

1200 1ST STREET NE

WASHINGTON, DC

3,967 SF AVAILABLE

RAPPAPORT



1200 1ST STREET NE WASHINGTON, DC

- | Located in Capitol Plaza beneath a 291,838 SF Class A office building and surrounded by new residential and office development
- | This building has an opportunity for a 3,967 SF space that leads to nearby retailers such as Harris Teeter, King Street Oyster Bar, Starbucks, and CVS
- | Excellent space for service users, fitness, pet grooming/boarding, medical and non-vented food users

DEMOGRAPHICS 2022

	0.5 MILE	1 MILE	2 MILES
 POPULATION	24,978	72,604	227,288
 DAYTIME POPULATION	27,470	107,997	478,531
 HOUSEHOLD INCOME	\$101,237	\$115,806	\$127,940
 TRAFFIC COUNTS	3316 on Eastbound on M ST NE		

CO-TENANTS

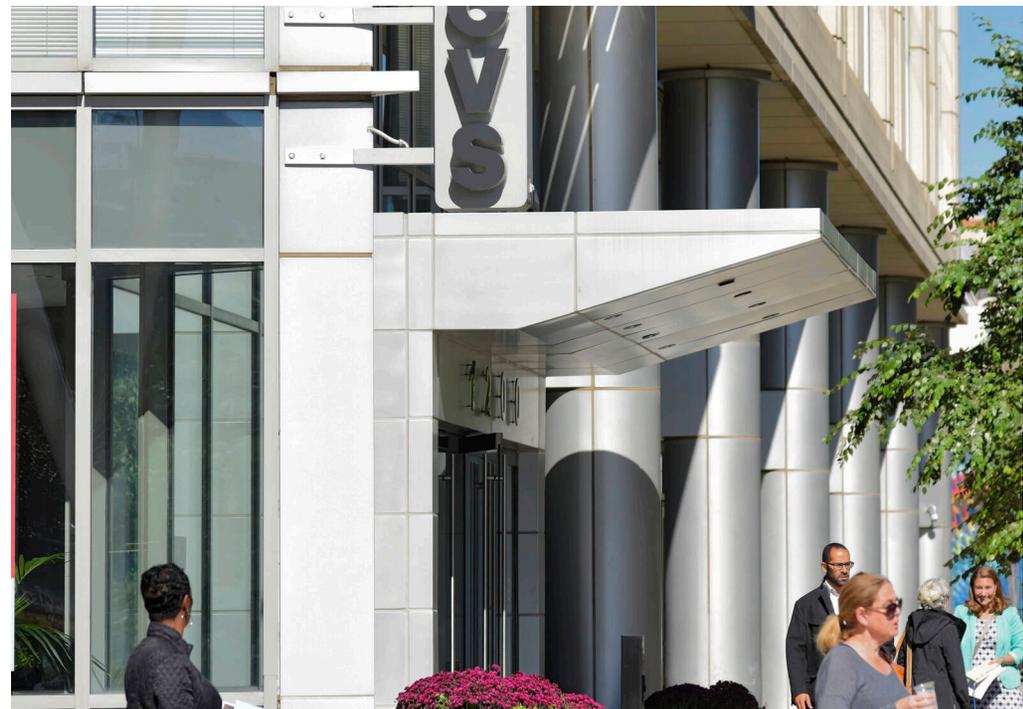
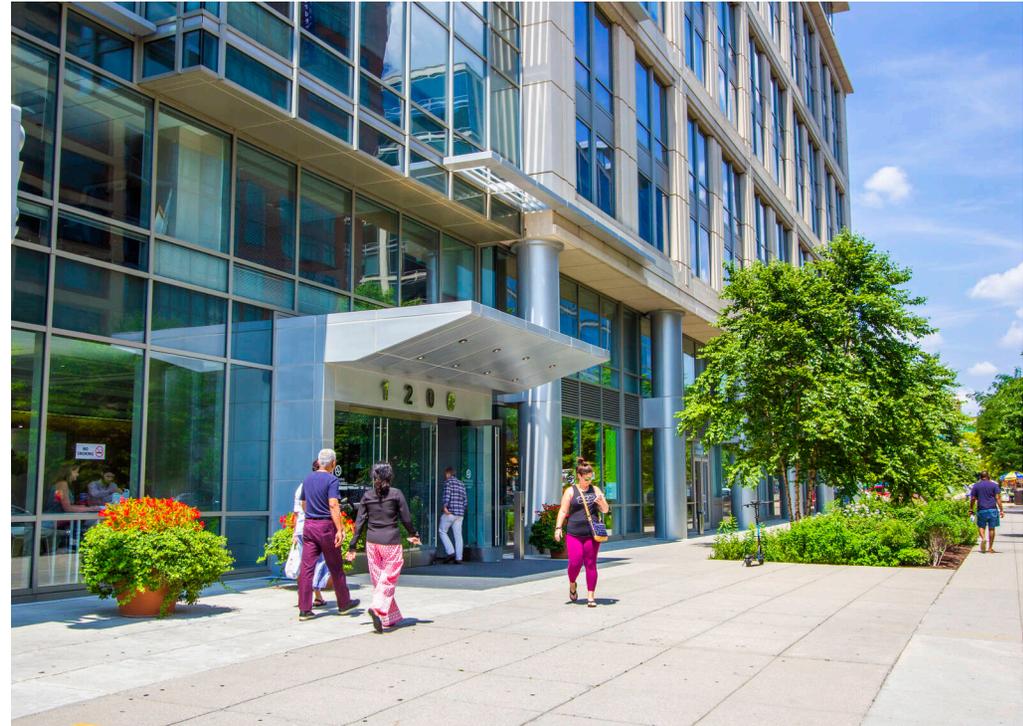


