

CANAL SQUARE RESTAURANT

1054 31st St NW, Washington, DC 20007



PROPERTY HIGHLIGHTS

- 13,000 Sq. Ft. Restaurant space
- Prime location in the heart of Georgetown
- Exterior patio and deck overlooking the C&O Canal
- Can be subdivided to accomodate retail and offices
- Covered parking available



POPULATION



0.5 Mi	8,949
1 Mi	44,822
2 Mi	169,609

AV. HH INCOME



0.5 Mi	\$211,671
3 Mi	\$153,048
5 Mi	\$150,288



SHARY THUR



202-359-3469



sthur@thurassociates.com

CANAL SQUARE RESTAURANT

1054 31st St NW, Washington, DC 20007

THUR
RETAIL
Thur & Associates
Commercial Real Estate Brokerage



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Great signage all over Canal Square

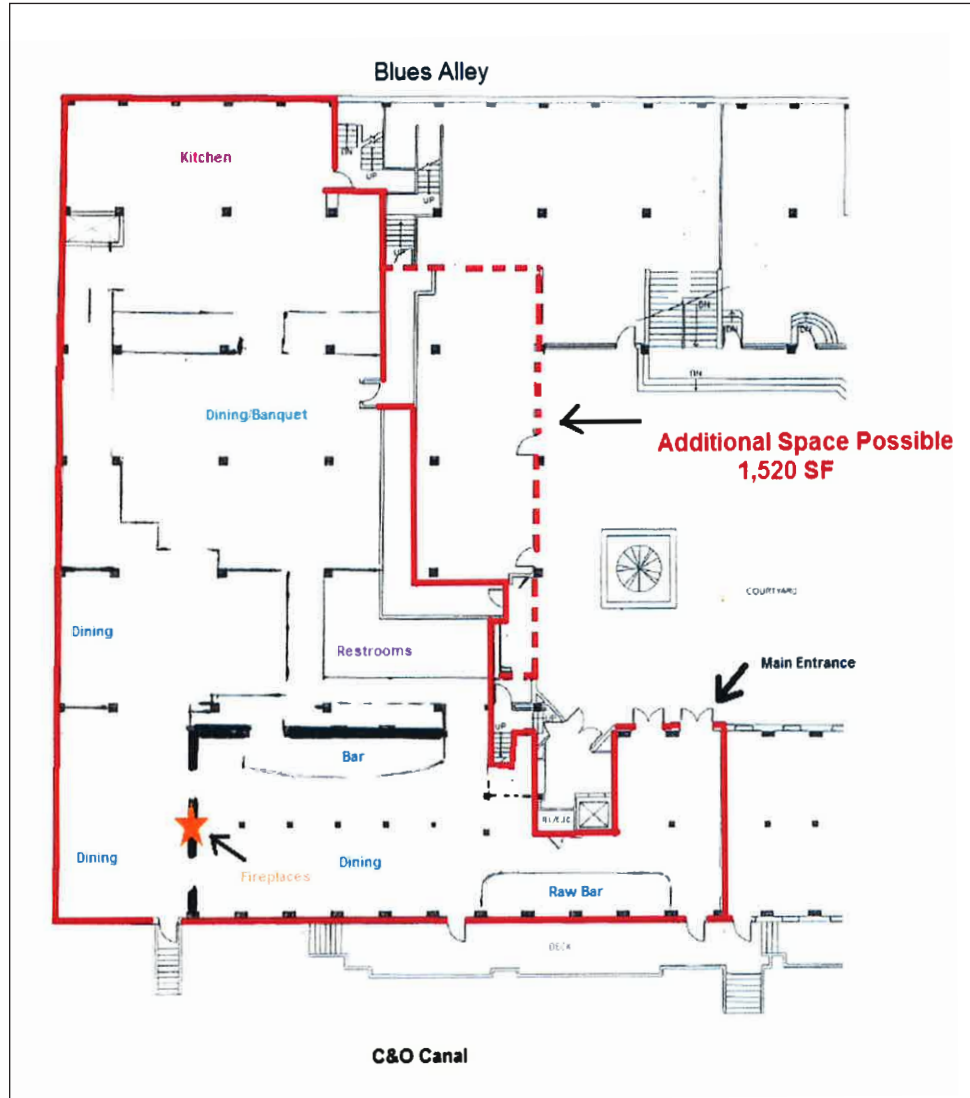


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first floor 10,775 SF



second floor 2,345 SF

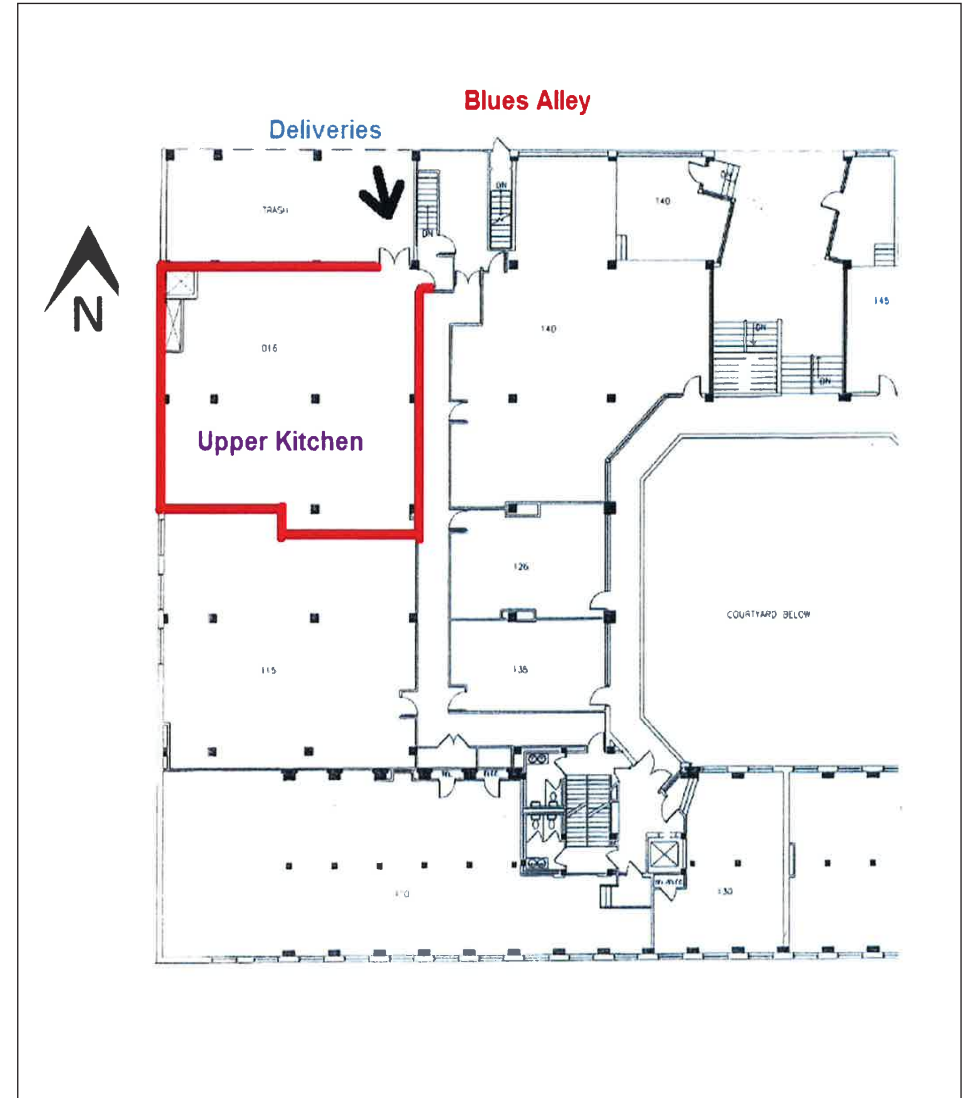
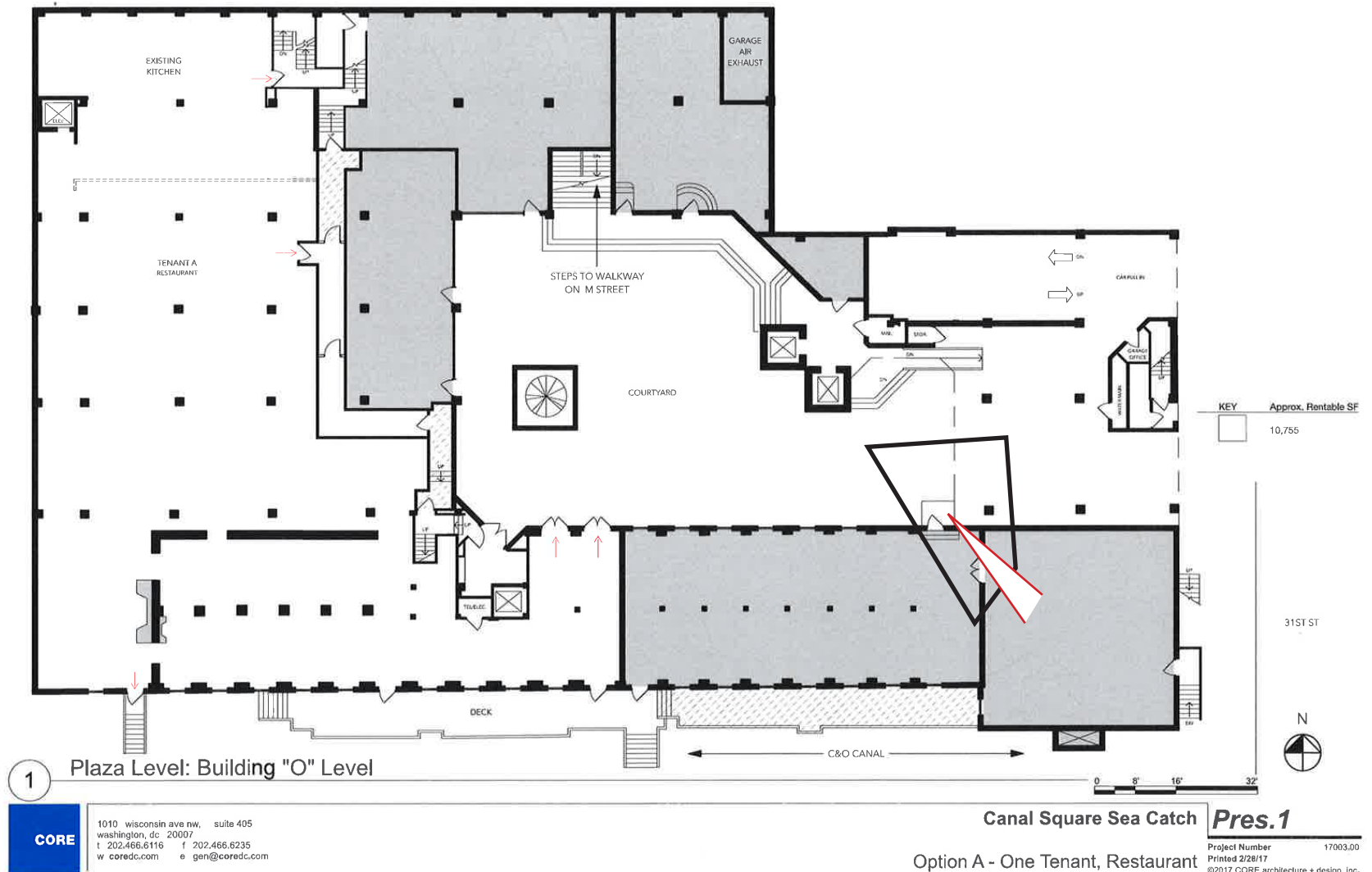


