

2401 PENNSYLVANIA AVENUE NW

WASHINGTON, DC

1,000 - 1,790 SF & 4,389 SF 2ND GEN RESTAURANT AVAILABLE







RAPPAPORT
CULTIVATING PLACES

2401 PENNSYLVANIA AVENUE NW

WASHINGTON, DC

- | Adjacent to George Washington University's main campus
- | Located near Farragut West Metro (36,335 riders per day) and Foggy Bottom Metro (39,675 riders per day)
- | Close walk to Georgetown shops and waterfront. Located on the west-end side
- | Highly affluent neighborhood where 60% of its population (within 0.5 mile) has earned a graduate degree
- | Walk Score = 96

DEMOGRAPHICS 2024

	.5 MILE	1 MILE	2 MILES
 POPULATION	19,597	43,559	192,343
 DAYTIME POPULATION	79,105	232,154	503,319
 HOUSEHOLD INCOME	\$128,257	\$147,525	\$148,206
 TRAFFIC COUNTS	17,000 on Pennsylvania Avenue		

AREA RETAILERS



2401 PENNSYLVANIA AVENUE NW
WASHINGTON, DC

La Chaumière

GEORGES

NOBU

Fairmont
HOTELS & RESORTS

PARK HYATT

EST. 1981
Chef Geoff's
RESTAURANT

MARRIOTT
WASHINGTON
GEORGETOWN

Tatte
BARBET & CAFE

24TH ST NW 7,519 VPD

PNC BANK

TRADER JOE'S



2401
PENNSYLVANIA
AVENUE

MOXEE

AROMA CAFE

orange theory

THE BLOOMINGDALE

FOUR SEASONS

PENNSYLVANIA AVE NW 17,000 VPD

L ST NW 8,147 VPD

Ristorante La Perla
of Washington

2500
PENN
OPERATED BY ART HOTELS

soi 38 citibank

beardon office

CALL YOUR
MOTHER

FOR FINE
WINE SOAKS

CASTA'S

YOURS
TRULY

K ST NW 28,342 VPD

MELROSE
GEORGETOWN HOTEL
WASHINGTON, DC
REMINGTON

Fabulous
HABNET

WASHINGTON CIRCLE

GW

NORTH
ITALIA



7
ELEVEN

M
metro

WHOLE
FOODS
MARKET

THE WATERGATE HOTEL

IRCA
rōti
BOWLS. SALADS. PIZZA.

SITE PLAN

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