

# 1156 15TH STREET NW

## WASHINGTON, DC

4,321 SF & 2,355 SF 2ND GEN CAFE  
WITH COOKING EXHAUST AVAILABLE

RAPPAPORT  
CULTIVATING PLACES

4,321 SF

2,355 SF

1156





SCAN TO VIEW  
VIRTUAL TOUR



## 1156 15TH STREET NW WASHINGTON, DC

- Prominent corner and inline space at 15th and M Streets near both Scott and Thomas Circles in Downtown D.C.
- Over 5,000 hotel rooms within a .25 mile radius with high visibility and strong Walk Score of 97
- Over 2,200 residential multi-units within a .25 mile radius and within walking distance to both Farragut North and McPherson Square Metro Stations
- Located near landmarks, including The White House (less than 1 mile), the National Mall (1 mile), and multiple Smithsonian museums
- Ceiling heights are 15ft, while frontage on 15th Street is 24.08ft and M Street is 32.16ft

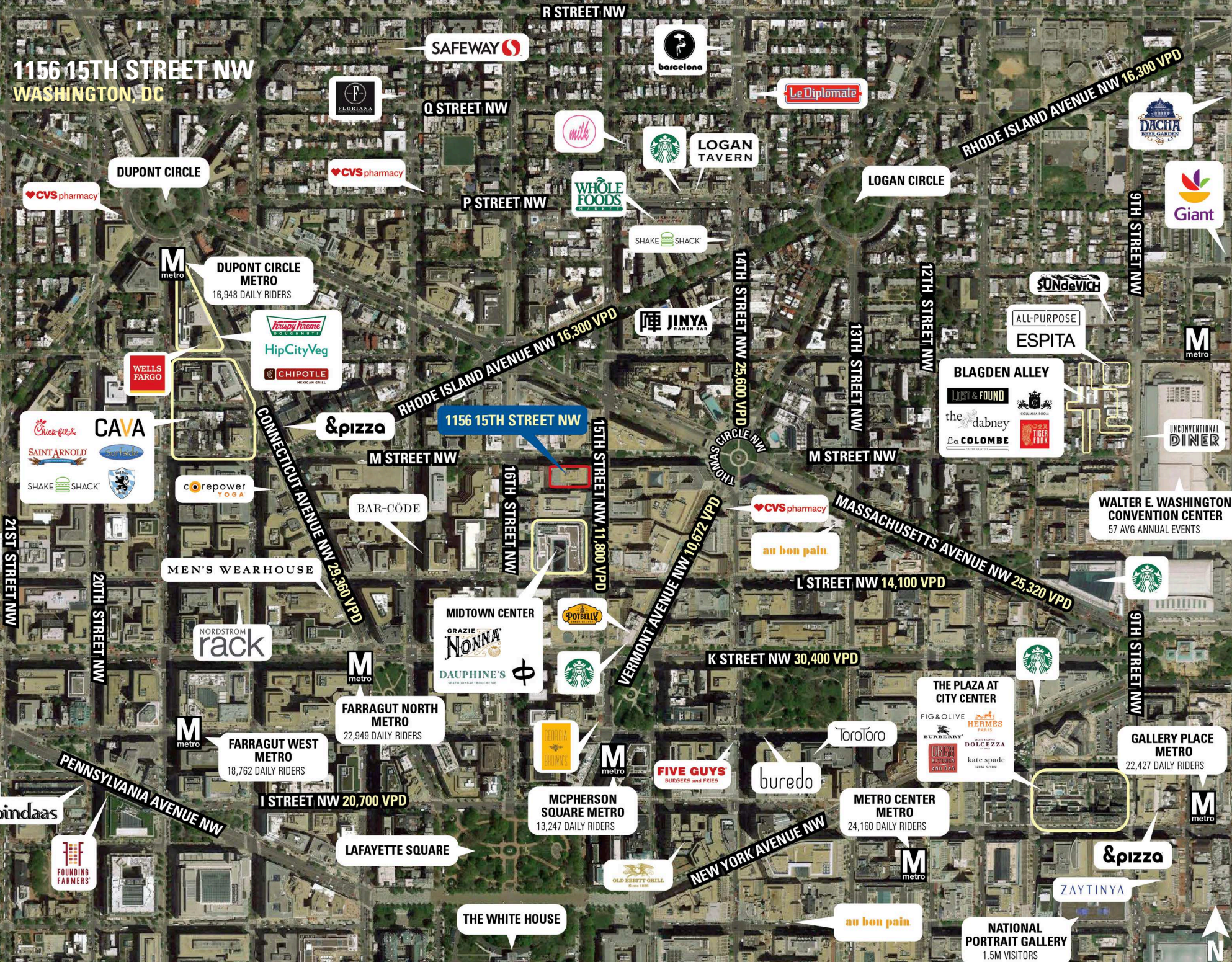
### DEMOGRAPHICS 2024

	0.25 MILE	0.5 MILE	1 MILE
 POPULATION	5,499	20,493	83,499
 DAYTIME POPULATION	45,197	156,229	362,386
 HOUSEHOLD INCOME	\$114,682	\$133,222	\$134,854
 TRAFFIC COUNTS	12,249 on 15th Street NW		