image and dimensions are approximate

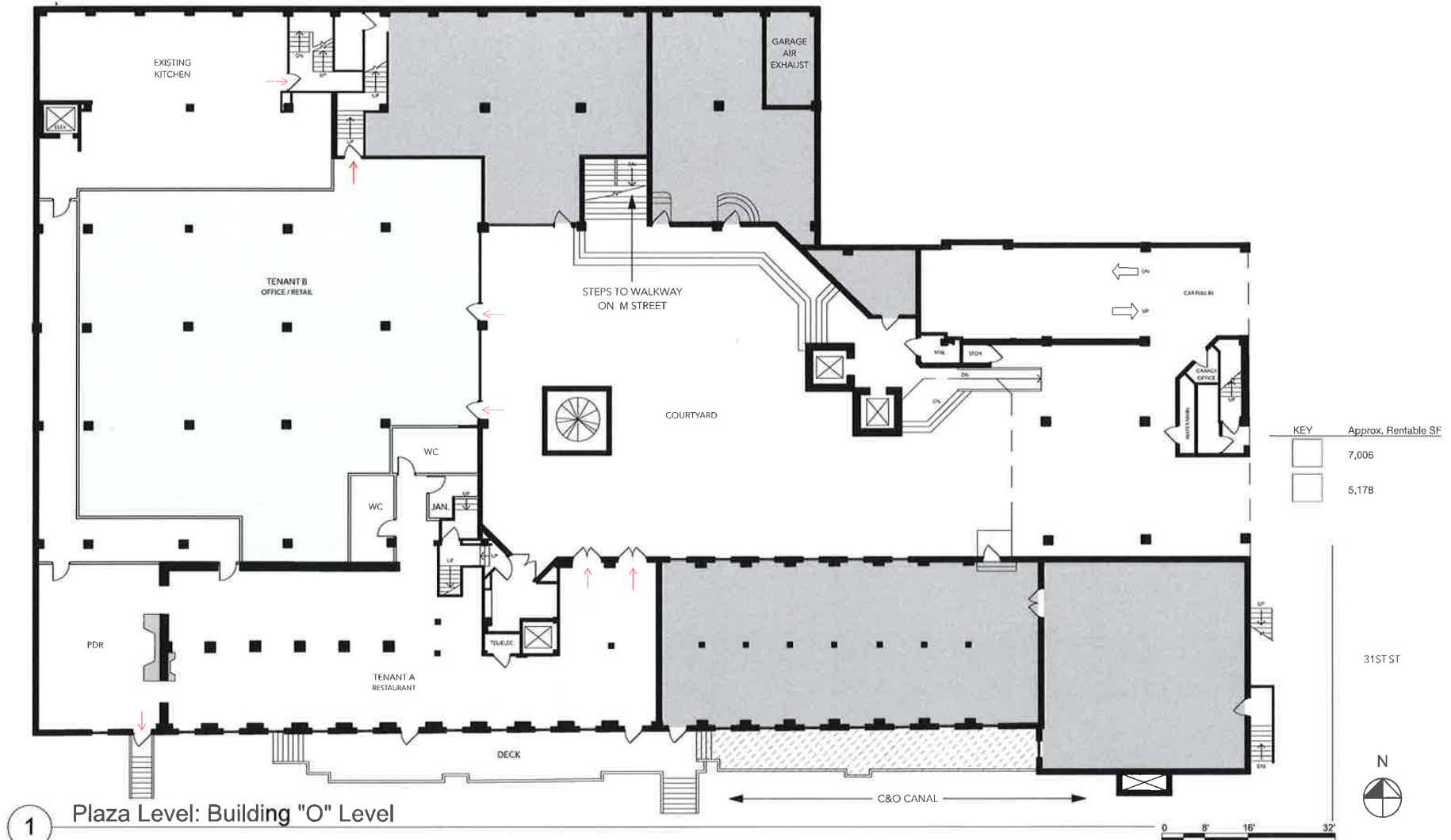
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Canal Square Sea Catch

