

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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WASHINGTON, DC

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GEORGETOWN

ROCK CREEK AND POTOMAC PKWY NW

MASSACHUSETTS AVENUE NW

P STREET NW

DUPONT CIRCLE NW

NEW HAMPSHIRE AVENUE NW

18TH STREET NW

19TH STREET NW

CONNECTICUT AVENUE NW

NEW HAMPSHIRE AVENUE NW

 **DOLCEZZA**
GELATO & COFFEE
EST. 2004

 **SETTE**
OSTERIA






 **MAGNOLIA**
HAIR CUTENERY
 **LOFT**
drybar

 **SAFeway**

 **FLORIAN'S**

 **MISSION**

 **KRAMERBOOKS**
& afterwords

 **PNC BANK**
 **AT&T**
 **taim**
 **BIBIBOP**
asian grill
 **sweetgreen**

 **PARADISO**
PIZZERIA
 **The Palm**
DINER

 **CVS pharmacy**

 **TRUIST**
 **CAFE atron**
EAT. DRINK. BEHOLD.
 **MAD HATTER**

 **Tatte**
BAKERY & CAFE
 **POTBELLY**
SANDWICH SHOP
 **grillfish**


 **firefly**

 **GNC**
LIVE WELL.
 **Krispy Kreme**
DOUGHNUTS
 **moby dick**
OF KIDS
 **BARRY'S**
 **Philz Coffee**
A LOT OF COFFEE


 **[solidcore]**

 **SOULCYCLE**

 **Surfside**

 **CAVA**

 **SHAKE SHACK**

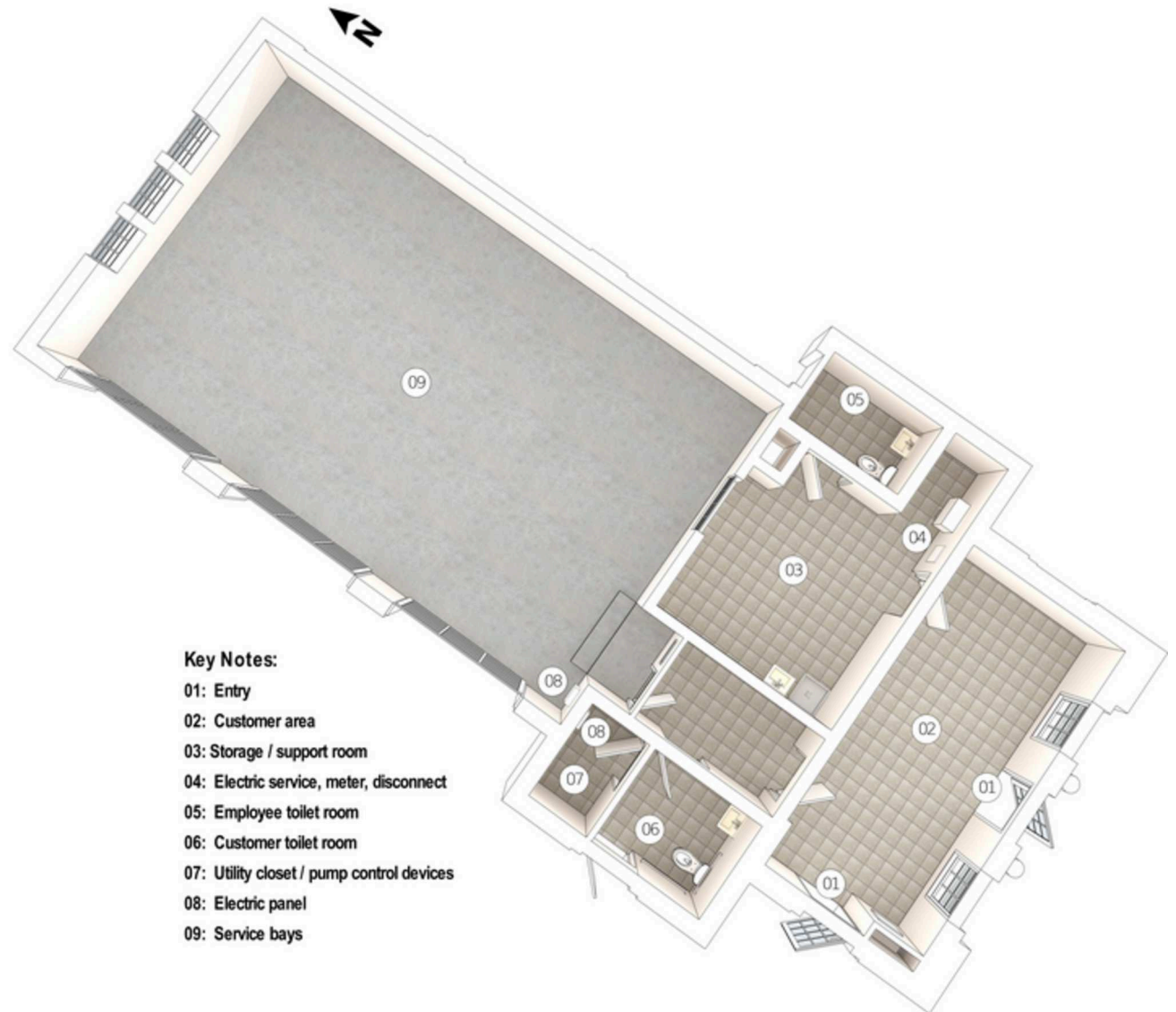
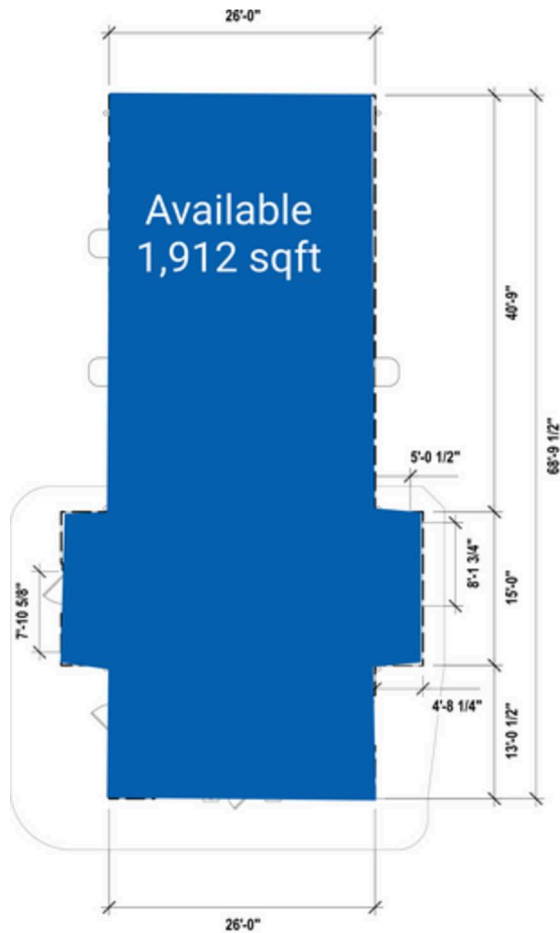
 **corepower**
YOGA