### AREA RETAILERS



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WASHINGTON, DC



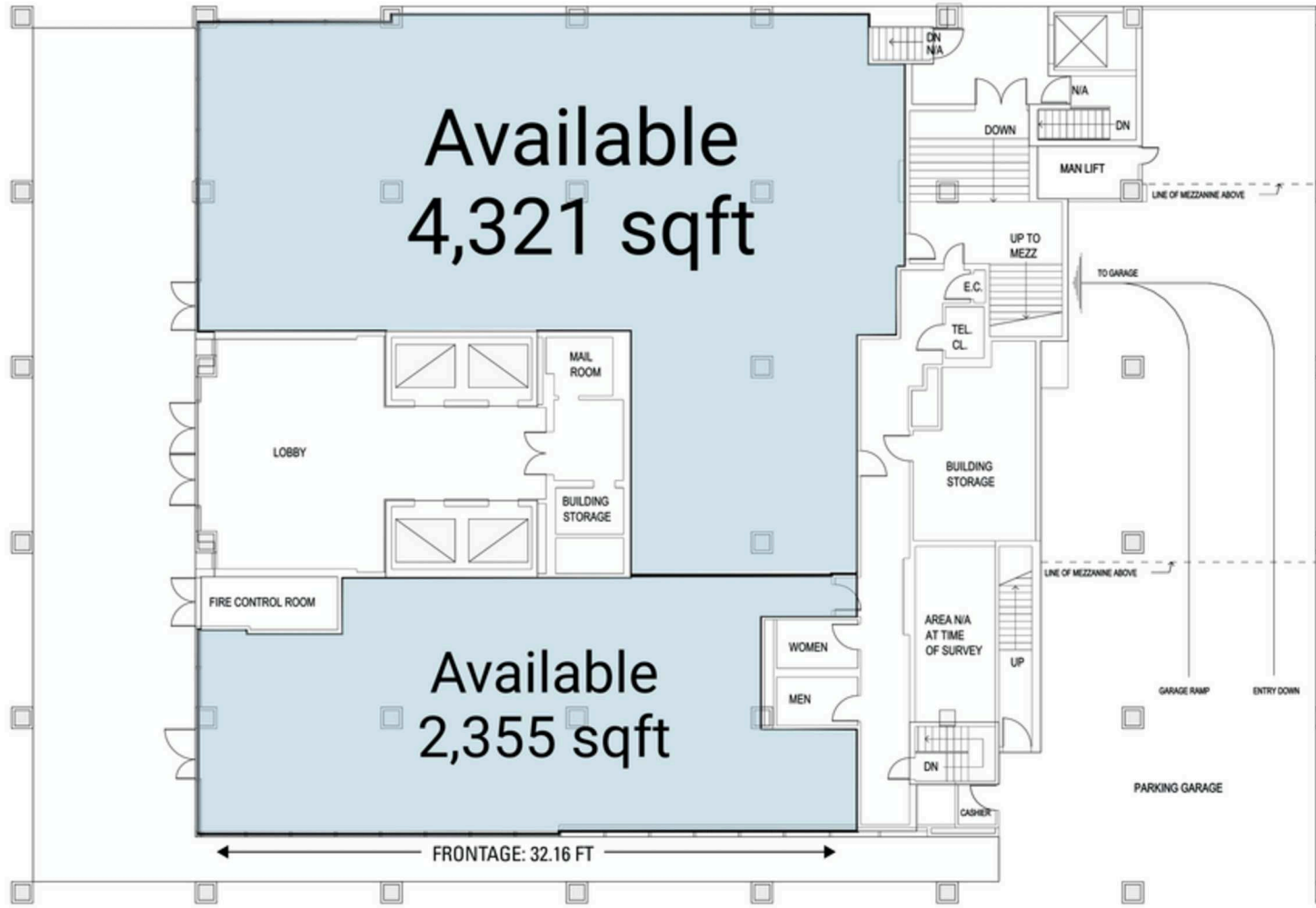
# SITE PLAN

1156 15TH STREET NW | WASHINGTON, DC

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15TH STREET NW 12,249 VPD



M STREET NW



**1156 15TH STREET NW | 1156 15TH STREET NW, WASHINGTON, DC**

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