Pres.2

Project Number 17003.00
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Option B - Two Tenants, One Restaurant / One Office

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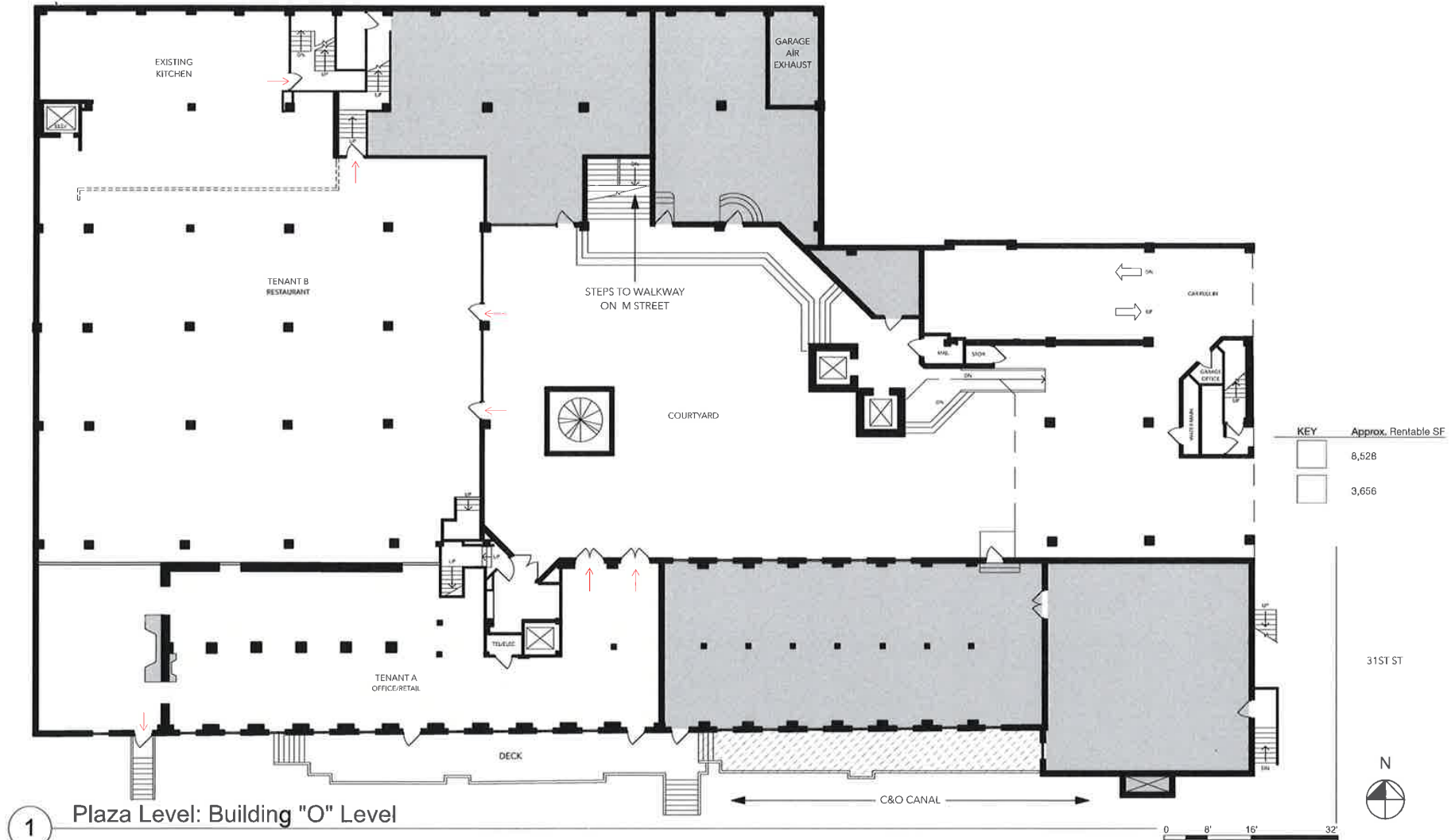


