKERY & DELI

THE COUPE

HOOK HALL

THE MIDLANDS BEER GARDEN  
SWEAT DC  
CALL YOUR MOTHER DELI

GIANT FOOD

MAKAN  
QUEEN'S ENGLISH  
THE THIRSTY CROW

REDROCKS  
EL CHUCHO  
ODD PROVISIONS

SALSA WITH SILVIA  
ST. VINCENT WINE  
DISTRICT DOGS TRAINING

EL RINCONCITO CAFE  
STICKY FINGERS  
POLLO CAMPERO

SONNY'S  
NO KISSES

NUVEGAN CAFE  
HARRAR COFFEE & ROASTERY

IRVING ST

COLUMBIA RD

HEIGHTS

**M**



# Gallery

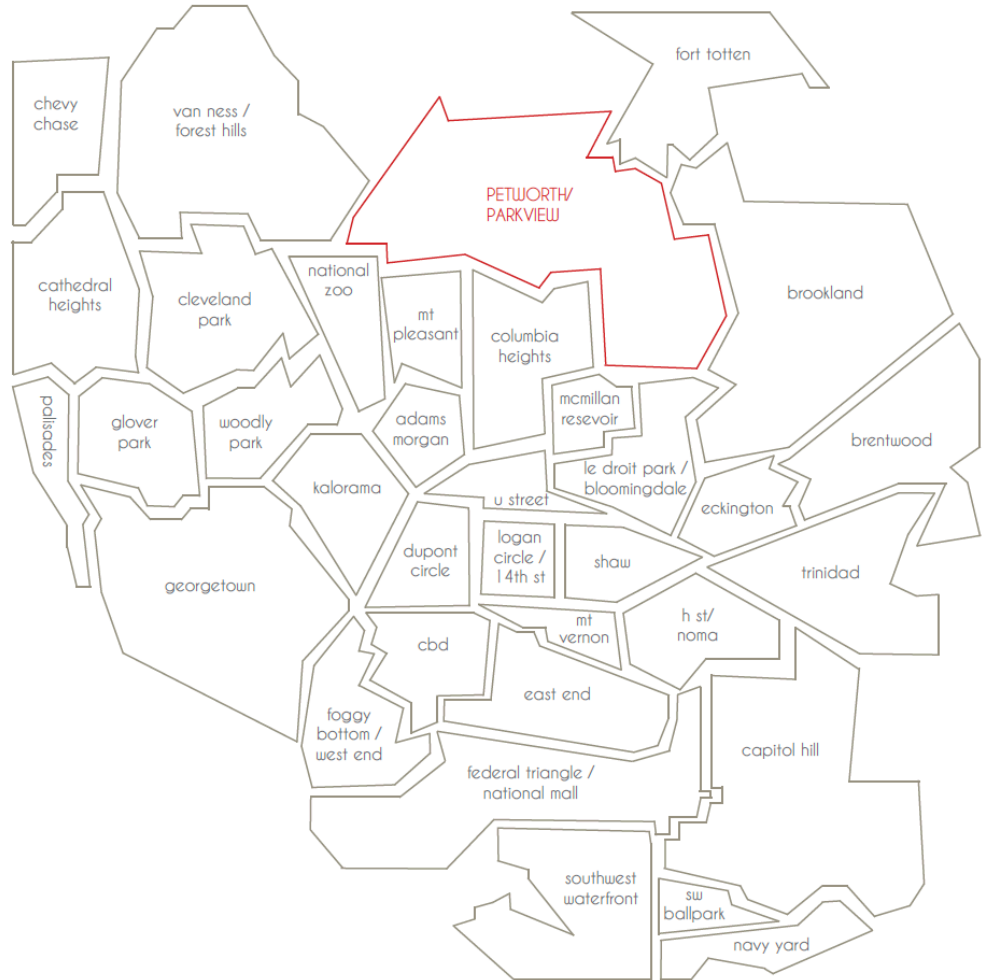


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# PETWORTH/PARKVIEW

Neighborhood-serving small businesses nestled among residential blocks include award winning restaurants and specialty retailers such as Pom Pom, Slash Run, Loyalty Bookstore, She Loves Me Florist, Cinder BBQ, Timber Pizza, Call Your Mother Bagel, Taqueria Del Barrio, Willow, Fia's Fabulous Finds, and Lulabelle's Sweet Shop.\*



Traffic Counts  
GEORGIA AVE

17,800-  
28,400

Average HH  
Income

\$122k

WALKSCORE

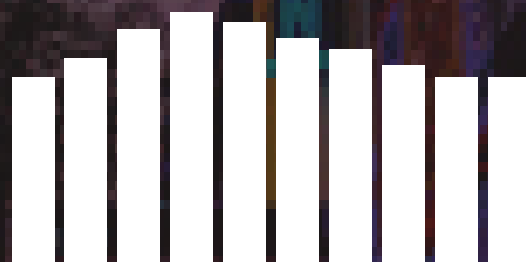
95

Daily Ridership  
Georgia Ave/Petworth

5,889

Residents within  
10 min car ride

263,700



PULSE RETAIL

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