

BANG
REALTY

BROKER OF RECORD

3124

GEORGIA AVENUE NW
WASHINGTON DC

PIZZA

REIGN
RESTAURANT & LOUNGE

ZACUTO GROUP
COMMERCIAL REAL ESTATE

FOR SALE

**SINGLE TENANT RETAIL
TURN-KEY RESTAURANT**

SPEED
LIMIT
25

NO
STANDING
OR
STOPPING
ANYTIME
TRUCKS &
TRAILERS
NO
PARKING
EXCEPT
AS
SHOWN

3124



EXECUTIVE SUMMARY

3124 GEORGIA AVE NW, WASHINGTON DC, 20010

Matthew Luchs and Matthew Ambrose with Zacuto Group are pleased to exclusively present for sale 3124 Georgia Ave NW, a ±4,479 SF single-tenant retail restaurant opportunity asset on ±3,575 SF of land, strategically positioned in the heart of Petworth, one of Washington, DC's most dynamic and rapidly evolving neighborhoods. Purpose-built and currently configured as a turnkey restaurant, the property was formerly occupied by Reign Restaurant & Lounge DC and will be delivered fully vacant, offering immediate usability for an owner-user or a high-upside repositioning opportunity for an investor.

LISTING CONTACT



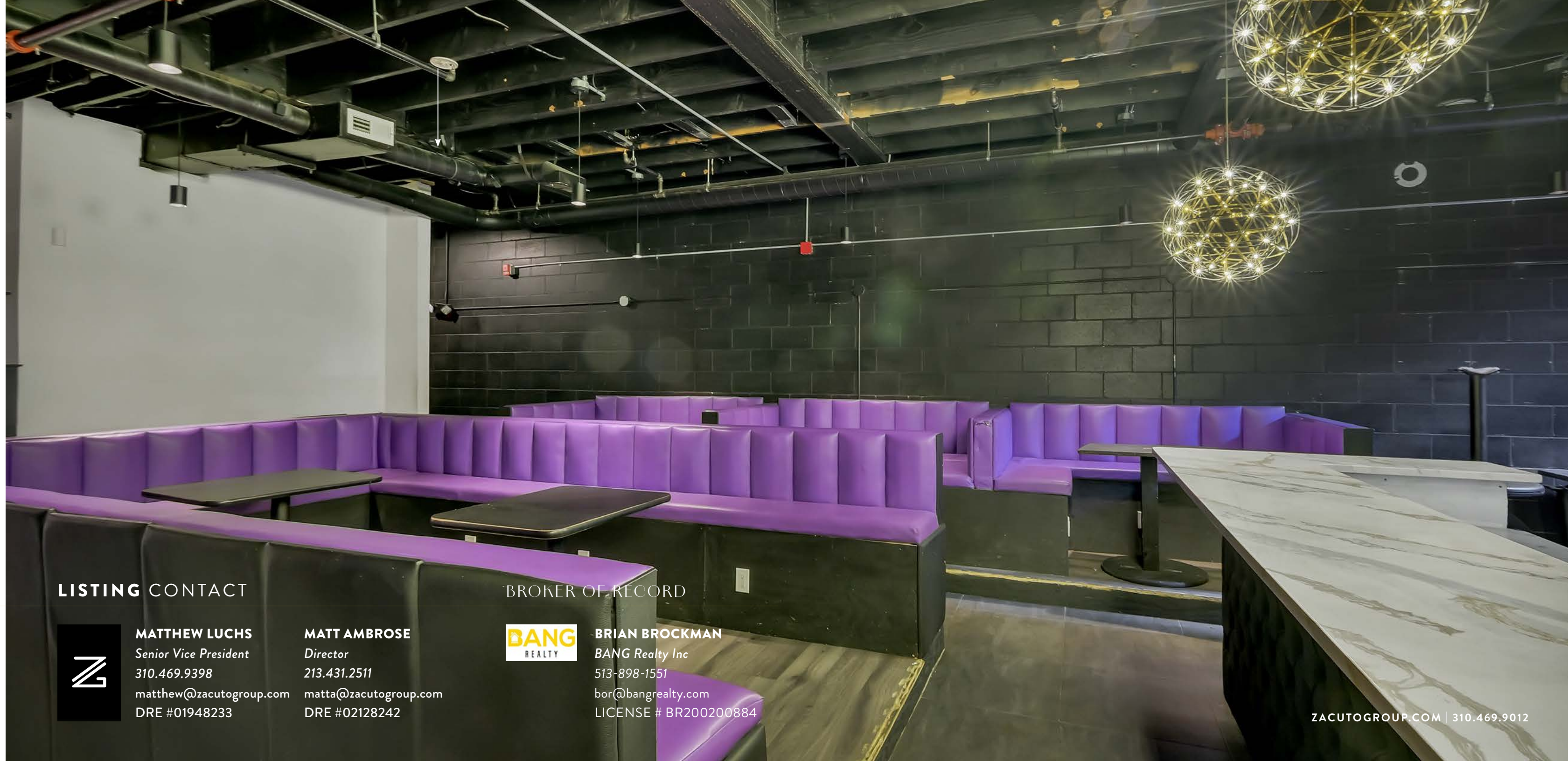
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BROKER OF RECORD



