

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	20,849	42,596	187,449
 DAYTIME POPULATION	109,050	175,598	368,672
 HOUSEHOLD INCOME	\$159,977	\$173,035	\$182,666
 TRAFFIC COUNTS	20,827 on Pennsylvania Avenue		

AREA RETAILERS



2401 PENNSYLVANIA AVENUE NW
WASHINGTON, DC

La Chaumière



Ristorante La Perla
of Washington

NOBU

Fairmont
HOTELS & RESORTS

TRADER JOE'S

PENNSYLVANIA AVE NW 20,827 VPD
L ST NW 8,147 VPD

2500 PENN

MELROSE
GEORGETOWN HOTEL
WASHINGTON, DC
REMINGTON



24TH ST NW 7,952 VPD

EMBASSY
SUITES
by Hilton

PARK HYATT®



MARRIOTT
WASHINGTON
GEORGETOWN

Tatte
BAKERY & CAFE



2401
PENNSYLVANIA
AVENUE



soi 38 citibank



CASTA'S



YOURS
TRULY



K ST NW 30,836 VPD

WASHINGTON CIR NW
GW
HOSPITAL

NORTH
ITALIA



rōti
BOWLS. SALADS. PITAS.

THE WATERGATE HOTEL

SITE PLAN

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