

# 455 MASSACHUSETTS AVENUE NW

WASHINGTON, DC

1,365 - 5,810 SF AVAILABLE





RAPPAPORT  
CULTIVATING PLACES



## 455 MASSACHUSETTS AVENUE NW WASHINGTON, DC

- | 1,640 and 5,810 SF 2nd-generation restaurant spaces in the heart of Mount Vernon Triangle
- | High foot traffic area with a 95 Walk Score and between multiple metro stops, including Metro Center, Chinatown-Gallery Place, and Mt Vernon-7th Street stations
- | Just steps from the Walter E. Washington Convention Center, Chinatown, and Gallery Place with dense professional and tourist populations
- | Type I and Type II with hoods in place
- | 230 office buildings nearby totaling 33.5M SF with 2.5M to be redeveloped by 2021 and conveniently located by 10 hotels with over 1,700 guest rooms

### DEMOGRAPHICS 2024

	0.25 MILE	0.5 MILE	1 MILE
 POPULATION	9,297	19,935	62,647
 DAYTIME POPULATION	19,687	76,420	290,384
 HOUSEHOLD INCOME	\$129,129	\$138,053	\$141,532
 TRAFFIC COUNTS	24,300 on Massachusetts Avenue		

### AREA RETAILERS



455 MASSACHUSETTS AVENUE NW  
WASHINGTON, DC

NEW YORK AVE

NEW JERSEY AVE

the dabney

SUBWAY



Marriott



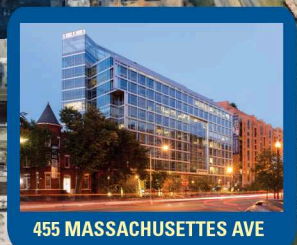
COMPASS 152



BOLT BURGERS  
SUBWAY



swweetgreen



455 MASSACHUSETTS AVE

RPM

BUSBOYS & POETS



POCAMADRE

FARMERS of DISTILLERS

NEW YORK AVE

TIFFANY & CO.

HERMES PARIS  
kate spade  
D868 KITCHEN AND BAR  
CENTROLINA  
ZADIG & VOLTAIRE

CUBA LIBRE  
RESTAURANT & BAR



REGAL CINEMAS  
Clude's  
URBAN OUTFITTERS

Walmart



MASSACHUSETTS AVE

WISEGUY PIZZA



HYATT REGENCY

FIVE GUYS



H&M

ella's  
Wood Fired Pizza

Capital One  
Arena

CAPITOL CROSSING



# SITE PLAN

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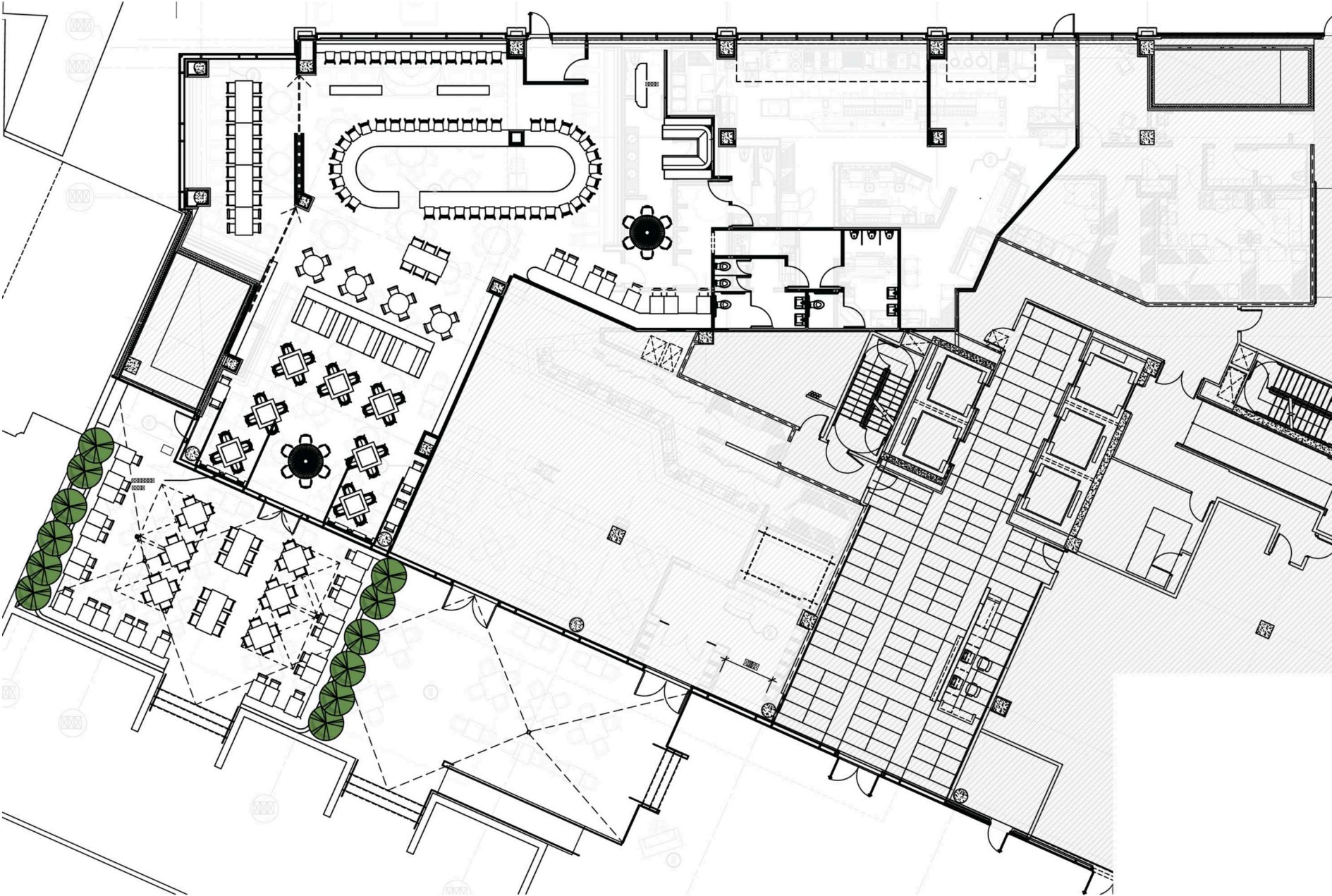
# OPTION 1

455 MASSACHUSETTS AVENUE NW | WASHINGTON, DC



# OPTION 2

455 MASSACHUSETTS AVENUE NW | WASHINGTON, DC





**455 MASSACHUSETTS AVENUE NW | 455 MASSACHUSETTS AVENUE NW, WASHINGTON, DC**

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