EXECUTIVE SUMMARY

3124 GEORGIA AVE NW, WASHINGTON DC, 20010

Offered for sale or lease, the asset provides rare flexibility in a supply-constrained market. The existing restaurant infrastructure, including buildout, layout, and key improvements, enables a seamless transition into a new food and beverage concept, materially reducing downtime, upfront capital expenditures, and execution risk.

Located along the highly trafficked Georgia Avenue corridor, the property commands excellent visibility, strong street presence, and consistent pedestrian and vehicular traffic. The surrounding area is supported by a dense and growing residential base, with continued multifamily development and retail expansion driving sustained demand for experiential dining and nightlife concepts.



PROPERTY INFORMATION

ADDRESS:	3124 GEORGIA AVE NW Washington DC 20010
PRICE:	\$2,250,000
BUILDING SF:	4,479 SF
LOT SF:	3,575 SF / 0.08 AC
PRICE/SF (BUILDING):	\$502
PRICE/SF (LAND):	\$629
YEAR BUILT:	1912
ZONING	MU-4 (Mixed-Use 4)
OCCUPANCY	Vacant
PARKING	Rear Parking for 4 vehicles

EXECUTIVE SUMMARY

3124 GEORGIA AVE NW, WASHINGTON DC, 20010

3124 Georgia Avenue NW represents a rare opportunity to acquire or lease a true plug-and-play restaurant asset in a high-growth corridor, with the fundamentals, infrastructure, and location to support both immediate activation and long-term value creation.





PROPERTY DESCRIPTION

3124 Georgia Avenue NW presents a rare turnkey restaurant opportunity in one of Washington DC's most sought-after and rapidly evolving neighborhoods. The property is a single-tenant building formerly operated as Reign Restaurant & Lounge DC, a well-known local dining and entertainment destination. The space is being delivered fully vacant, allowing a new owner or tenant to immediately step into a fully built-out, operational restaurant environment without the significant time and capital investment typically required to establish a food and beverage concept from the ground up.

The building spans $\pm 4,479$ square feet and features a fully equipped commercial kitchen including a hood system, grease trap, and all existing restaurant equipment, providing immediate operational capability for a new operator. Additional parking is available at the rear of the property, offering convenience for both staff and guests. The property's MU-4 zoning designation supports a wide range of commercial uses, including restaurant, retail, entertainment, and mixed-use applications, providing flexibility for a variety of owner-user concepts or investment strategies.



INVESTMENT HIGHLIGHTS

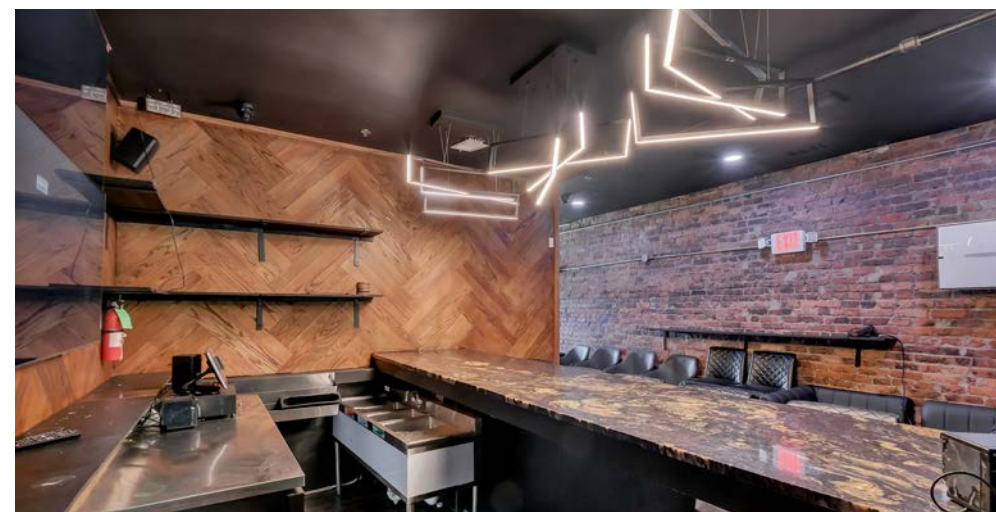
■ Turnkey Restaurant Operation :