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CANAL SQUARE RESTAURANT

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Canal Square Sea Catch

Pres.3

Option C - Two Tenants, One Restaurant / One Office

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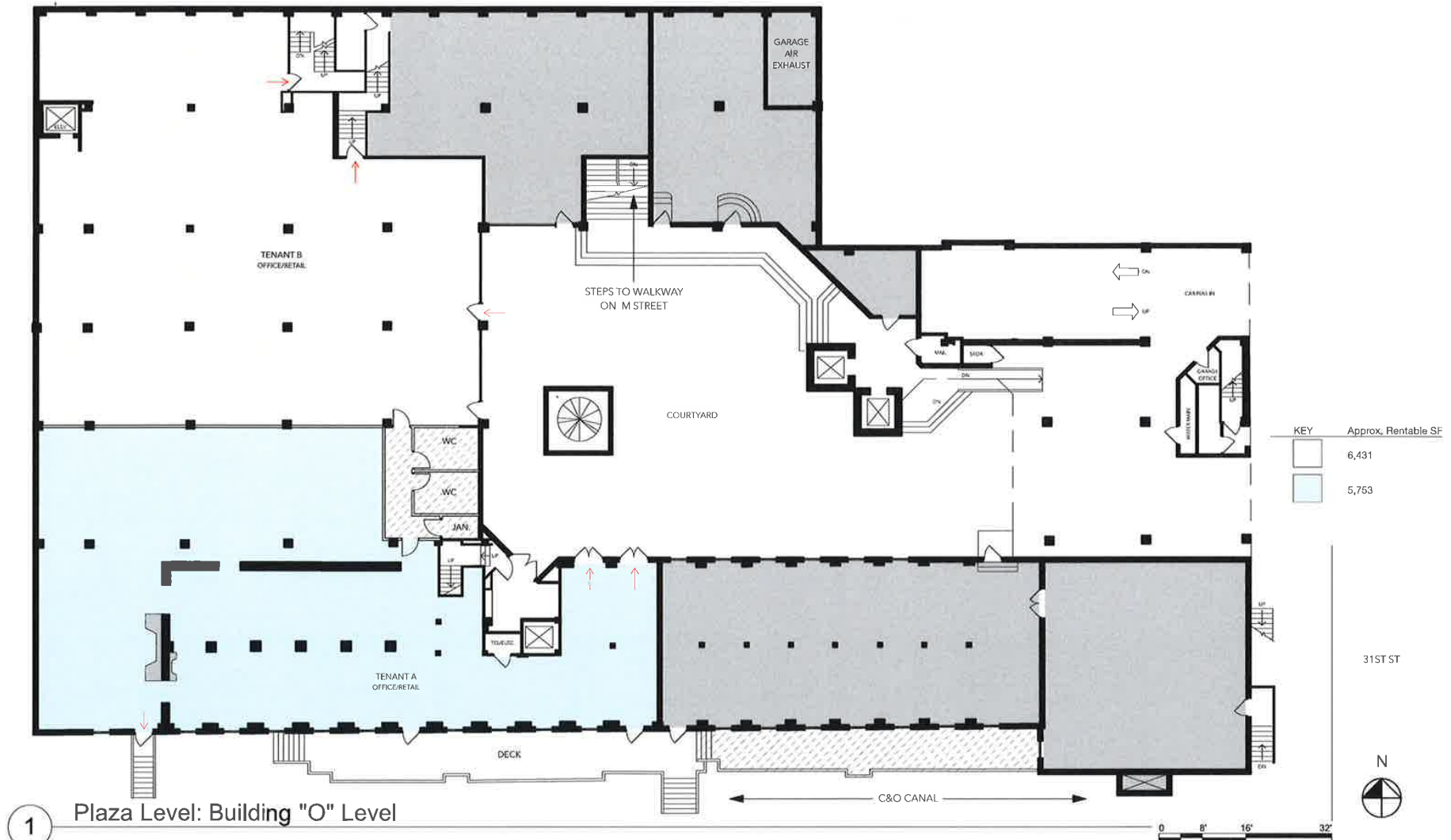


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CANAL SQUARE RESTAURANT

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Canal Square Sea Catch **Pres.4**