CVS pharmacy



FIVE GUYS
BURGERS and FRIES

Harris Teeter



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FLORIDA AVE NE

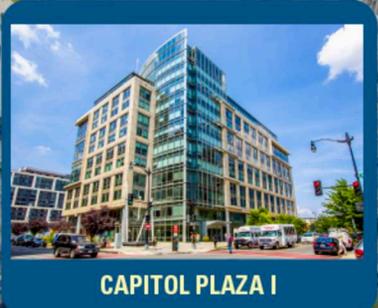
NEW YORK AVE NE

NORTH CAPITOL ST NW 33,678 VPD

FIRST ST NE 4,411 VPD

M ST NE 3,316 VPD

4TH ST NE



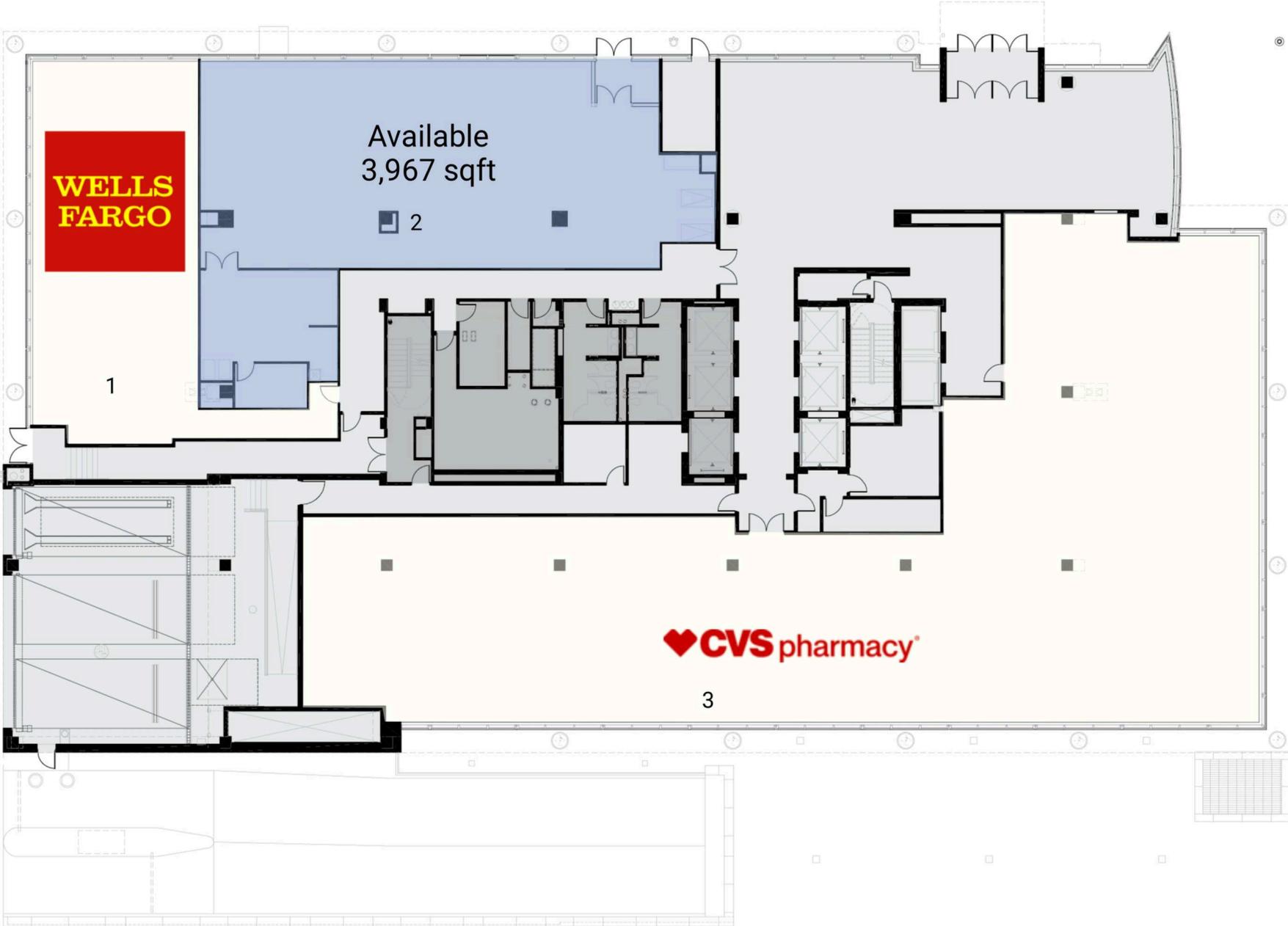
CAPITOL PLAZA I



SITE PLAN

