

2200 P STREET NW

WASHINGTON, DC

1,912 SF AVAILABLE
RARE SURFACE PARKING INCLUDED





RAPPAPORT
CULTIVATING PLACES



2200 P STREET NW WASHINGTON, DC

- | Rare site with surface parking available situated between Dupont Circle and Georgetown with direct connection to both on P Street NW
- | Ideal convenience or retail store opportunity with high visibility along a main street
- | Surrounded by vibrant communities, plenty of retail, hotels, restaurants, and more bringing lots of foot traffic

DEMOGRAPHICS 2025

	0.25 MILE	0.5 MILE	1 MILE
 POPULATION	5,265	15,940	68,422
 DAYTIME POPULATION	8,888	42,175	170,613
 HOUSEHOLD INCOME	\$150,813	\$165,682	\$164,200
 TRAFFIC COUNTS	9,200 on P Street NW		

AREA RETAILERS



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GEORGETOWN

ROCK CREEK AND POTOMAC PKWY NW

MASSACHUSETTS AVENUE NW

P STREET NW

DUPONT CIRCLE NW

CONNECTICUT AVENUE NW

NEW HAMPSHIRE AVENUE NW

18TH STREET NW

19TH STREET NW

NEW HAMPSHIRE AVENUE NW

CONNECTICUT AVENUE NW

DOLCEZZA
GELATO & COFFEE
EST. 2004

MAGNOLIA
FITNESS & SPA

hair cutteness

bluemercury
HAIR BY ESTIMOTE SPA

LOFT

drybar

SAFeway

FLORIANA

MISSION

KRAMERBOOKS & afterwords

PNC BANK

AT&T

taim

BIBIBOP
asian grill

sweetgreen

M metro

PARADISO

Palm DUETTO

TRUIST FH

CAFE ATTON
CAFÉ & BAKERY

MAD HATTER

CVS pharmacy

Tatte
BAKERY & CAFE

POTBELLY
SANDWICH SHOP

grillfish

Starbucks

firefly

GNC
LIVE WELL

BARRY'S

Krispy Kreme
DOUGHNUTS

moby dick
OF WAXES

Philz Coffee

CUPOLE
ICE CREAM

Surfside

[solidcore]

