

AC
HOTELS
MARRIOTT.

4,008 SF AVAILABLE

RAPPAPORT
GREYSTAR™

CAPITOL VIEW BAR







AC HOTEL, WASHINGTON, DC

- A brand new 4,008 SF vented retail space is seeking an amenity restaurant inside the upcoming AC Hotel in Southeast D.C. that will contain 222 hotel rooms.
- Two new apartment building are being erected directly next door with over 750 units building a bustling clientele only steps from the front door.
- The retail space is located a few blocks from the always active Canal Park and serves as the bridge between the Capitol Riverfront and Capitol Hill as well as being situated near the Washington Nationals ballpark and the Navy Yard-Ballpark Metro Station.
- The new AC Hotel will be directly across the street from the South Capitol Hill Whole Foods and next to Orangetheory Fitness and Slipstream along New Jersey Avenue SE.
- The project will be delivering in Q4 2021 and the hotel is estimated to open in February 2022.



DEMOGRAPHICS 2020

	0,25 mile	0,5 mile	1 mile
 Population	6,329	15,846	42,316
 Daytime population	7,805	27,988	68,000
 Household income	\$150,647	\$138,947	\$145,318
 Traffic counts	155,660 on I-695		

AREA RETAILERS





2,200+ POPULATION GROWTH



AC HOTEL

GARFIELD PARK

sport&health

200 I STREET SE
350,000 SF OFFICE BUILDING
1,400 EMPLOYEES

BARRACKS ROW
THE UGLY MUG
matchbox
ambar.
BULLETIN

AGORA
At The Collective

WHOLE FOODS

B
PONT

Orangetheory
FITNESS
SLIPSTREAM

MEM JERSEY AVE

Don Don
CHICKEN

SCARLET OAK

park chelsea
At The Collective

COURTYARD
MARRIOTT
80% OCCUPANCY IN 2016

FIVE GUYS
CVS pharmacy

CAVA
SHAKE SHACK



OPEN ROAD



[solidcore]

RASA
roti

CHOPT

NATIONALS PARK
2.4M VISITORS PER YEAR

DOCK 79
ALL-PURPOSE
PIZZERIA
THE SALT LINE
OYSTER + ALE

THE YARDS
2,800 RESIDENTIAL UNITS
1.8M SF OFFICE
400,000 SF RETAIL

POTBELLY

WISGUY PIZZA

PACERS RUNNING

Willie's

HATOBA

lululemon

Nando's

unleashed

400 M STREET
APARTMENTS
138 UNITS

Harris Teeter
Your Neighborhood Food Market

sweetgreen

Taco rean

Starbucks

VIDA
FITNESS

Banfield
PET HOSPITAL

WASHINGTON
NAVY YARD
17,275 EMPLOYEES
NAVY MUSEUM
150,000 ANNUAL VISITORS

WHALEY'S
ice cream
jubilee
AGUA301
MORINI

SOUTH EAST FREEWAY 92,000 VPD

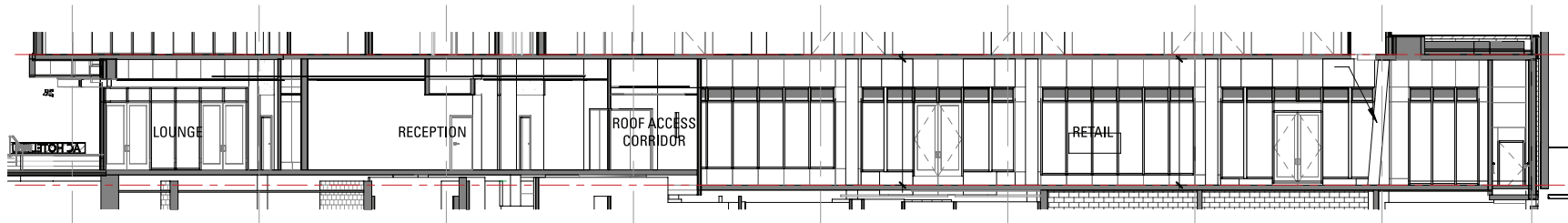


ANACOSTIA RIVER

SITE PLAN
AC HOTEL | WASHINGTON, DC

4,008 SF AVAILABLE

NEW JERSEY AVENUE





3,246 NEW HOUSING UNITS DELIVERED



91 WALK SCORE





RAPPAPORT

AC HOTEL / SOUTHEAST, WASHINGTON, DC

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