

1200 NEW HAMPSHIRE AVENUE NW

WASHINGTON, DC
FULLY LEASED





RAPPAPORT
CULTIVATING PLACES



1200 NEW HAMPSHIRE AVENUE NW WASHINGTON, DC

- | 4,300 SF second-generation retail space with high ceilings and dramatic architecture
- | Located in great high-end neighborhood with more than 3,500 hotel rooms nearby and high office density
- | Luxury hotel and fine dining district with names like Ritz Carlton, Westin, Fairmont, Park Hyatt, Rasika, and Nobu
- | Dense daytime and evening traffic from George Washington University and the State Department
- | Lifestyle brand neighborhood including Whole Foods, Trader Joe

DEMOGRAPHICS 2025

	0.25 MILE	0.5 MILE	1 MILE
 POPULATION	5,756	18,517	61,534
 DAYTIME POPULATION	21,962	101,913	225,548
 HOUSEHOLD INCOME	\$113,484	\$124,539	\$152,314
 TRAFFIC COUNTS	16,000 on M Street NW		

AREA RETAILERS

[solidcore] Walgreens NOBU SOULCYCLE PLANTA Tattle BAKERY & CAFE



1200 NEW HAMPSHIRE AVENUE NW
WASHINGTON, DC



1200 NEW HAMPSHIRE AVENUE

WASHINGTON CIRCLE NW

23RD STREET NW

DUPONT CIRCLE

P STREET NW

MASSACHUSETTS AVE NW

RHODE ISLAND AVE NW

CONNECTICUT AVE NW 28,000 VPD

18TH STREET NW 12,200 VPD

NEW HAMPSHIRE AVENUE NW 7,500 VPD

pure barre

The Front Page

Panera BREAD

M metro

DUPONT METRO
17,519 DAILY RIDERS

firefly

[solidcore]