SOULCYCLE

CAVA

SHAKE SHACK

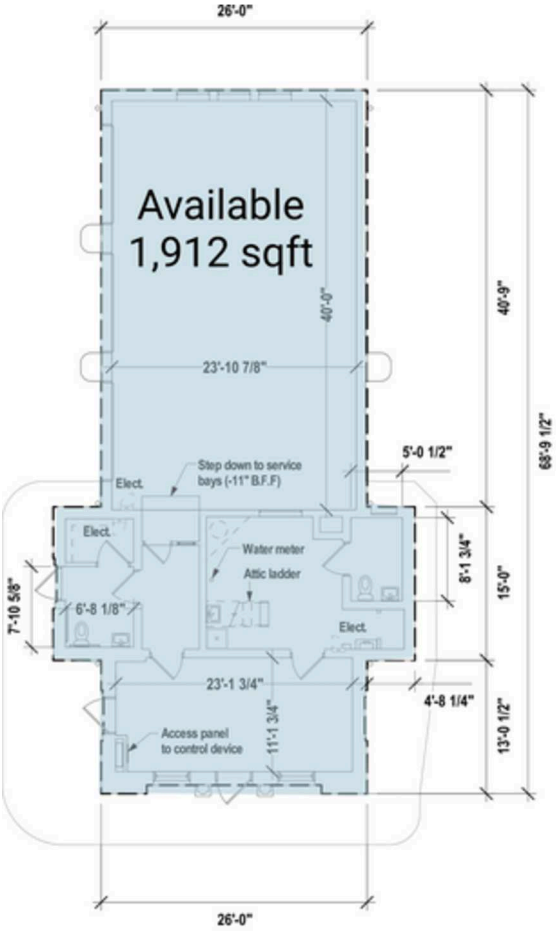
Palm
RESTAURANT

corepower
YOGA

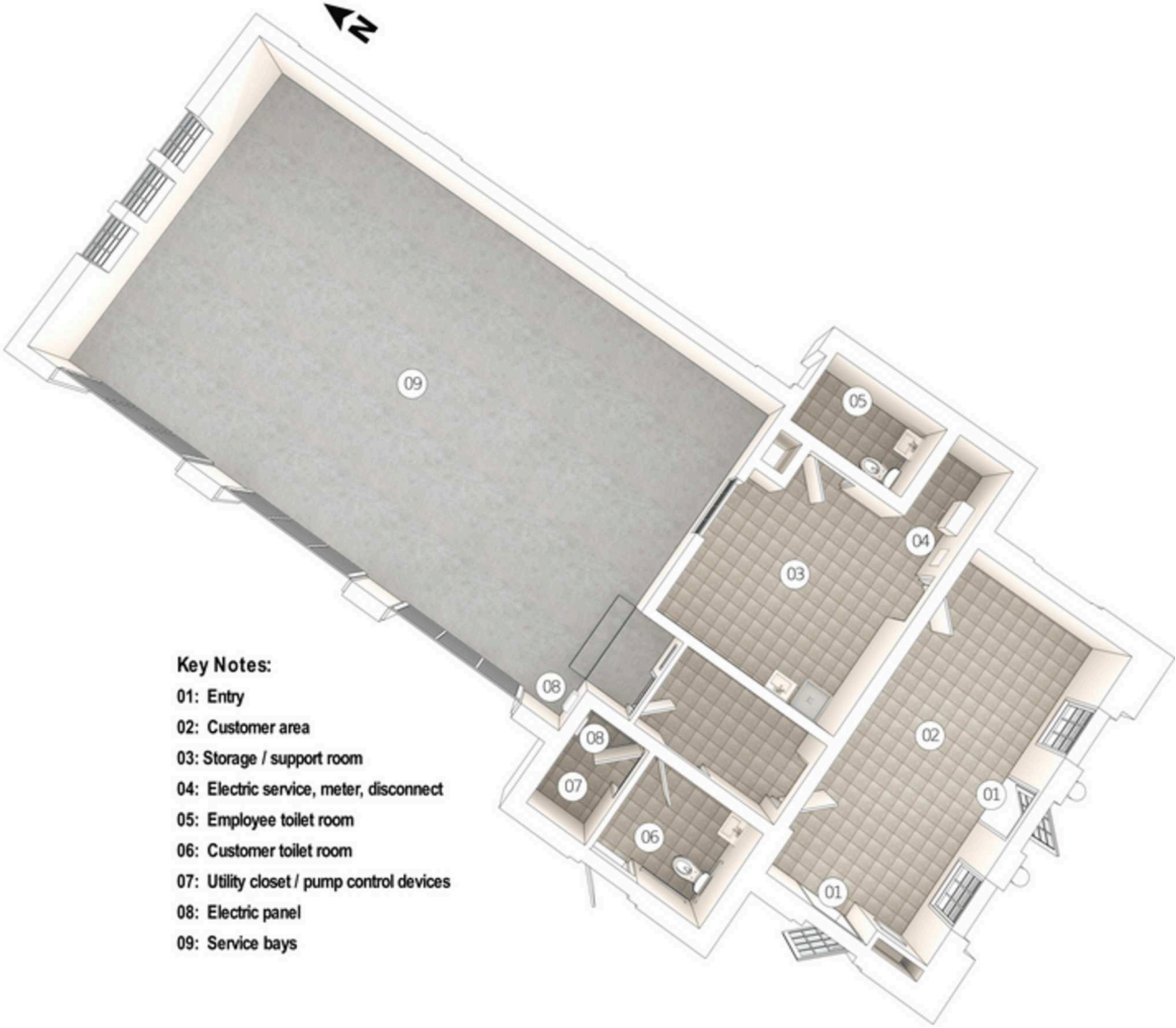
SITE PLAN

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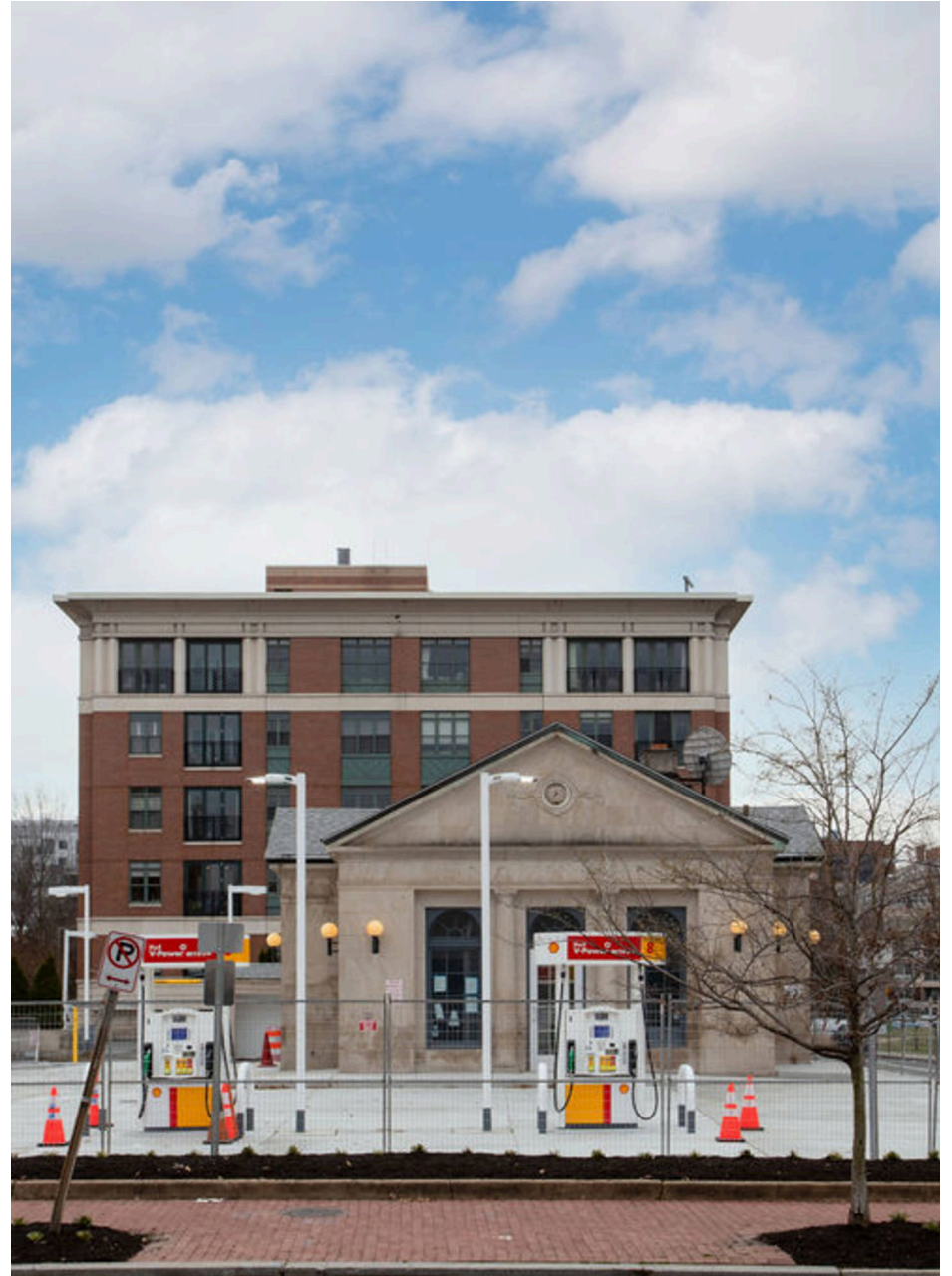


SCALED PLAN: 1/16" = 1'-0"



- Key Notes:**
- 01: Entry
 - 02: Customer area
 - 03: Storage / support room
 - 04: Electric service, meter, disconnect
 - 05: Employee toilet room
 - 06: Customer toilet room
 - 07: Utility closet / pump control devices
 - 08: Electric panel
 - 09: Service bays

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