

2401 PENNSYLVANIA AVENUE NW

WASHINGTON, DC

752 - 1,790 SF AVAILABLE







RAPPAPORT
CULTIVATING PLACES

2401 PENNSYLVANIA AVENUE NW WASHINGTON, DC

- Prime second-generation café space available next to George Washington University
- 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 2025

	.5 MILE	1 MILE	2 MILES
 POPULATION	19,111	47,302	178,955
 DAYTIME POPULATION	117,926	210	500
 HOUSEHOLD INCOME	\$127,299	\$166,299	\$177,602
 TRAFFIC COUNTS	20,827 on Pennsylvania Avenue		

AREA RETAILERS



2401 PENNSYLVANIA AVENUE NW
WASHINGTON, DC

24TH ST NW 7,952 VPD

PENNSYLVANIA AVE NW 20,827 VPD

L ST NW 8,147 VPD

K ST NW 30,836 VPD

WASHINGTON CIR NW

La Chaumière

GEORGES

FOUR SEASONS

Ristorante La Perla
of Washington

2500 PENN

MELROSE
GLOVER PARK HOTEL
WASHINGTON, DC
REMINGTON

Fabulous
MARKET


7
ELEVEN

THE WATERGATE HOTEL

NOBU

Fairmont
HOTELS & RESORTS

TRADER JOE'S



2401
PENNSYLVANIA
AVENUE

MOX36
ORANGETHEORY

EMBASSY
SUITES
by HILTON
Washington DC Georgetown

PARK HYATT®

EST. 1962
Chef Geoff's
RESTAURANT

MARRIOTT
WASHINGTON
GEORGETOWN

Tatte
BAKERY & CAFE

The Ritz-Carlton®

soi 38 citibank
burton coffee
CALL YOUR
MOTHER
CASTA'S YOURS
TRULY

FOR FIVE
DOLLAR
ROAST

NORTH
ITALIA

WHOLE
FOODS
MARKET

IRCA

rōti
BOWLS. SALADS. PITAS.



SITE PLAN

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