SOULCYCLE

Walgreens

Starbucks

grillfish

DISTRICT TACO

CVS pharmacy

Palm RESTAURANT

moby dick

CAVA

SHAKE SHACK

buredo

&pizza

THE BEET

Nando's

M STREET NW 20,800 VPD

CHIPOTLE

corepower YOGA

THE COFFEE HOUSE

POTBELLY

SOI 38

hudson coffee

Starbucks

Panera BREAD

STAPLES

sweetgreen

PNC BANK

bcPIZZA

au bon pain

Starbucks

SUBWAY

POTBELLY

moie's

CHOPT

rice bar

BOBBY'S BURGER PALACE

Starbucks

MEN'S WEARHOUSE

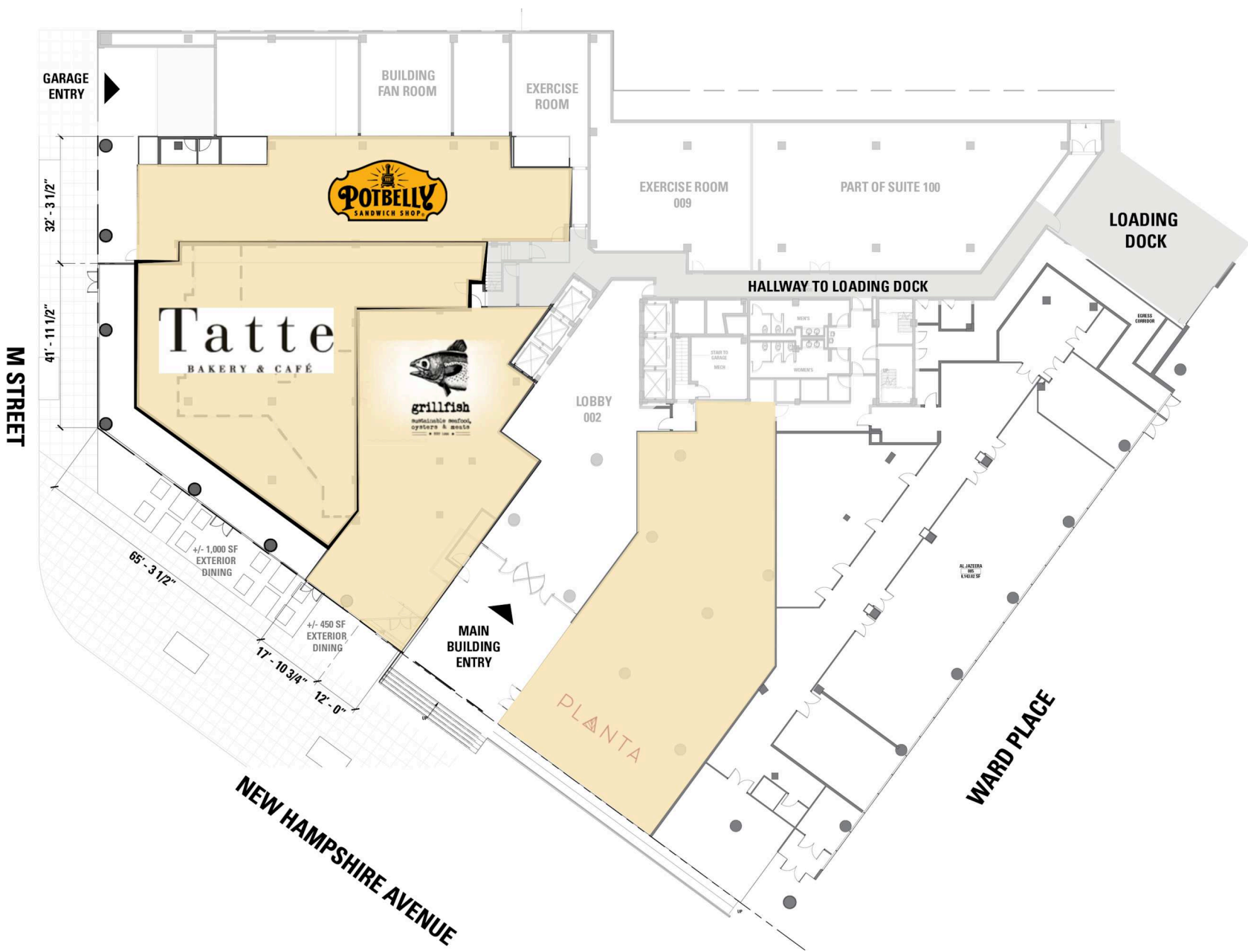
PAUL

M metro

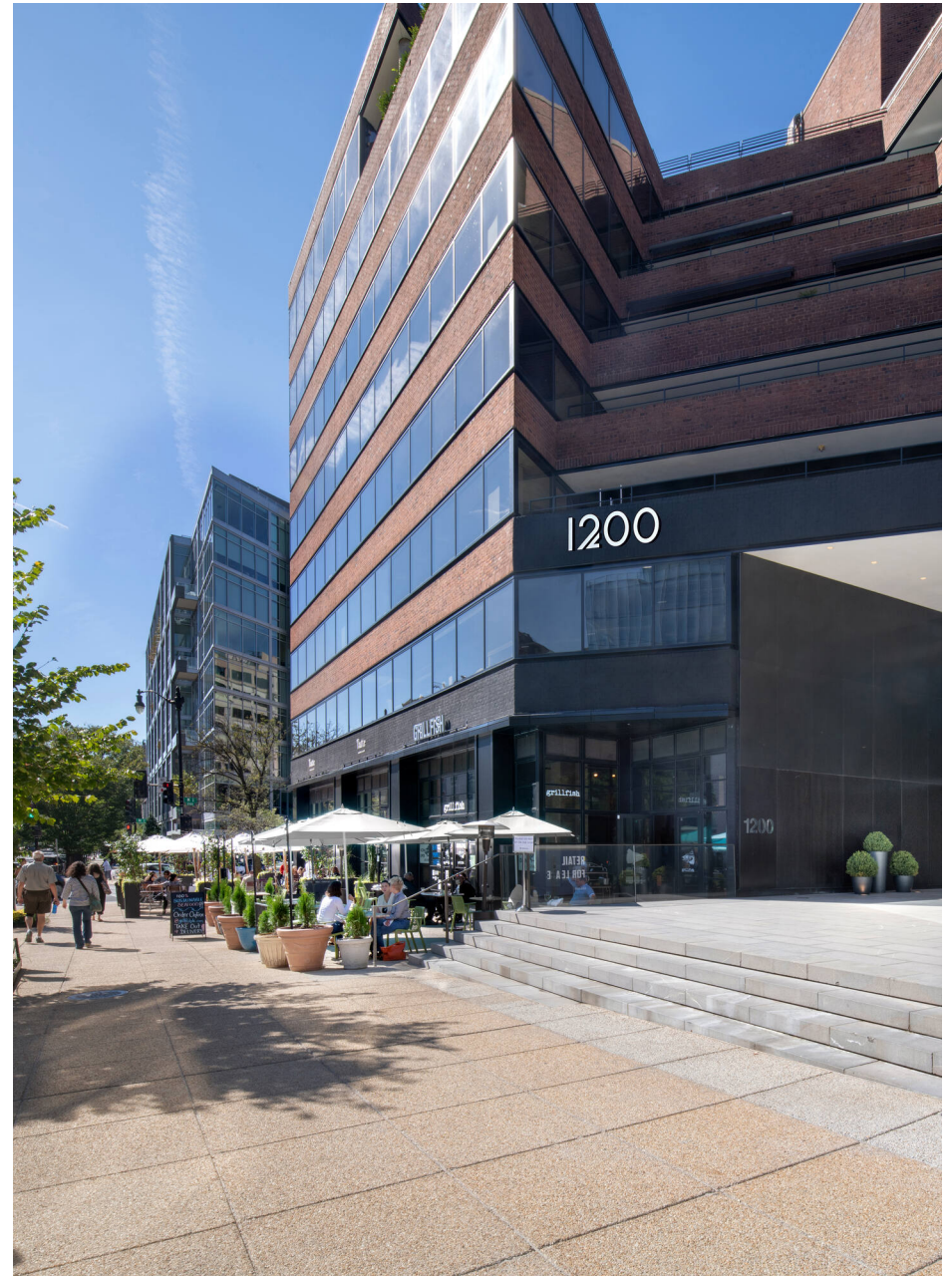
FARRAGUT NORTH METRO
22,949 DAILY RIDERS

SITE PLAN

1200 NEW HAMPSHIRE AVENUE NW | WASHINGTON, DC



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