

# **2401 PENNSYLVANIA AVENUE NW**

## **WASHINGTON, DC**

- I 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)
- I Close walk to Georgetown shops and waterfront. Located on the west-end side
- I 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**

















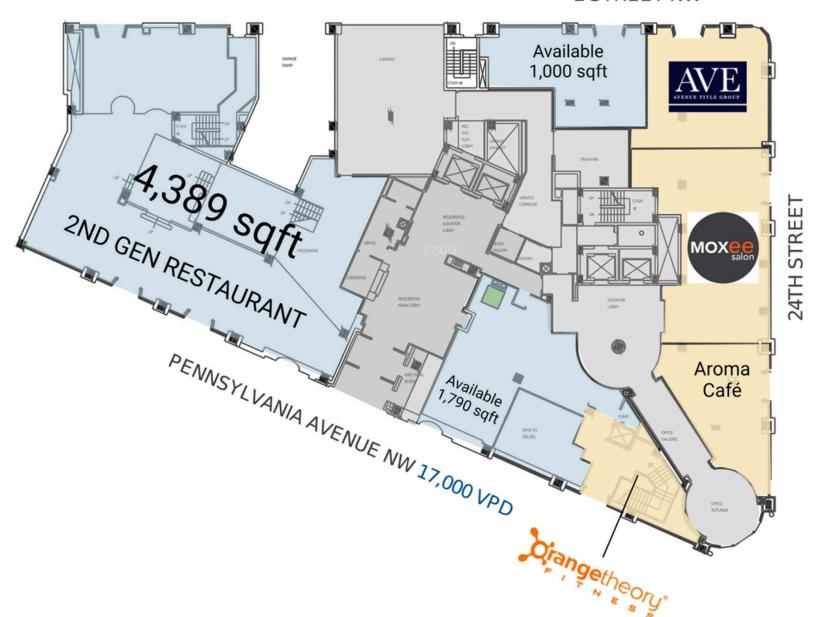


# **SITE PLAN**

#### 2401 PENNSYLVANIA AVENUE NW | WASHINGTON, DC

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

## L STREET NW





# 2401 PENNSYLVANIA AVENUE NW, WASHINGTON, DC

Mike Howard | mhoward@rappaportco.com | 571.382.1219

rappaportco.com