

455 MASSACHUSETTS AVENUE NW WASHINGTON, DC

1,365 - 5,810 SF AVAILABLE

RAPPAPORT
CULTIVATING PLACES



MAC
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LIVE@25MASS.COM





SECUR FIDELITY LEASE

1940
FARM
RESTAURANT

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 2025

	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



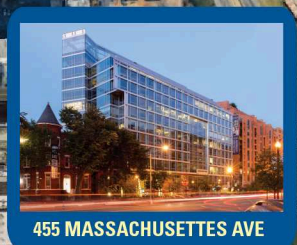
COMPASS 1st



BOLT BURGERS
SUBWAY



sweetgreen



455 MASSACHUSETTS AVE

RPM

BUSBOYS & POETS



Orangetheory FITNESS



POCAMADRE

FARMERS of DISTILLERS

NEW YORK AVE

TIFFANY & Co.

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

CUBA LIBRE



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

Hard Rock Cafe



SITE PLAN

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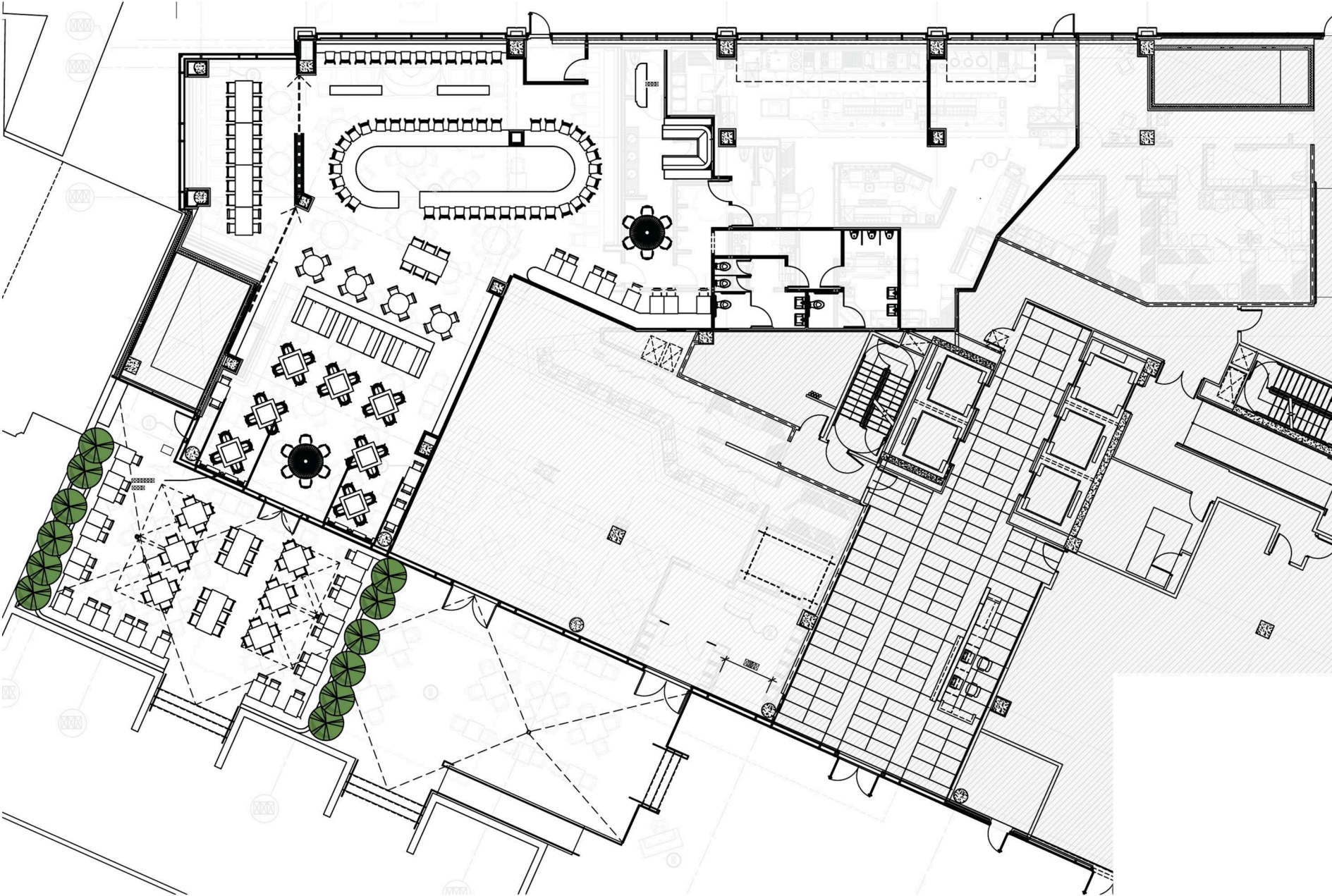
OPTION 1

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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