The property is delivered with a fully equipped commercial kitchen, including hood, grease trap, and all existing restaurant equipment in place. A new operator can significantly reduce both the time and capital required to open, making this one of the most plug-and-play restaurant opportunities available in the DC market.



■ Ideal Owner-User Opportunity :

With the property being delivered fully vacant, this is perfectly positioned for an owner-user seeking to establish or expand their restaurant or hospitality concept in Washington DC. The single-tenant building format provides full operational control and privacy, with no shared spaces or competing tenants.



■ Prime Petworth Location on Georgia Avenue NW:

Georgia Avenue NW is one of DC's primary north-south commercial corridors, benefiting from strong daily vehicle and pedestrian traffic, excellent public transit access, and consistent neighborhood-driven spending. The Petworth neighborhood has experienced significant growth in recent years, attracting a wave of new restaurants, bars, & retail concepts driven by an influx of young professionals & long-term residents with strong disposable incomes.

■ **Charming Building with Character:** Built in 1912, the property carries the architectural character and street presence that is increasingly difficult to find in today's market. The building's historic facade provides built-in identity and curb appeal, helping any new concept establish an immediate sense of place and authenticity.

■ **Flexible MU-4 Zoning:** The property's MU-4 zoning designation supports a broad range of commercial and mixed-use applications, offering a new owner or tenant significant flexibility in how they choose to program and operate the space.

■ **Strong DC Market Fundamentals:** Washington DC's food and beverage market continues to demonstrate resilience and growth, supported by a dense, educated, and high-income population, consistent tourism, and a strong daytime workforce. The Georgia Avenue corridor in particular has benefited from increasing investment, new residential development, and a growing base of neighborhood-serving retail and dining.





LOCATION OVERVIEW

3124 Georgia Avenue NW is situated along one of Washington DC's most historically significant and commercially active corridors, running from downtown DC through the vibrant neighborhoods of Shaw, Columbia Heights, Petworth, and beyond. The corridor benefits from strong daily traffic volumes, excellent access to public transportation via the Georgia Ave-Petworth Metro station just steps away, and a dense surrounding residential population that drives consistent year-round foot traffic and neighborhood spending.

The Petworth neighborhood has undergone a remarkable transformation over the past decade, emerging as one of DC's most desirable urban neighborhoods for both residents and businesses. An influx of new residents, driven in part by relatively more attainable housing prices compared to other DC neighborhoods, has created a robust and loyal customer base for local food, beverage, and retail operators. The neighborhood is known for its strong community identity, active civic engagement, and growing roster of independent restaurants and bars that have become neighborhood staples.

Within a short radius of the property, residents and visitors have access to a dynamic mix of dining, retail, and entertainment options, supported by strong daytime traffic from nearby schools, government offices, and community institutions. The surrounding trade area benefits from a dense and diverse population with meaningful spending power, further reinforced by consistent visitor traffic drawn to the neighborhood's growing reputation as a dining and entertainment destination.

With its prime Georgia Avenue address, steps from the Metro, surrounded by a loyal and growing neighborhood population, and positioned along one of DC's most active commercial corridors, 3124 Georgia Avenue NW offers an exceptional platform for a new restaurant or hospitality concept to thrive.



TIMBER PIZZA CO.

