

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

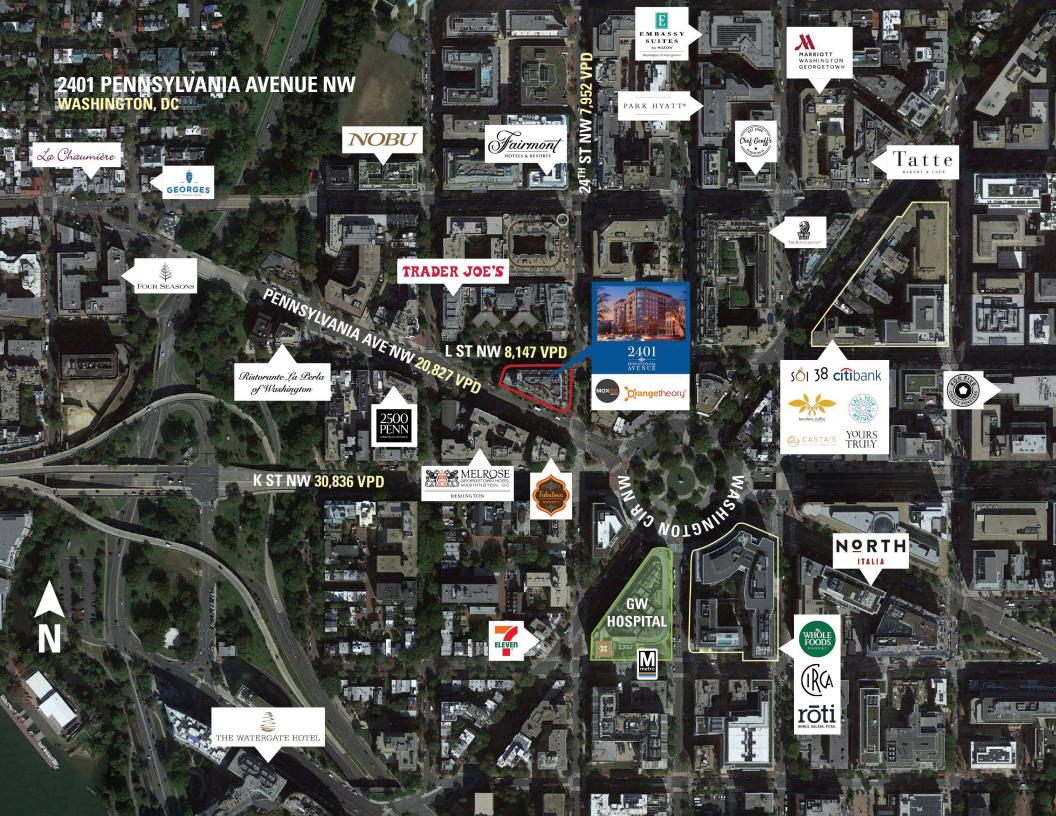
DEMOGRAPHICS 2025

		.5 MILE	1 MILE	2 MILES
ŤŤ	POPULATION	20,849	42,596	187,449
	DAYTIME POPULATION	109,050	175,598	368,672
\$	HOUSEHOLD INCOME	\$159,977	\$173,035	\$182,666
<u></u>	TRAFFIC COUNTS	20,827 on Pennsylvania Avenue		

AREA RETAILERS



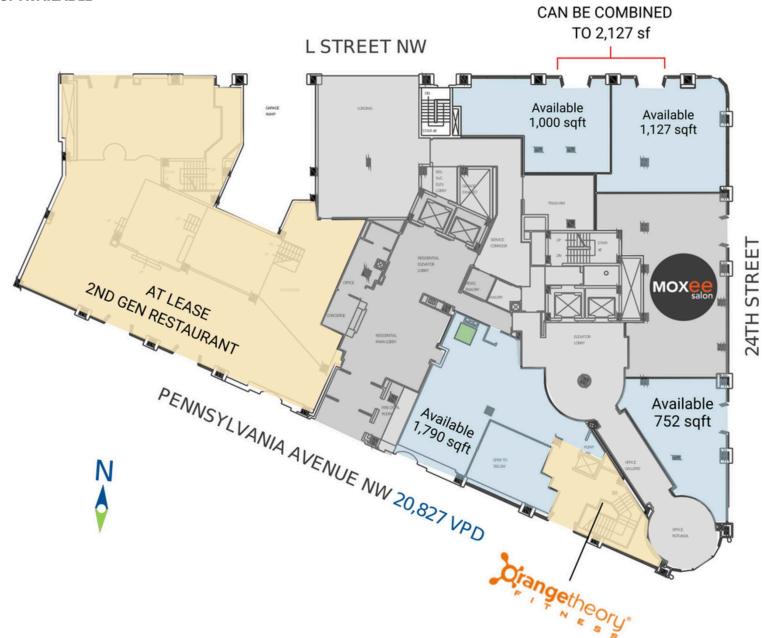




SITE PLAN

2401 PENNSYLVANIA AVENUE NW | WASHINGTON, DC

752 - 1,790 SF AVAILABLE





2401 PENNSYLVANIA AVENUE NW, WASHINGTON, DC

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