

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 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	31,000 on Massachusetts Avenue		

AREA RETAILERS



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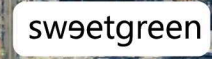
NEW YORK AVE

NEW JERSEY AVE

MASSACHUSETTS AVE

NEW YORK AVE

CAPITOL CROSSING



455 MASSACHUSETTS AVE



SITE PLAN

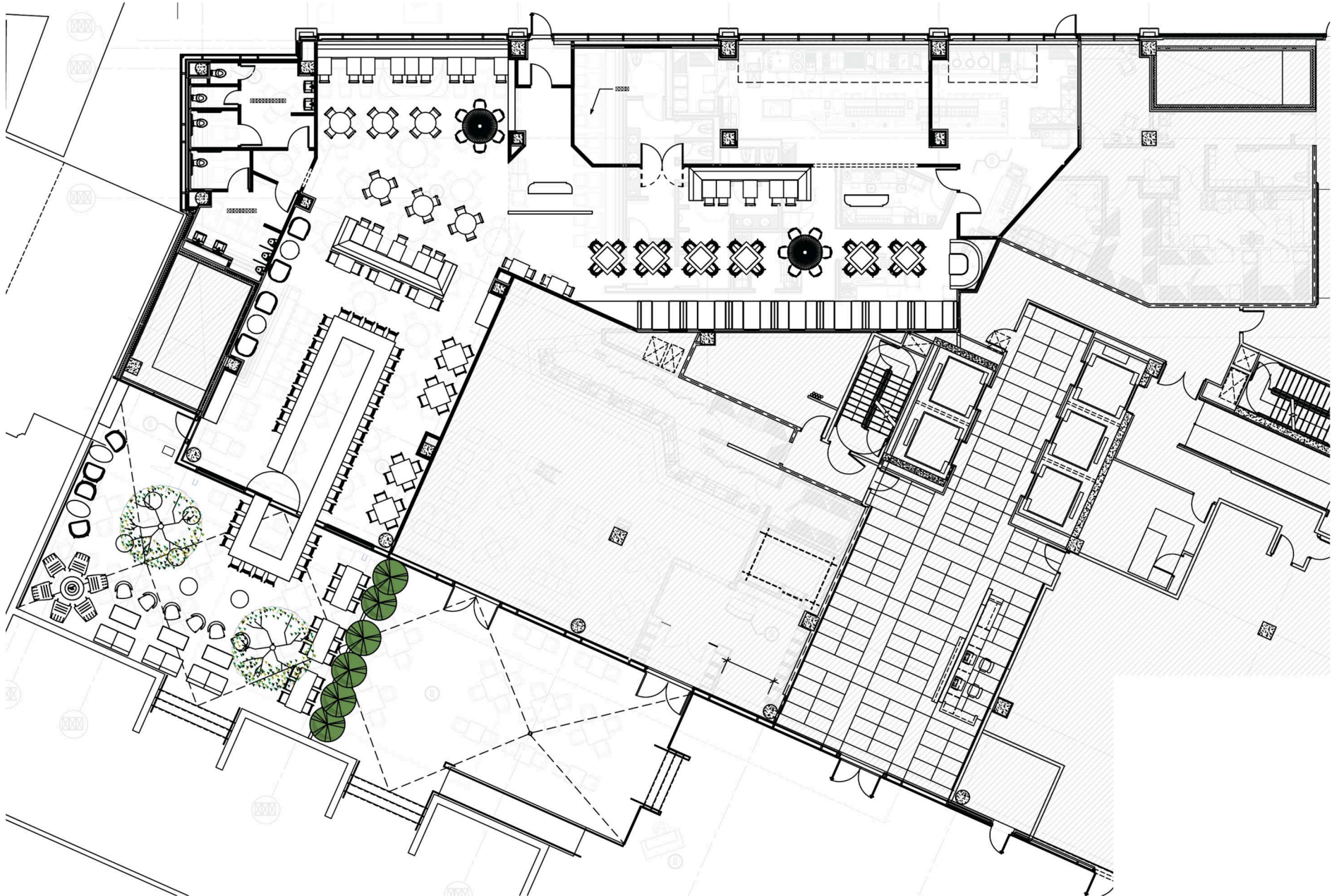
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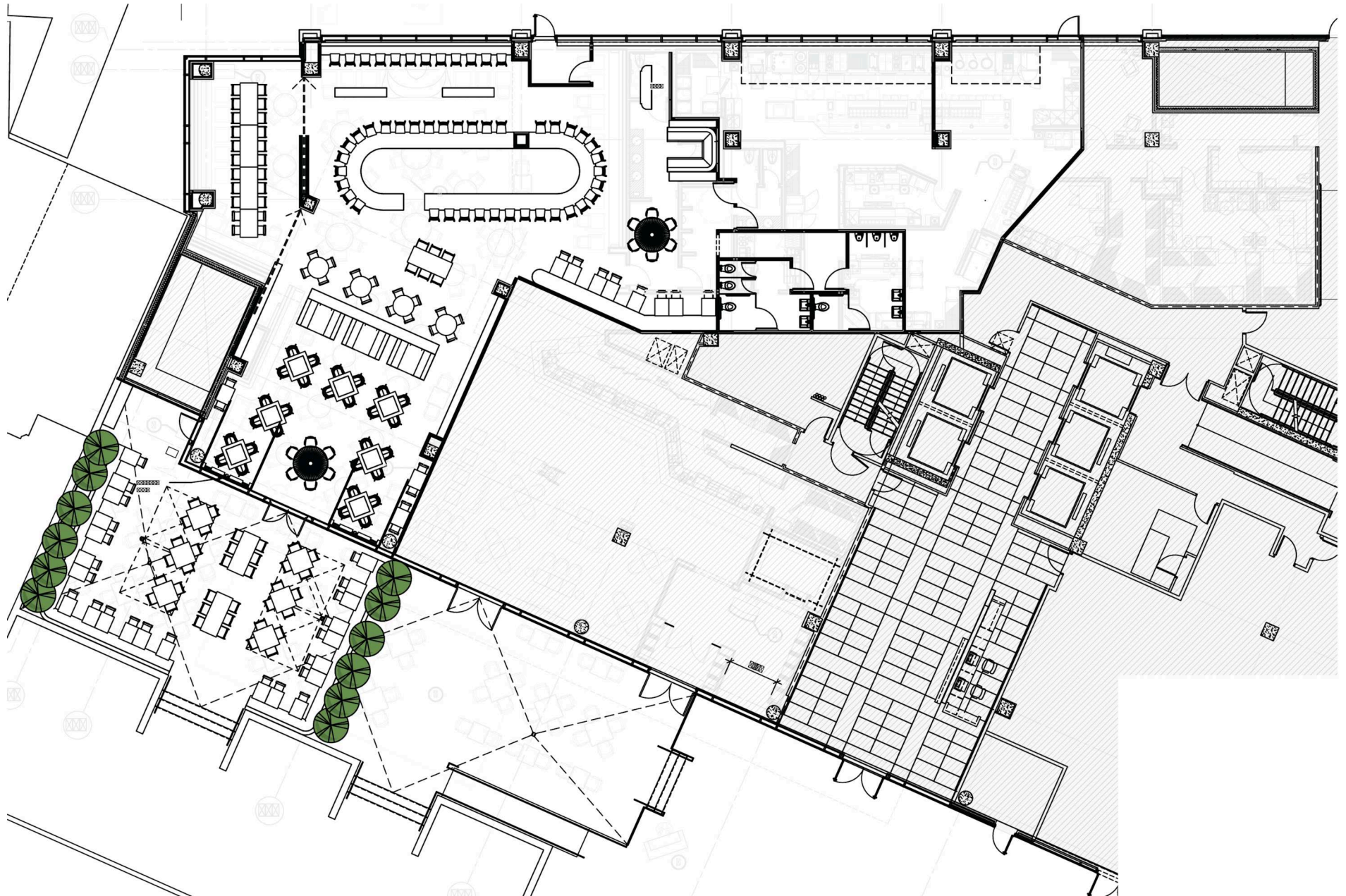
OPTION 1

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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