1200 1ST STREET NE | WASHINGTON, DC

3,967 SF AVAILABLE



TENANT LIST

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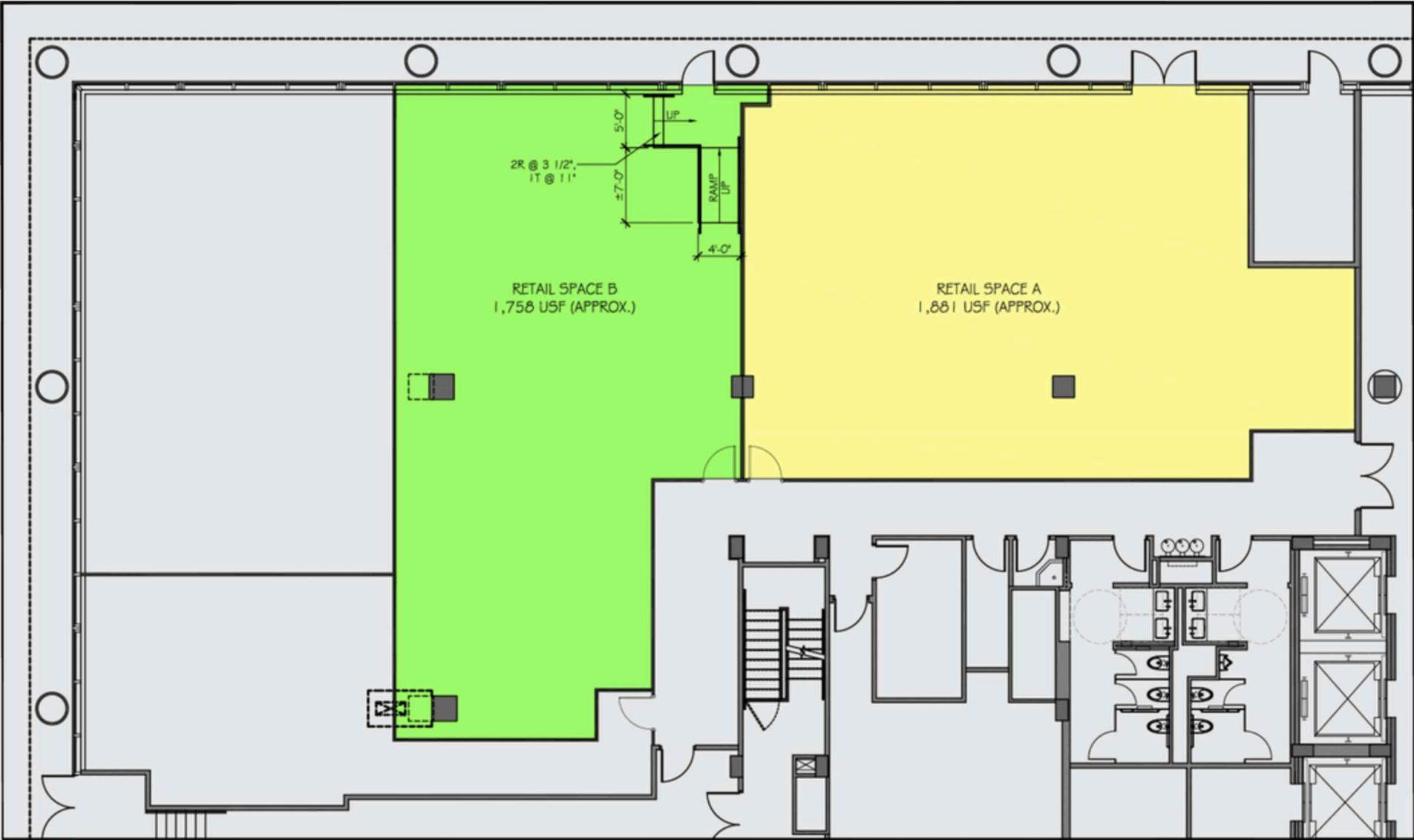
#	SQ. FT	MERCHANT
1		Wells Fargo

#	SQ. FT	MERCHANT
2	3,967	Available

#	SQ. FT	MERCHANT
3		CVS Pharmacy

SITE PLAN - DEMISING OPTION

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