Option D - Two Tenants, Two Offices

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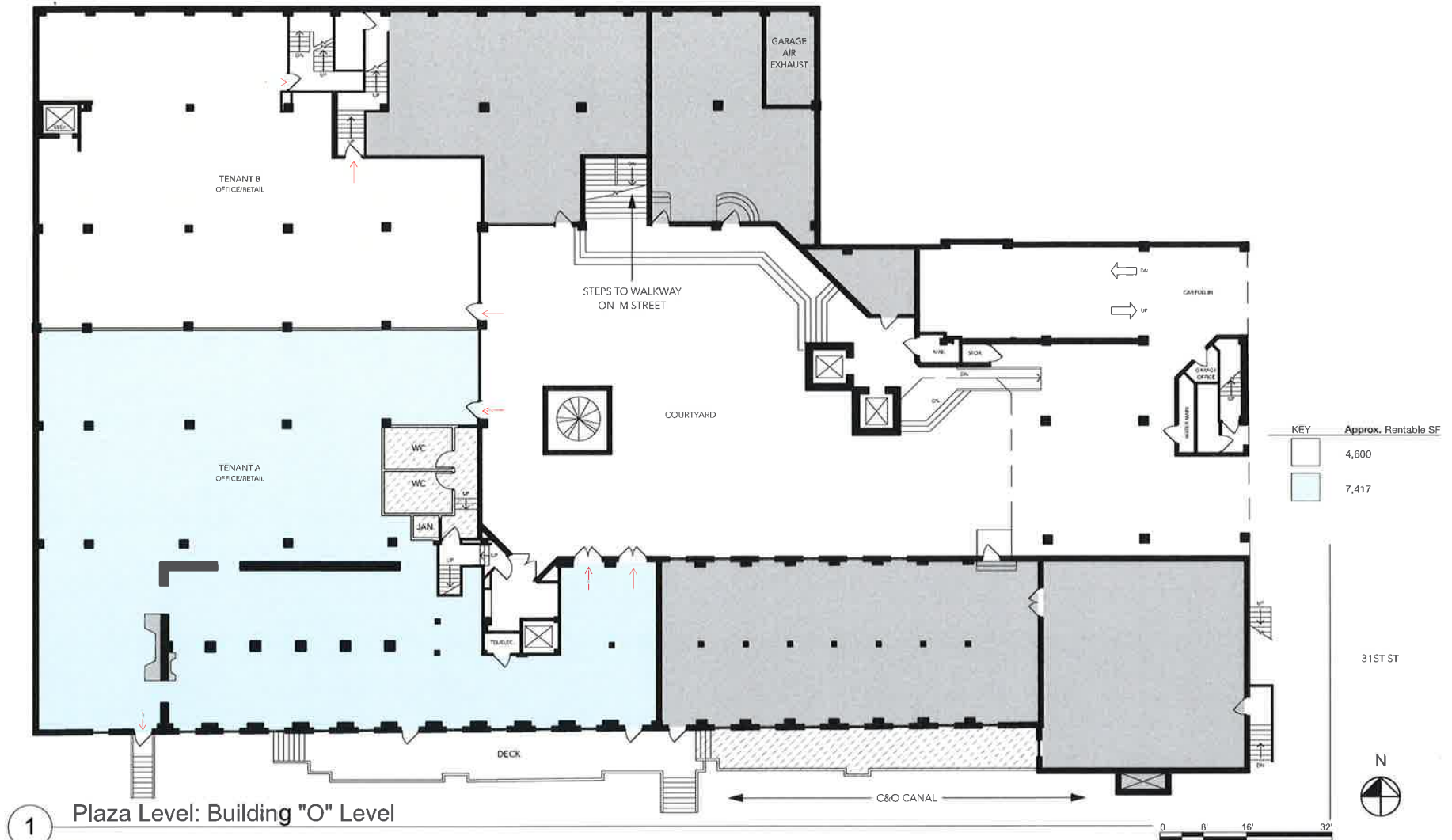


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Canal Square Sea Catch **Pres.5**

Option E - Two Tenants, Two Offices

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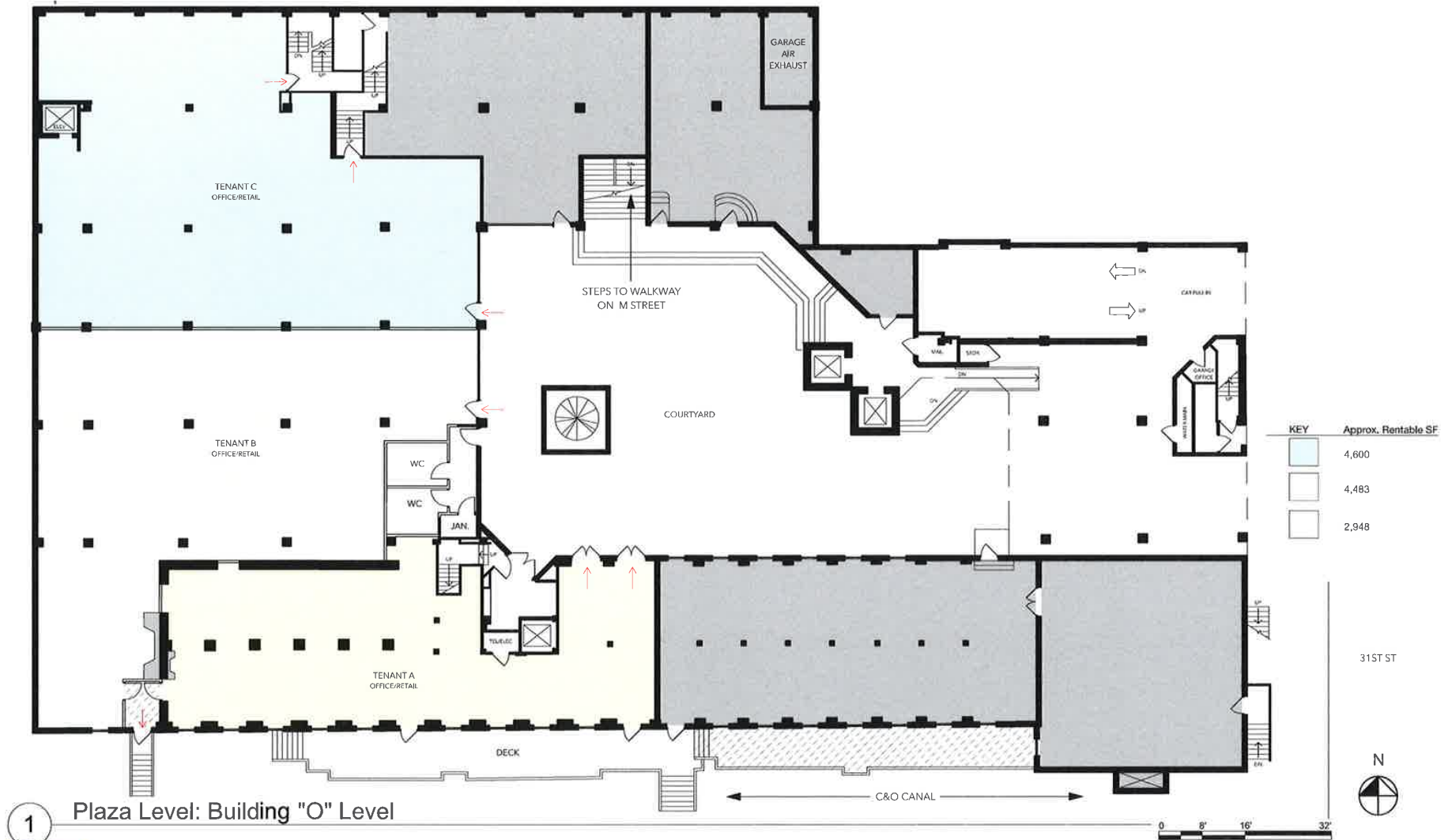
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Canal Square Sea Catch

