

# 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

24TH ST NW 7,952 VPD

PARK HYATT®



MARRIOTT WASHINGTON  
GEORGETOWN

Tatte  
BAKERY & CAFE



2401  
PENNSYLVANIA  
AVENUE  
MOX36  
orange theory

soi 38 citibank  
burton coffee  
CASTA'S  
YOURS TRULY



2500 PENN  
WASHINGTON, DC

K ST NW 30,836 VPD

MELROSE  
GEORGETOWN HOTEL  
WASHINGTON, DC  
REMINGTON



GW  
HOSPITAL  
M  
metro

WASHINGTON CIR NW

NORTH  
ITALIA

WHOLE FOODS  
MARKET  
TRCA  
rōti  
BOWLS. SALADS. PITAS.

THE WATERGATE HOTEL





## SITE PLAN

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