



The Allegro
Washington, DC

864 - 1,804 SF Available
Spaces combinable up to 2,668 SF



Washington

District of Columbia

- Situated at 3460 14th Street NW in Columbia Heights, one of DC's most vibrant and walkable neighborhoods
- Three blocks from the Columbia Heights Metro Station (Green & Yellow Lines)
- 864–2,668 SF of street-level retail with outdoor seating beneath 300 residential units
- Proximity to high-traffic retailers including Target, Lidl, and DC USA Shopping Center, driving consistent daily foot traffic



2026 Demographics

	.25 mi.	.5 mi.	1 mi.
Population	9,772	32,500	81,881
Daytime Population	4,927	10,445	35,125
Household Income	\$155,943	\$150,622	\$174,394
Traffic Counts	14,000 on 14th Street		

Area Retailers



Marshalls



RED DERBY

Pho Viet

EXXON

The Allegro



16TH STREET 32,000 VPD

OAK ST NW

NEWTON ST NW

14TH STREET 14,000 VPD

13TH STREET

Queen's English

Tivoli Square

Giant WELLS FARGO

H&R BLOCK MATTRESS Warehouse UPS

REDROCKS Odd CHUGHO COUPE

GEORGIA AVE NW

Columbia Heights Education Campus
1,567 Students

DC USA LIDL Marshalls

IHOP BEST BUY Target

BANK OF AMERICA Durlington

PNC

Park Triangle

The CAMPERO T-Mobile citibank

Kenyon Square

TRUIST Starbucks CAVA

GEICO FedEx

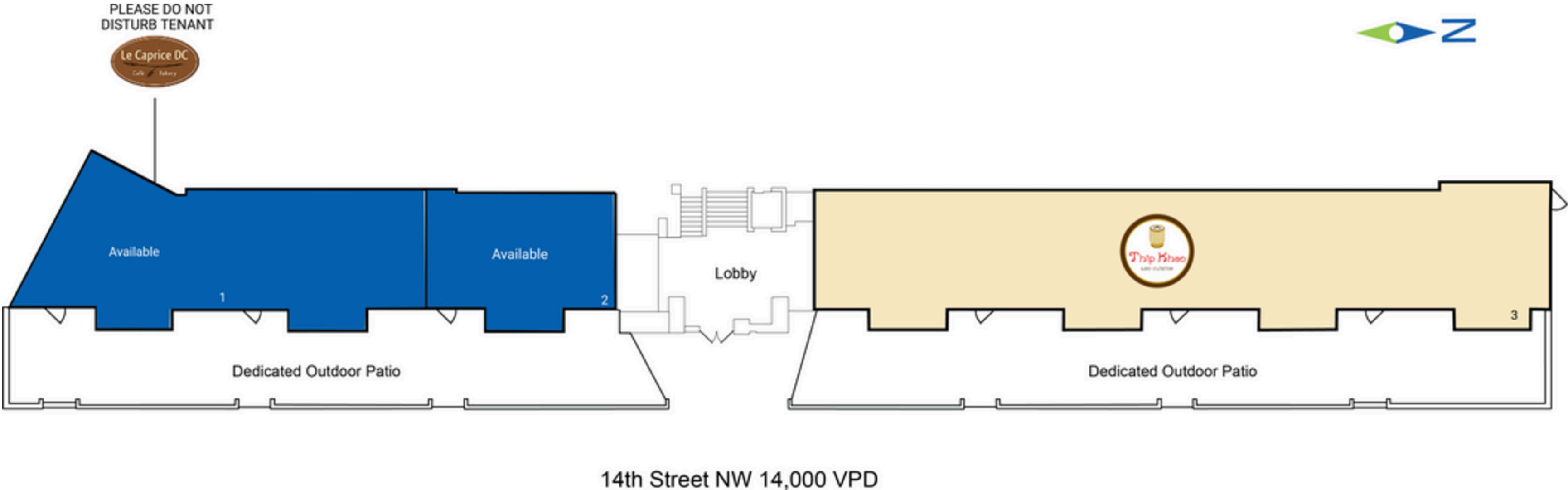
DOUBLES CALL YOUR MOTHER

SENSE THE HONEY POT

Site Plan

Spaces combinable up to 2,668 SF

Space #	Sq. Ft.	Tenant
1	1,804	Available
2	864	Available
3	3,500	Thip Khao



● Space Available

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