809 UPSHUR STREET NW

THE HITCHING POST
200 UPSHUR STREET NW



**QUALIA
COFFEE**

3917 GEORGIA AVENUE NW

**GEORGIA/
PETWORTH STATION**
3700 GEORGIA AVENUE NW

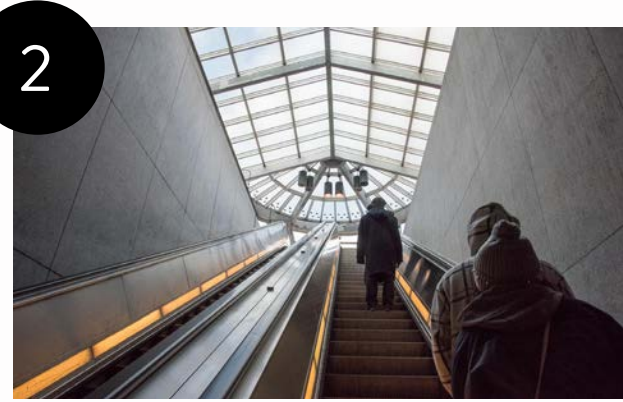


**HOWARD UNIVERSITY. ROCK CREEK PARK.
LYMAN'S TAVERN. WHOLE FOODS. THE
HITCHING POST. QUALIA COFFEE. GEORGIA/
PETWORTH STATION. TIMBER PIZZA CO.**

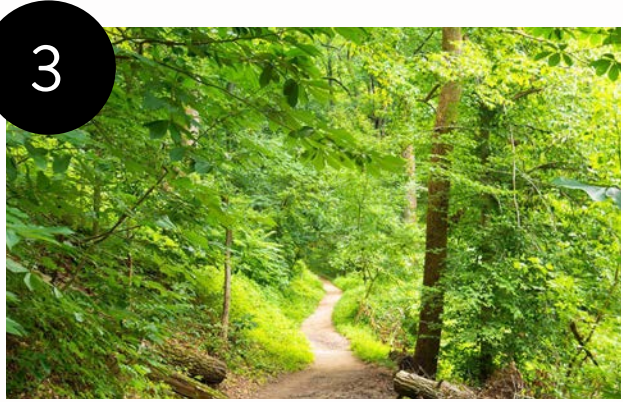
LOCATION AMENITIES NEAR THE PROPERTY



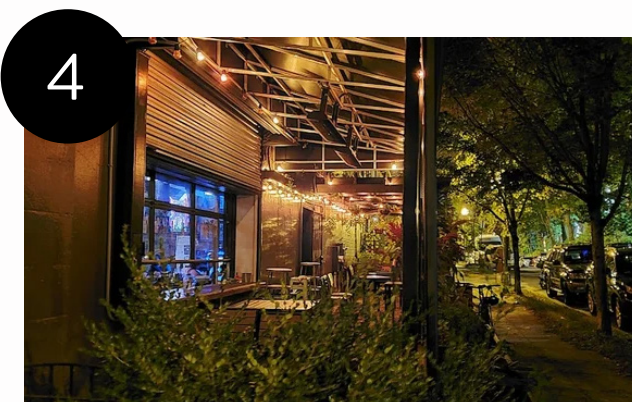
1
HOWARD UNIVERSITY
 PRESTIGIOUS HISTORICALLY BLACK UNIVERSITY & MAJOR ECONOMIC DRIVER, BRINGING A STEADY POPULATION OF STUDENTS, FACULTY, AND VISITORS TO THE SURROUNDING AREA.



2
GOERGIA/PETWORTH STATION
 GREEN AND YELLOW LINE METRO HUB PROVIDING DIRECT CONNECTIVITY TO DOWNTOWN DC AND BEYOND, GENERATING STRONG DAILY COMMUTER TRAFFIC.



3
ROCK CREEK PARK
 EXPANSIVE URBAN PARK OFFERING TRAILS, GREEN SPACE, AND OUTDOOR RECREATION, SERVING AS A MAJOR LIFESTYLE AMENITY FOR NEARBY RESIDENTS.



