

2401 PENNSYLVANIA AVENUE NW

WASHINGTON, DC

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





TRADER JOE'S

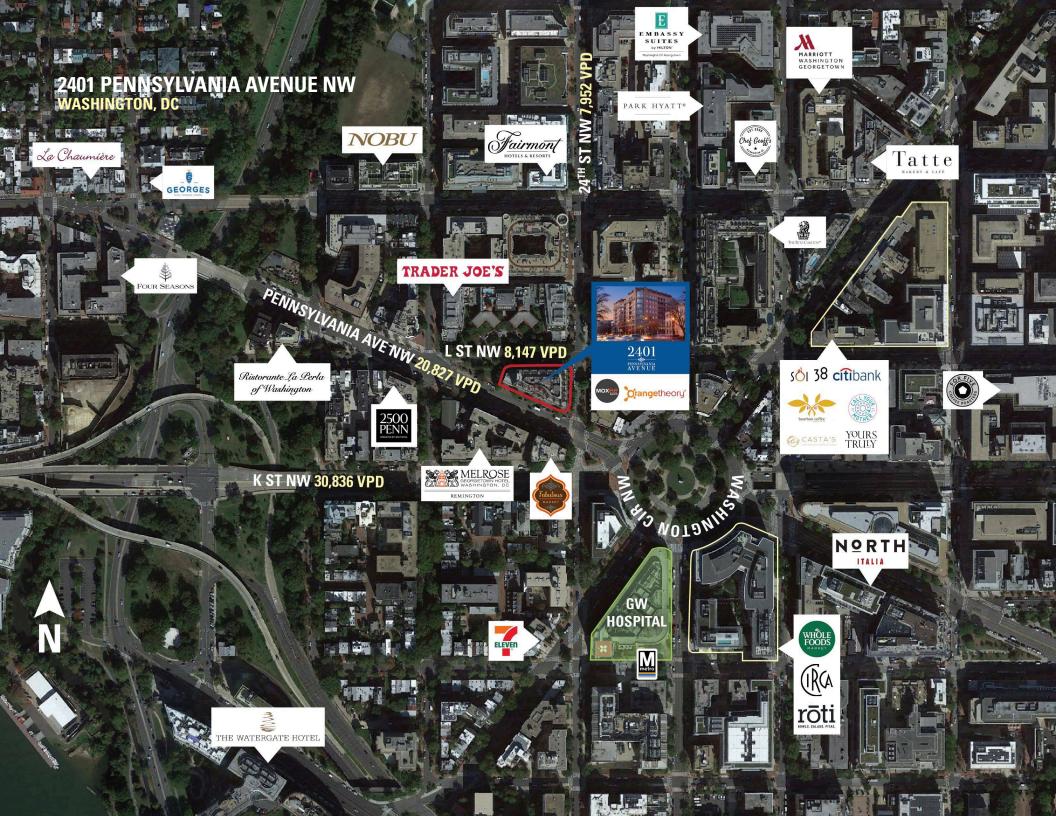








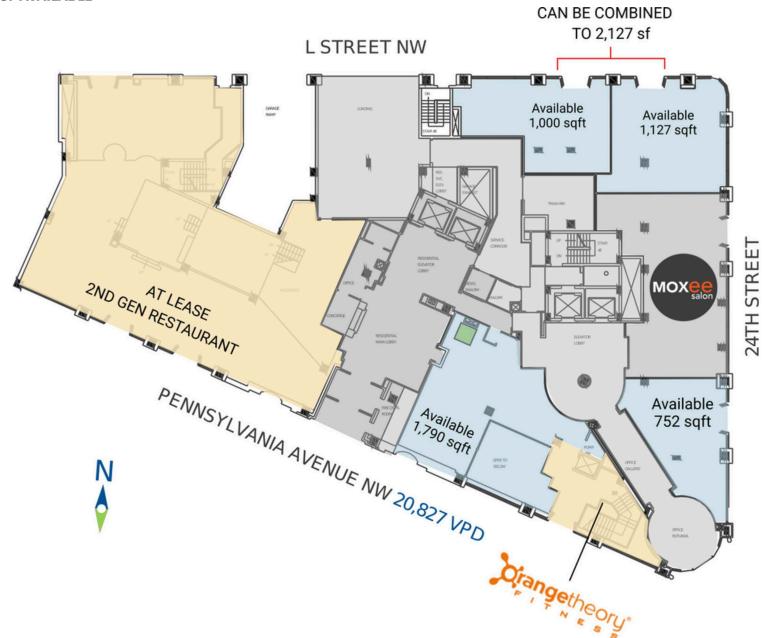




SITE PLAN

2401 PENNSYLVANIA AVENUE NW | WASHINGTON, DC

752 - 1,790 SF AVAILABLE





2401 PENNSYLVANIA AVENUE NW, WASHINGTON, DC

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