

1101 15TH STREET WASHINGTON, DC

2ND GEN 2,744 SF RESTAURANT SPACE

RAPPAPORT
CULTIVATING PLACES

NERDS & NIBBLERS

Catering

Sandwich

Breakfast

Salad

Coffee

Nerds & Nibblers

Nerds & Nibblers





Nerds & Nibblers

Nerds & Nibblers

1101 15TH STREET WASHINGTON, DC

- | 2nd generation restaurant space available with cooking exhaust
- | Centrally located in the CBD and across from Mid Town Center Development, headquarters to Fannie Mae
- | Stellar street frontage on L Street
- | High pedestrian traffic on L Street with more than 100,000 employees within a 1/2-mile radius
- | Area restaurants include, Chipotle, Corner Bakery, Dauphines, Lincoln, Potbelly, Shoto, and Starbucks
- | High traffic counts of 16,400 vehicles per day on 15th Street

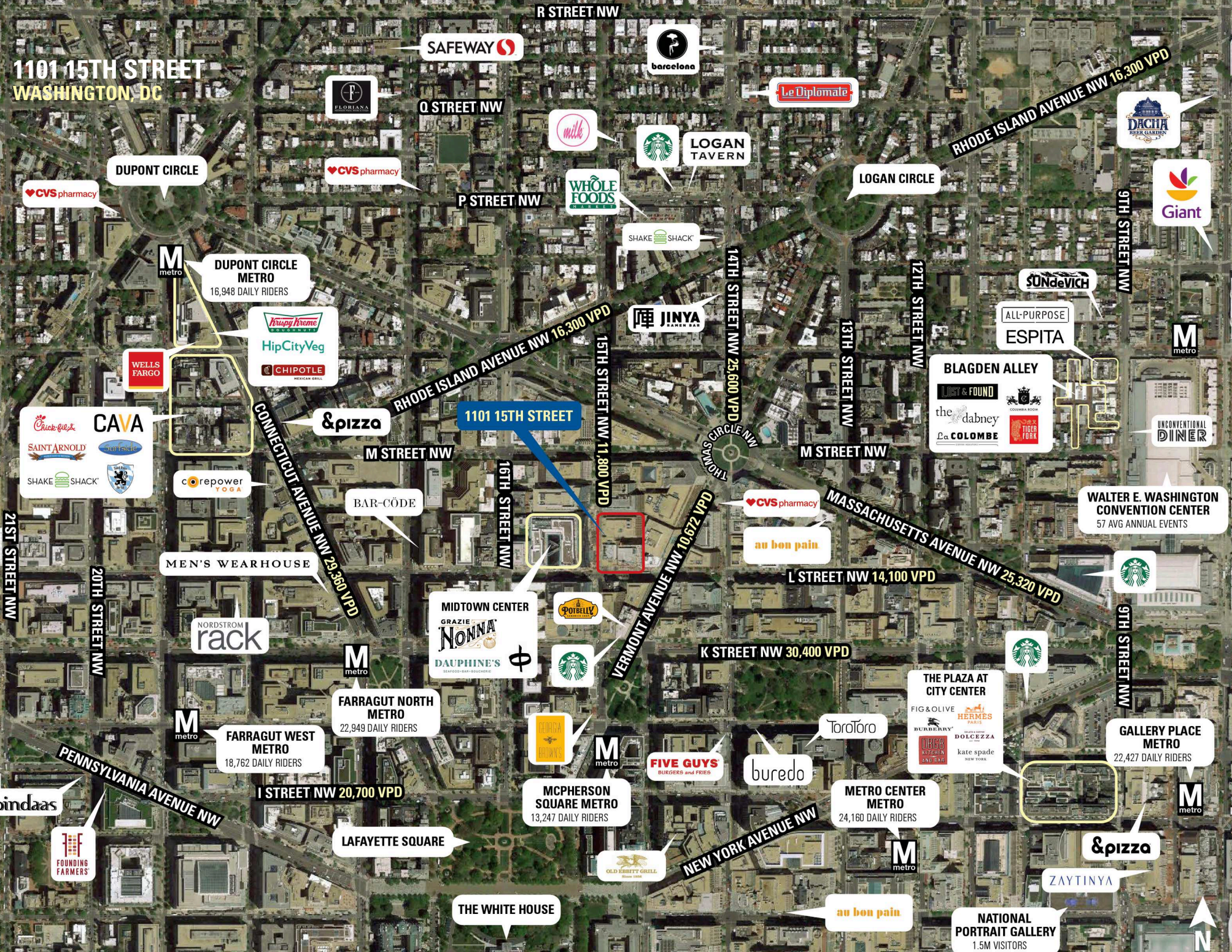
DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	70,585	384,814	776,168
 DAYTIME POPULATION	92,325	524,217	983,177
 HOUSEHOLD INCOME	\$39,183	\$193,208	\$362,278
 TRAFFIC COUNTS	14,879 on Vermont Ave NW		

CO-TENANTS



1101 15TH STREET
WASHINGTON, DC



SAFeway

barcelona

Le Diplomate

FLORIANA

Q STREET NW

milk

Starbucks

LOGAN TAVERN

RHODE ISLAND AVENUE NW 16,300 VPD

DACHA

Giant

DUPONT CIRCLE

CVS pharmacy

CVS pharmacy

P STREET NW

WHOLE FOODS MARKET

SHAKE SHACK

LOGAN CIRCLE

M metro

DUPONT CIRCLE METRO
16,948 DAILY RIDERS

Krispy Kreme

HipCityVeg

CHIPOTLE

WELLS FARGO

RHODE ISLAND AVENUE NW 16,300 VPD

JINYA

15TH STREET NW 11,800 VPD

14TH STREET NW 25,600 VPD

12TH STREET NW

13TH STREET NW

SUNdevICH

ALL-PURPOSE
ESPITA

M metro

BLAGDEN ALLEY

the dabney
La COLOMBE

UNCONVENTIONAL DINER

CAVA
SAINT ARNOLD
SHAKE SHACK

&pizza

1101 15TH STREET

M STREET NW

BAR-CODE

MEN'S WEARHOUSE

corepower
YOGA

21ST STREET NW

20TH STREET NW

NORDSTROM
rack

M metro

FARRAGUT NORTH METRO
22,949 DAILY RIDERS

FARRAGUT WEST METRO
18,762 DAILY RIDERS

I STREET NW 20,700 VPD

LAFAYETTE SQUARE

MIDTOWN CENTER
GRAZIE Nonna
DAUPHINE'S

POTBELLY

Starbucks

VERMONT AVENUE NW 10,672 VPD

CVS pharmacy

au bon pain

MASSACHUSETTS AVENUE NW 25,320 VPD

L STREET NW 14,100 VPD

K STREET NW 30,400 VPD

THE PLAZA AT CITY CENTER
FIG & OLIVE
BURBERRY
DOLCEZZA
kate spade

Starbucks

9TH STREET NW

GALLERY PLACE METRO
22,427 DAILY RIDERS

M metro

&pizza

ZAYTINYA

THE WHITE HOUSE

au bon pain

NATIONAL PORTRAIT GALLERY
1.5M VISITORS



SITE PLAN

1101 15TH STREET | WASHINGTON, DC

2,744 SF AVAILABLE

L STREET

15TH STREET





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