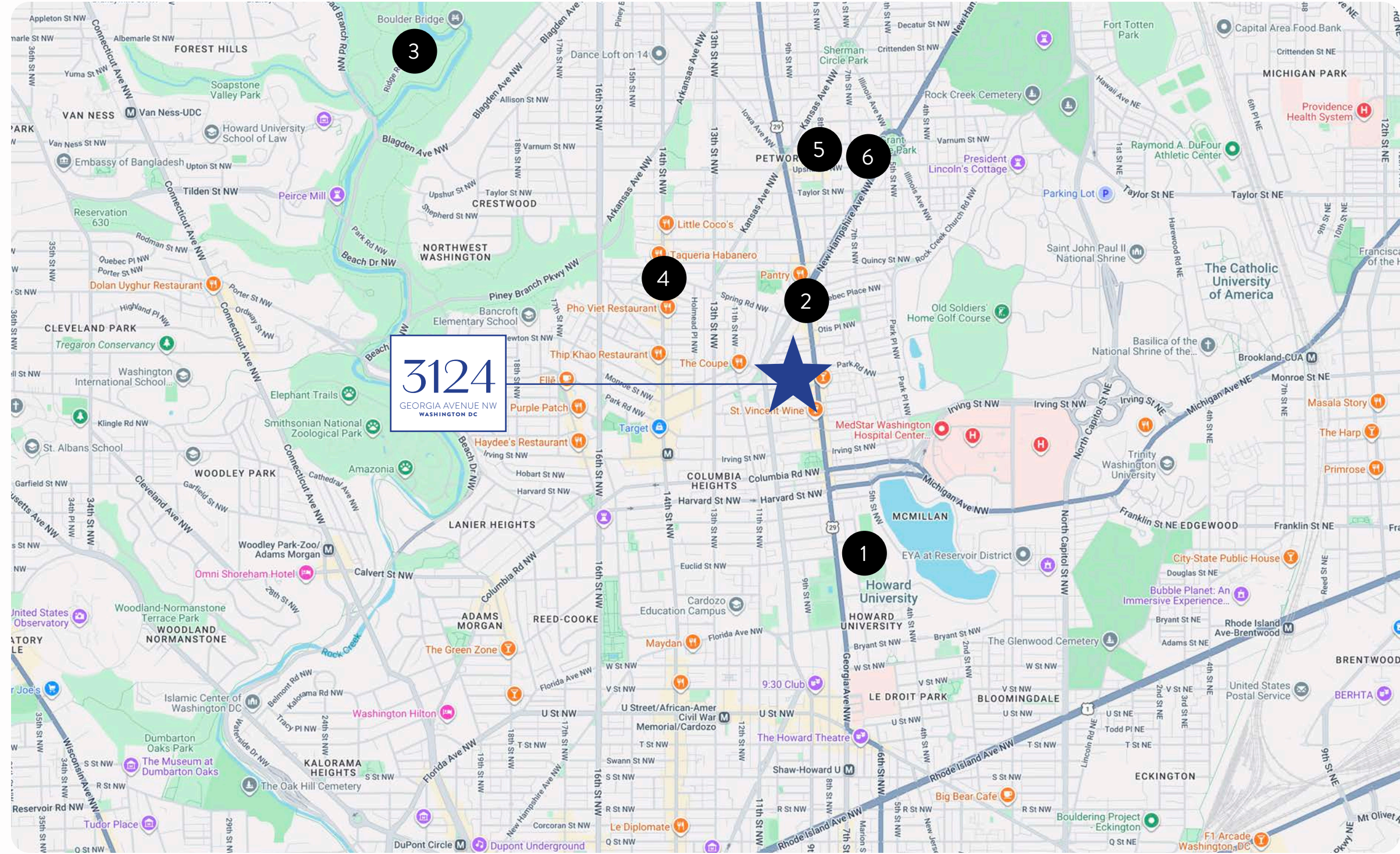
4
LYMAN'S TAVERN
 POPULAR NEIGHBORHOOD BAR AND ENTERTAINMENT VENUE KNOWN FOR ITS RETRO ARCADE GAMES, LIVE MUSIC, AND CONSISTENT EVENING FOOT TRAFFIC.



5
CINDER BBQ
 WELL-REGARDED LOCAL BARBECUE CONCEPT DRAWING STEADY DINE-IN AND TAKEOUT DEMAND FROM THE SURROUNDING RESIDENTIAL BASE.



6
THE HITCHING POST
 LONGSTANDING NEIGHBORHOOD STAPLE SERVING SOUTHERN COMFORT FOOD, KNOWN FOR ITS LOYAL CUSTOMER BASE AND ALL-DAY DINING APPEAL.



Children's National Hospital
↑
MedStar Washington Hospital Center
←

PIZZA

REIGN RESTAURANT & DRINKERY

3124

SPEED LIMIT 25

NO STANDING OR PARKING ANYTIME

NO PARKING



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GEORGIA AVENUE NW
WASHINGTON DC

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