Pres.6

Option F - Three Tenants, Three Offices

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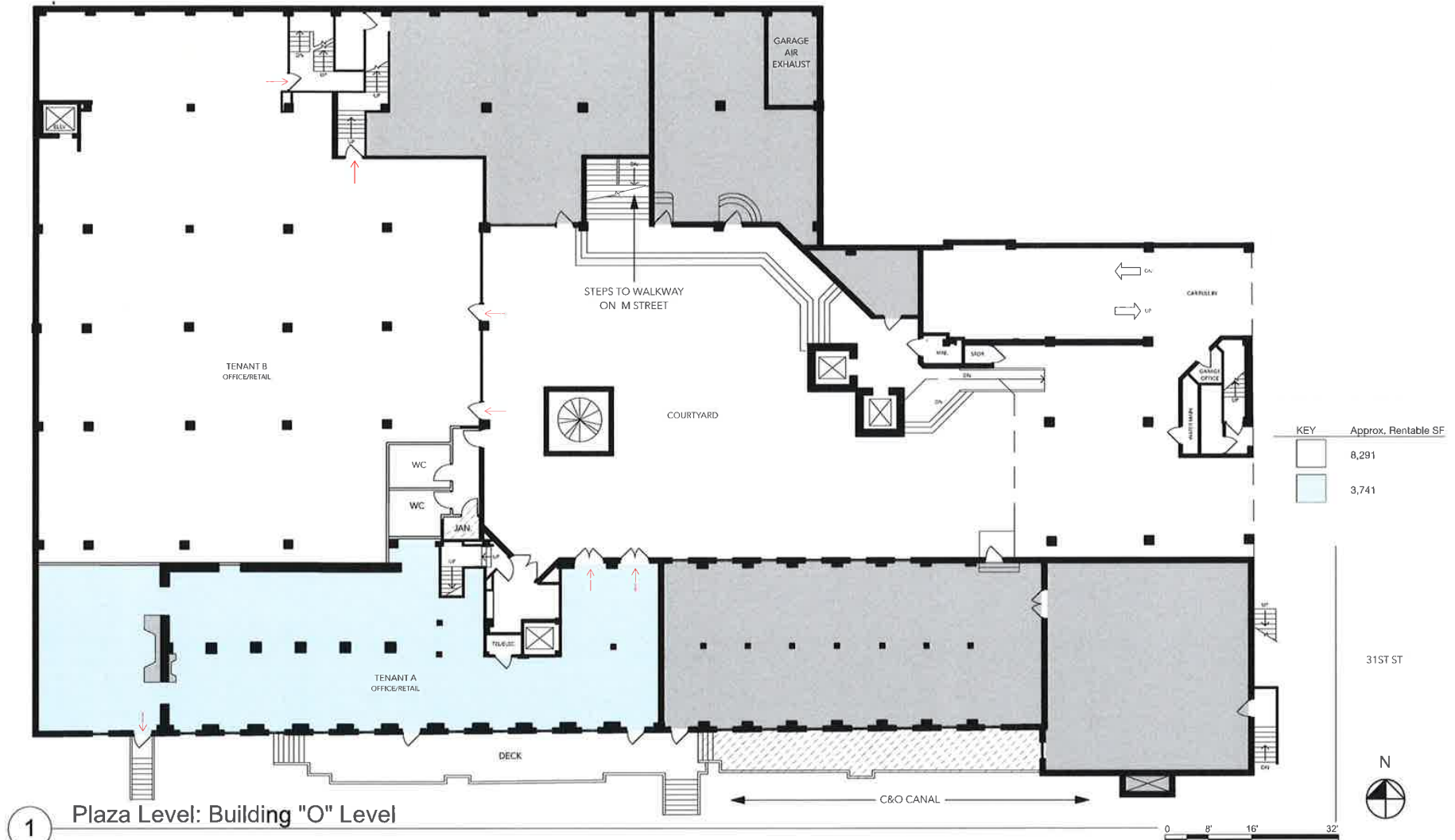