 **Palm**
RESTAURANT

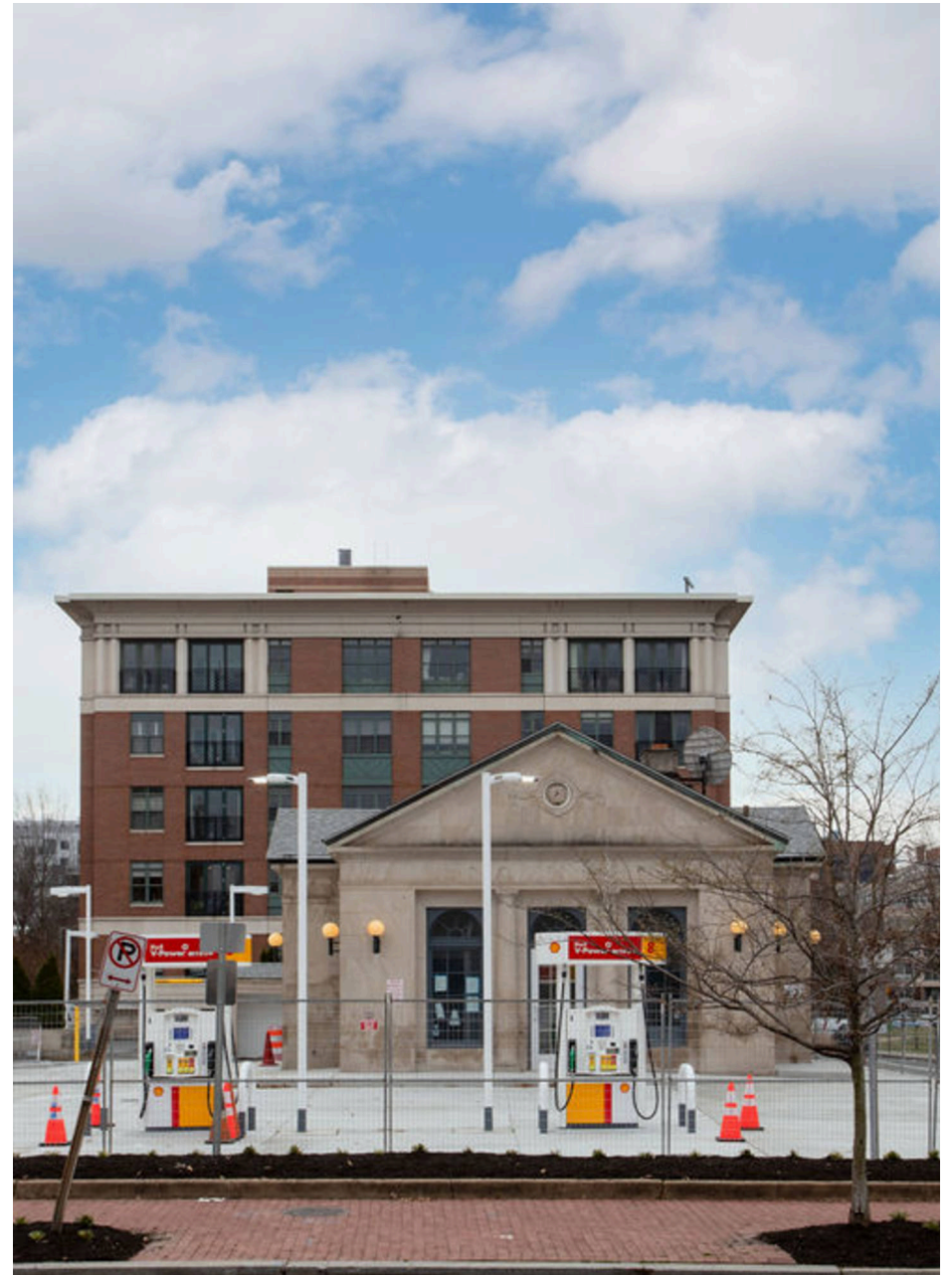
SITE PLAN

2200 P STREET NW | WASHINGTON, DC

1,912 SF AVAILABLE



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WASHINGTON, DC





2200 P STREET NW | 2200 P STREET NW, WASHINGTON, DC

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