

1100 NEW JERSEY AVENUE SE WASHINGTON, DC

RAPPAPORT
CULTIVATING PLACES



1100 NEW JERSEY AVENUE SE WASHINGTON, DC

- | 3,253 SF of ground floor retail available
- | Join strong co-tenants CVS, Five Guys, and Wise Guy Pizza
- | 5.2M SF of office space in the surrounding Capitol Riverfront
- | Adjacent to Canal Park and within walking distance of the National's Ballpark and Capitol Hill
- | Right across the street from the Navy Yard Metro Station with 6,834 daily riders

DEMOGRAPHICS 2024

	.5 MILE	.75 MILE	1 MILE
 POPULATION	13,351	23,385	28,090
 DAYTIME POPULATION	11,972	25,075	41,501
 HOUSEHOLD INCOME	\$94,512	\$110,497	\$119,101
 TRAFFIC COUNTS	19,000 on M Street SE		

AREA RETAILERS



1100 NEW JERSEY AVENUE SE
WASHINGTON, DC

1100 NEW JERSEY AVENUE

GARFIELD PARK

sport&health

200 | STREET SE

2

2

CANAL PARK

28,000+ VISITORS PER YEAR
SEASONAL ICE-SKATING
RINK AND FOUNTAIN

HATOBA **w**

00 M STREET

138 UNITS

THE YARDS

2,800 RESIDENTIAL UNITS
1.8M SF OFFICE
400,000 SF RETAIL

NATIONALS PARK
2.4M VISITORS PER YEAR

DOCK 79

WHALEY'S

WASHINGTON NAVY YARD

17,275 EMPLOYEES
NAVY MUSEUM
150,000 ANNUAL VISITORS

ANACOSTIA RIVER

1100 NEW JERSEY AVENUE SE
WASHINGTON, DC



Pet's Coffee & Tea òath PIZZA
CHASE Bethesda Bagels

CAVA
SHAKE SHACK

wework
69,000 SF OF OFFICE SPACE

SUNTRUST

WISEGUY

US DEPARTMENT OF TRANSPORTATION
17,275 EMPLOYEES

The Bullpen

OPEN ROAD

NEW JERSEY AVENUE SE
M metro

M STREET SE 19,000 VPD

Bank of America



FUTURE 6-ACRE
MIXED-USE DEVELOPMENT

RASA [solidcore]
CHOP'T rōti MEDITERRANEAN GRILL CHIPOTLE MEXICAN GRILL

SITE PLAN

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