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Canal Square Sea Catch **Pres.7**

Option G - Two Tenants, Two Offices

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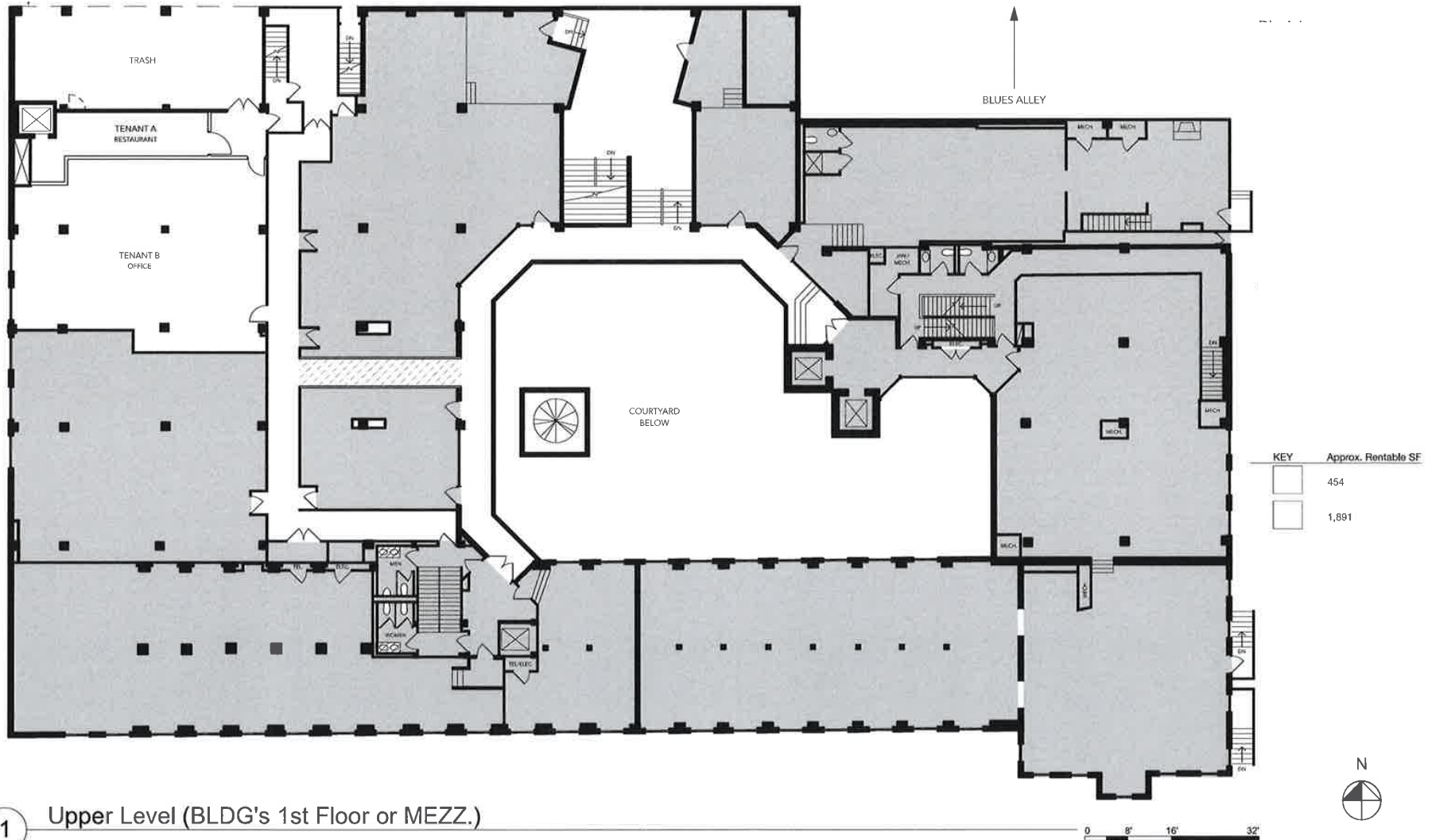


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1 Upper Level (BLDG's 1st Floor or MEZZ.)

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Canal Square Sea Catch

Pres.8

Option A-1 - Two Tenants, Restaurant / One Office

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