

2401

PENNSYLVANIA
AVENUE

Retail Leasing by
RAPPAPORT



2401



PENNSYLVANIA AVENUE

- | Close walk to Georgetown shops and waterfront
- | Located near Farragut West (23,147 riders per day) and Foggy Bottom (22,053 riders per day)
- | Adjacent to George Washington University's main campus
- | Highly affluent neighborhood where 53% of its population (within 0.5 mile) has earned a graduate degree
- | Walk Score = 96



ESTIMATED POPULATION

0.25 MILE	0.5 MILE	1 MILE
7,460	20,760	45,620



HOUSEHOLD INCOME

\$150,642	\$156,371	\$159,341
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DAYTIME POPULATION

49,245	24,163	219,766
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GWU ENROLLMENT

25,264 Students



AREA RETAILERS

Trader Joe's, CIRCA, Whole Foods, District Commons, Starbucks, and Sweetgreen

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SITE PLAN - FIRST FLOOR





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WEST END LIBRARY
 20,640 SF LIBRARY
 7,300 SF RETAIL
 71 CONDOS, 93 RENTALS
 NEW FIRE STATION



ROCK CREEK PARKWAY AND POTOMAC PARKWAY NW

26TH STREET NW

25TH STREET NW

NEW HAMPSHIRE AVENUE NW

24TH STREET NW

23RD STREET NW

22ND STREET NW

PENNSYLVANIA AVENUE NW 17,000 VPD

L STREET NW 13,000 VPD

WASHINGTON CIRCLE NW

NEW HAMPSHIRE AVENUE NW

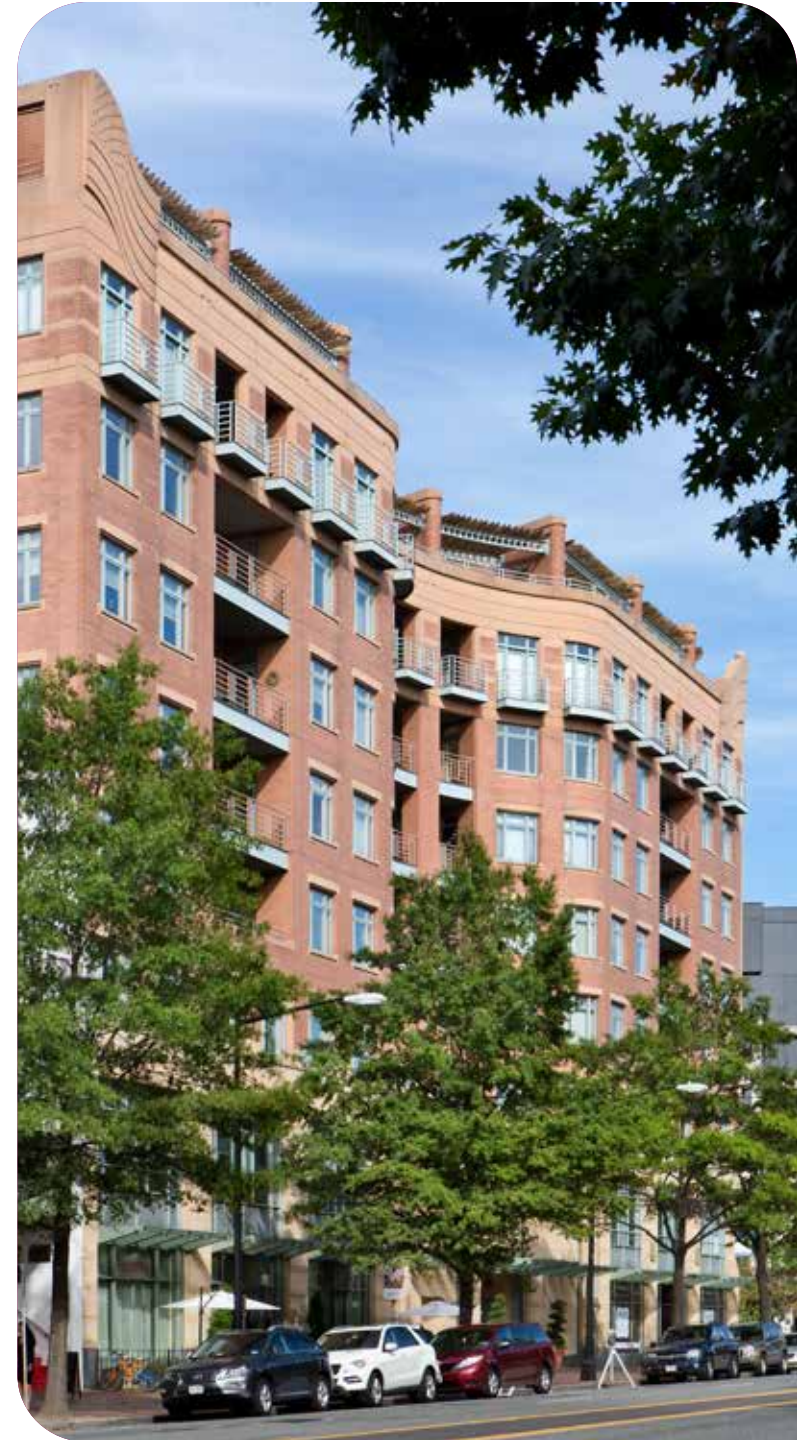
K STREET NW

K STREET NW

M STREET NW

23RD STREET NW

VIRGINIA AVENUE NW



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