

2401 PENNSYLVANIA AVENUE NW

WASHINGTON, DC

1,000 - 1,790 SF AVAILABLE






RAPPAPORT

2401 PENNSYLVANIA AVENUE NW

WASHINGTON, DC

- | Adjacent to George Washington University's main campus
- | 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 2022

	.5 MILE	1 MILE	2 MILES
 POPULATION	19,597	43,559	192,343
 HOUSEHOLD INCOME	\$128,257	\$147,525	\$148,206
 TRAFFIC COUNTS	17,000 on Pennsylvania Avenue		

AREA RETAILERS



2401 PENNSYLVANIA AVENUE NW
WASHINGTON, DC

Le Chaumière

GEORGES

FOUR SEASONS
HOTEL

Ristorante La Perla
of Washington

2500 PENN
MANAGED BY WOODHUT

K ST NW 28,342 VPD

MELROSE
GEORGETOWN HOTEL
WASHINGTON, DC
REMINGTON

Fabulous
MARKET

ELEVEN

THE WATERGATE HOTEL

Fairmont

NOBU

PNC BANK

TRADER JOE'S

PENNSYLVANIA AVE NW 15,613 VPD
L ST NW 8,147 VPD

24TH ST NW 7,519 VPD

EMBASSY
SUITES
by Hilton

MARRIOTT
WASHINGTON
GEORGETOWN

CHEF GEOFF'S
West End

PARK HYATT®

THE RITZ-CARLTON®

2401
PENNSYLVANIA
AVENUE
MARCEL'S AROMA CAFE
MORRIS CANGELTHEORY

SOI 38
bourbon coffee
MERCY ME
CASTA'S
LOVE YOUR SOUL & GIVE IT A WHOLE LOT

CHARBAR

FLOWER CHILD
HEALTHY FOOD FOR A HAPPY WORLD

THE GEORGE WASHINGTON
UNIVERSITY HOSPITAL

M
metro

IRCA

WHOLE
FOODS
MARKET

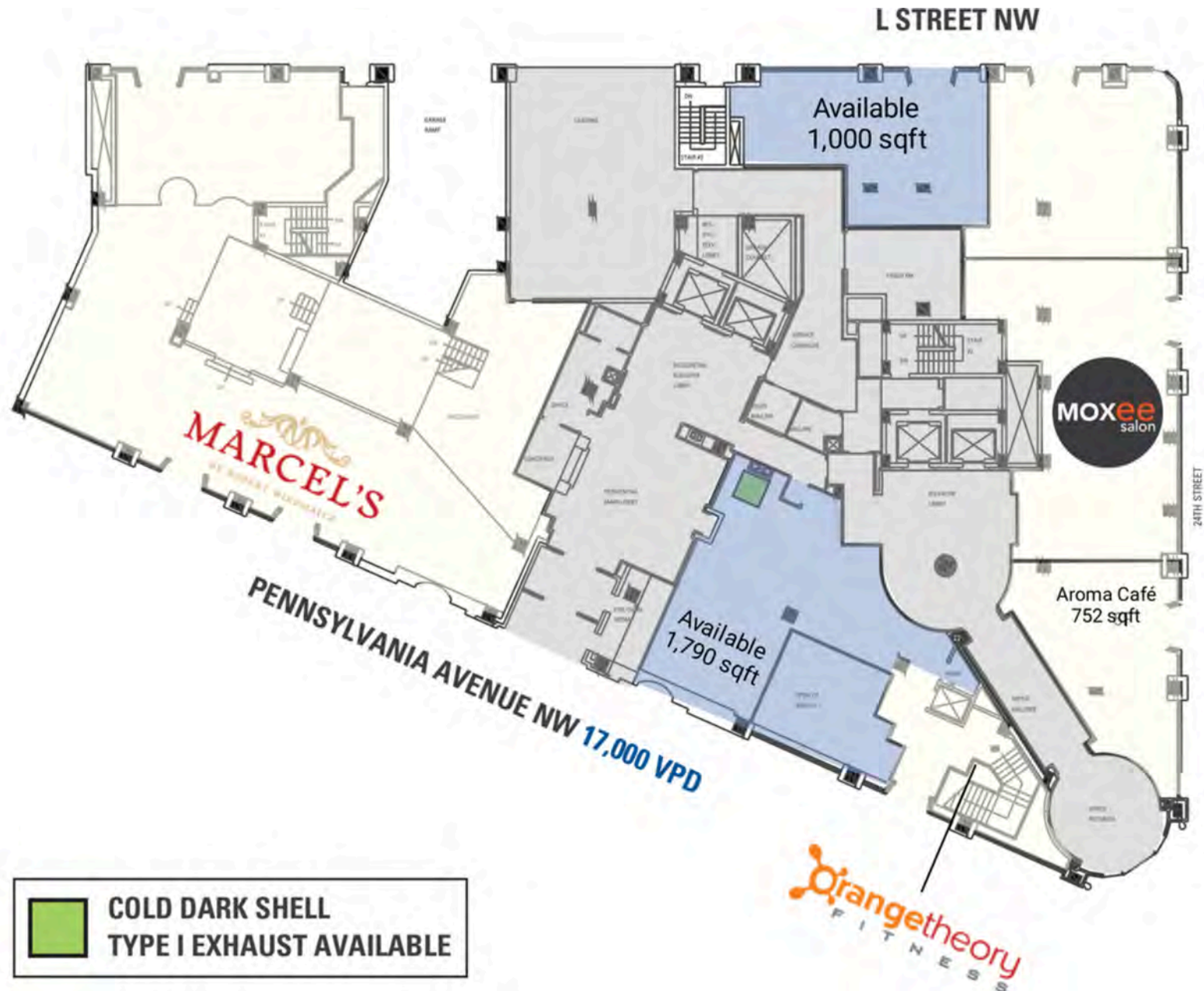
Beefsteak
VEGETABLES UNLEASHED

sweetgreen
rōti
MEDITERRANEAN GRILL

SITE PLAN

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