

PENN ELEVEN

WASHINGTON, DC

RAPPAPORT
CULTIVATING PLACES

~ 45 SF FRONTAGE

~ 13 SF
CEILINGS









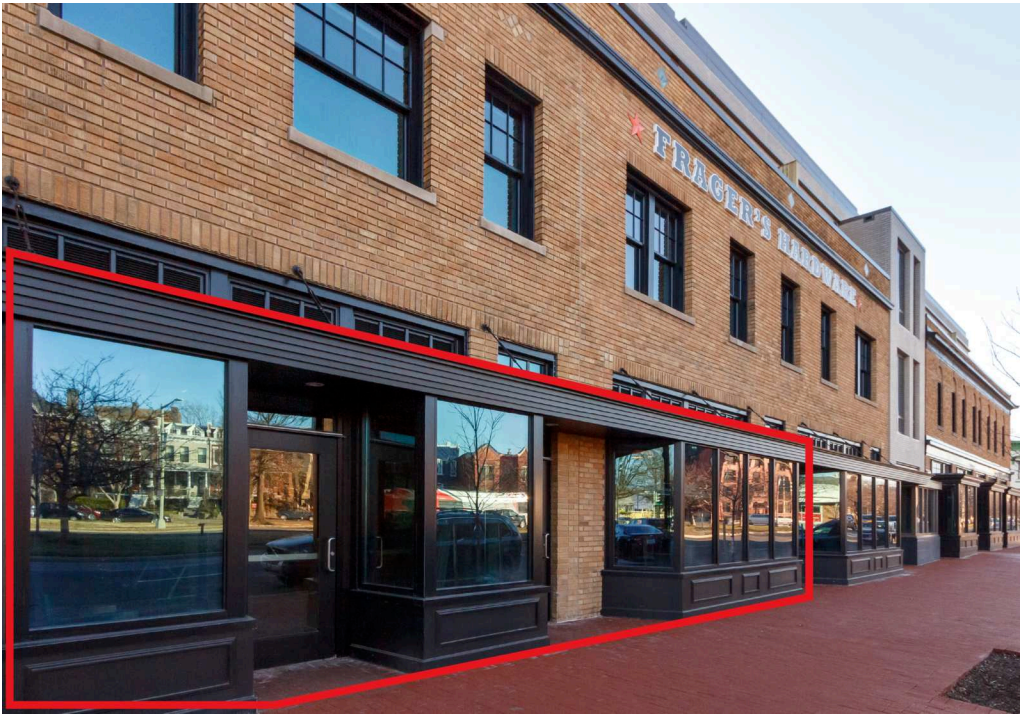
WASHINGTON, DC

- | Located a few blocks from Barracks Row on Capitol Hill with high visibility from the corners of Pennsylvania Avenue SE and 11th Street SE
- | Excellent proximity to transit stations, Potomac Ave and Eastern Market Metro Stations, and a 94 Walk Score
- | Situated near a variety of restaurants, shops, and cafes as well as being conveniently located between Trader Joe's and Harris Teeter along Pennsylvania Avenue SE

DEMOGRAPHICS 2024

	0.25 MILE	0.5 MILE	1 MILE
 POPULATION	3,161	14,640	48,925
 DAYTIME POPULATION	5,315	16,170	57,690
 HOUSEHOLD INCOME	\$164,316	\$173,517	\$161,420
 TRAFFIC COUNTS	49,100 on Pennsylvania Avenue		

AREA RETAILERS



PENN ELEVEN
WASHINGTON, DC



TRADER JOE'S



LITTLE PEARL

11TH ST SE | 8,800 VPD

12TH ST SE

D ST SE | 4,200 VPD

BECKERT'S PARK

CHI-KO

BULLETIN
ambar.

the fridge

9TH ST SE

PENNSYLVANIA AVE SE | 49,100 VPD

CVS pharmacy

PENN ELEVEN
emilie's



PIZZA IOLE

G ST SE | 15,600 VPD

JADE FITNESS

SPRING MILL
Souk
THE UGLY MUG
FINN McCools

10TH ST SE

MARINE BARRACKS

11TH ST SE | 8,800 VPD

Harris Teeter
Mangialardo's
AT&T

POTOMAC AVE SE | 8,600 VPD

Wisdom



WELLS FARGO



LITTLE LIGHTS



108,200 VPD

SITE PLAN
PENN ELEVEN | WASHINGTON, DC





PENN ELEVEN | 1105 PENNSYLVANIA AVENUE SE, WASHINGTON, DC

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