

UNION SQUARE

WASHINGTON, DC





RAPPAPORT
CULTIVATING PLACES



UNION SQUARE WASHINGTON, DC

- Up to 10,000 SF of highly visible street-front retail along N Capitol Street
- Ideal for fast-casual or full-service restaurants, fitness, or cafe uses
- Beautiful renovations with high ceilings and a new hotel addition that will deliver larger more visibility and all-hours foot traffic

DEMOGRAPHICS 2024

	0.5 MILE	.75 MILE	1 MILE
 POPULATION	21,671	44,271	71,412
 DAYTIME POPULATION	48,417	84,402	117,544
 HOUSEHOLD INCOME	\$120,411	\$118,464	\$124,647
 TRAFFIC COUNTS	30,256 on N Capitol Street		

AREA RETAILERS



UNION SQUARE
WASHINGTON, DC

STOREY PARK
65,000 SF RETAIL
350 RESIDENTIAL UNITS
282,000 SF OFFICE

GONZAGA
COLLEGE HIGH SCHOOL
Building completed in 2008. Student since 1961

Walmart
Supercenter

N CAPITOL STREET NE 30,256 VPD

K STREET

IRS

CNN

CareFirst

L STREET

BURNHAM PLACE
PROPOSED 3M SF
DEVELOPMENT
TO BE BUILT ABOVE
UNION STATION YARD
MIXED-USED
DEVELOPMENT

I STREET

H STREET

G STREET

F STREET

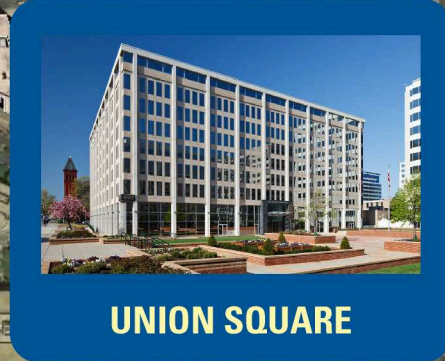
E STREET

WHOLE
FOODS
MARKET

Giant

Smithsonian
National Postal Museum

H STREET



UNION SQUARE

M
metro

GEORGETOWN
UNIVERSITY
LAW CENTER

DEPARTMENT OF THE
TREASURY
UNITED STATES OF AMERICA

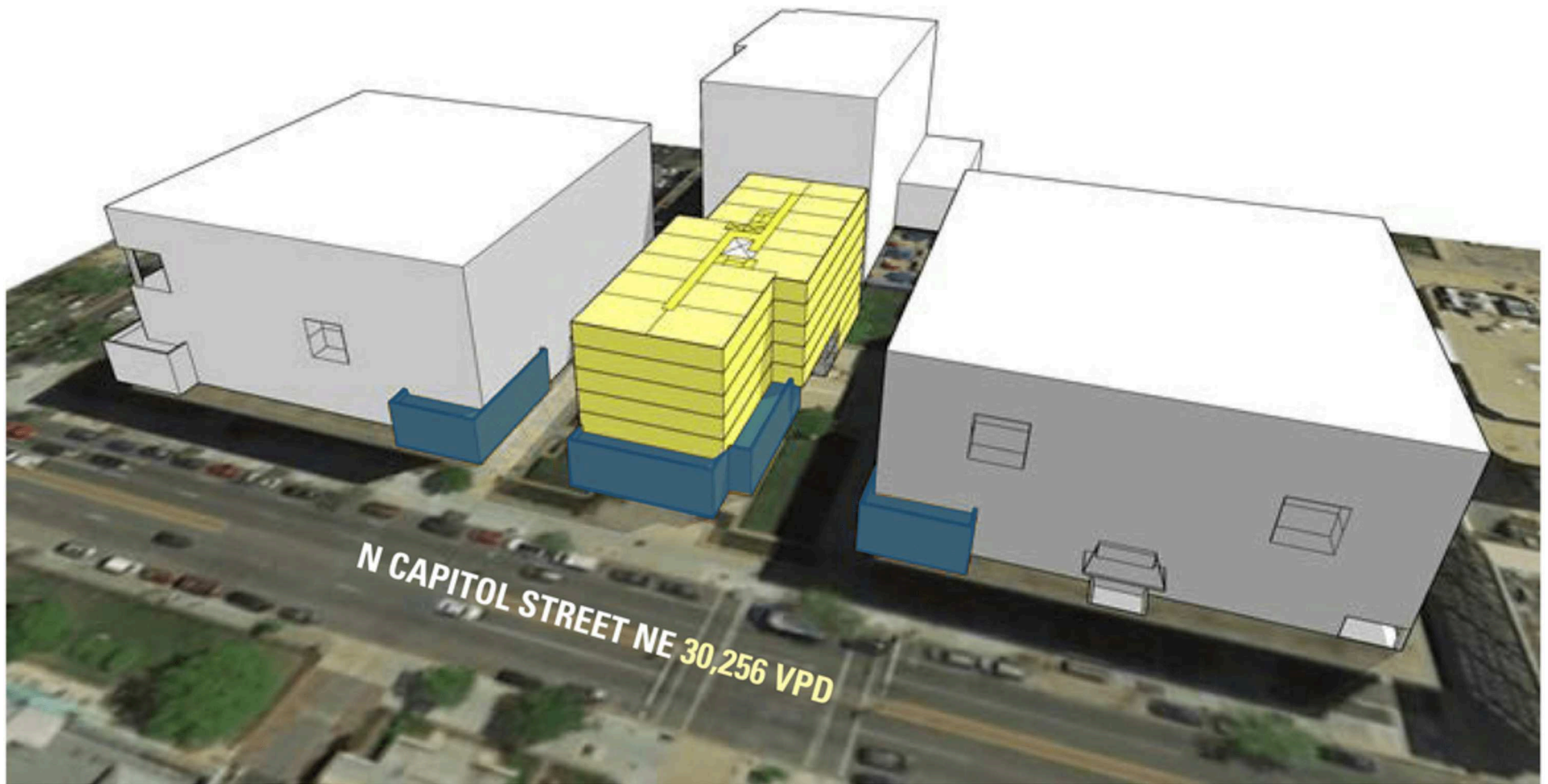
US CAPITOL
(0.9 MILES FROM SITE)

UNION STATION



RENDERING

UNION SQUARE | WASHINGTON, DC



AVAILABLE RETAIL



SITE PLAN

UNION SQUARE | WASHINGTON, DC

3,420 - 6,080 SF AVAILABLE





UNION SQUARE | 899-999 N CAPITOL STREET, WASHINGTON, DC

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