

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

milk

Starbucks

LOGAN TAVERN

RHODE ISLAND AVENUE NW 16,300 VPD

DACHA

DUPONT CIRCLE

CVS pharmacy

CVS pharmacy

WHOLE FOODS MARKET

LOGAN CIRCLE

Giant

M metro

DUPONT CIRCLE METRO
16,948 DAILY RIDERS

Krispy Kreme

HipCityVeg

CHIPOTLE

JINYA

SHAKE SHACK

SUNdevICH

ALL-PURPOSE

ESPITA

M metro

WELLS FARGO

RHODE ISLAND AVENUE NW 16,300 VPD

1101 15TH STREET

14TH STREET NW 25,600 VPD

15TH STREET NW 11,800 VPD

13TH STREET NW

12TH STREET NW

BLAGDEN ALLEY

LOST & FOUND

the dabney

La COLOMBE

TIGER FORN

UNCONVENTIONAL DINER

CAVA

SAINT ARNOLD

SHAKE SHACK

corepower YOGA

M STREET NW

BAR-CODE

16TH STREET NW

MEN'S WEARHOUSE

1101 15TH STREET

CVS pharmacy

au bon pain

MASSACHUSETTS AVENUE NW 25,320 VPD

WALTER E. WASHINGTON CONVENTION CENTER
57 AVG ANNUAL EVENTS

21ST STREET NW

20TH STREET NW

NORDSTROM rack

M metro

FARRAGUT NORTH METRO
22,949 DAILY RIDERS

FARRAGUT WEST METRO
18,762 DAILY RIDERS

MIDTOWN CENTER

GRAZIE Nonna

DAUPHINE'S

POBELLY

Starbucks

VERMONT AVENUE NW 10,672 VPD

CVS pharmacy

au bon pain

L STREET NW 14,100 VPD

K STREET NW 30,400 VPD

THE PLAZA AT CITY CENTER

FIG & OLIVE

HERMES

BURBERRY

DOLCEZZA

kate spade

GALLERY PLACE METRO
22,427 DAILY RIDERS

PENNSYLVANIA AVENUE NW

bindaas

FOUNDING FARMERS

I STREET NW 20,700 VPD

LAFAYETTE SQUARE

MCPHERSON SQUARE METRO
13,247 DAILY RIDERS

M metro

FIVE GUYS

buredo

Torotoro

METRO CENTER METRO
24,160 DAILY RIDERS

M metro

&pizza

ZAYTINYA

THE WHITE HOUSE

au bon pain

NATIONAL PORTRAIT GALLERY
1.5M VISITORS



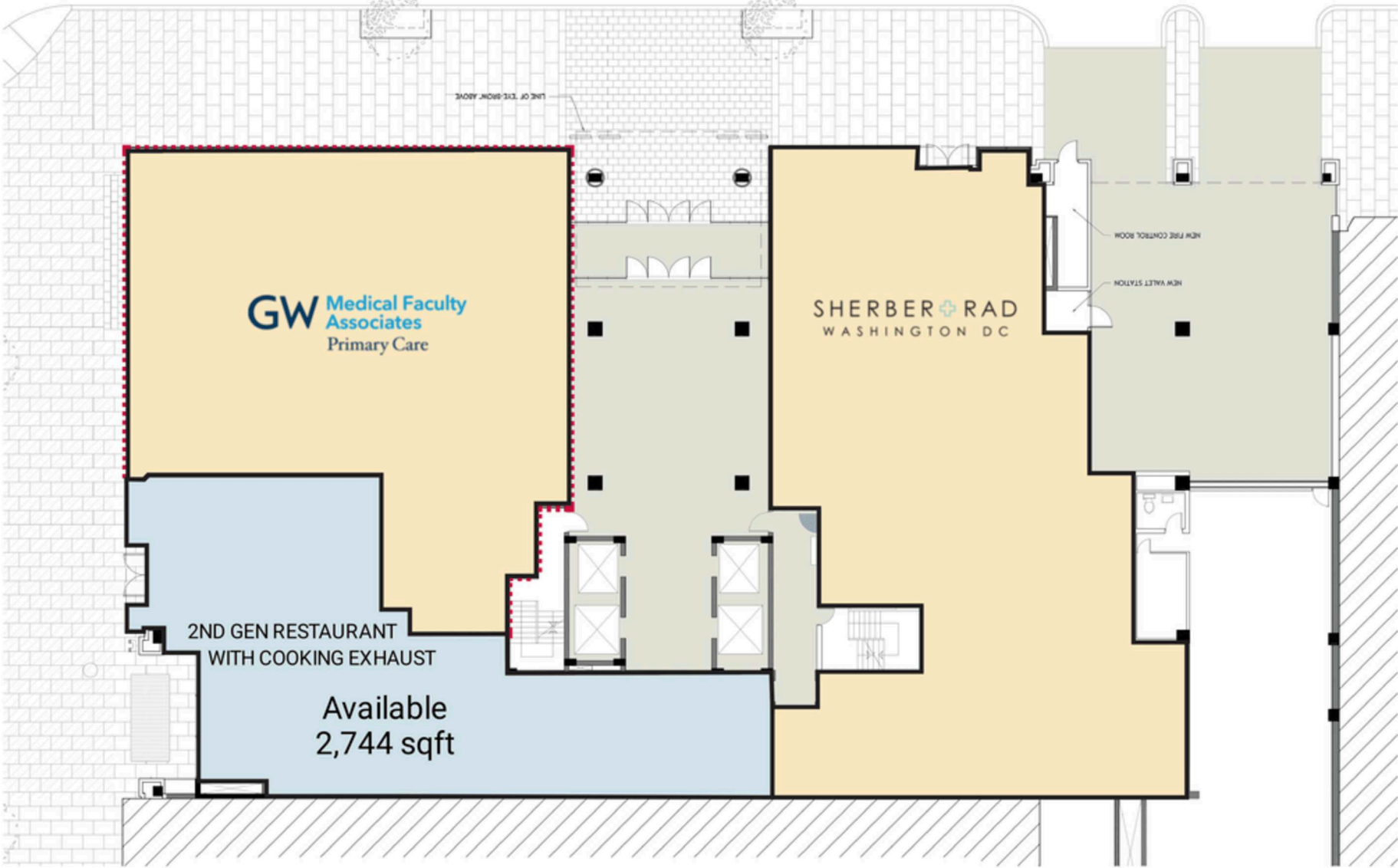
SITE PLAN

1101 15TH STREET | WASHINGTON, DC

2,744 SF AVAILABLE

15TH STREET

L STREET





1101 15TH STREET | 1101 15TH STREET, WASHINGTON, DC

Bill Dickinson | bdickinson@rappaportco.com | 703.310.6983

Melissa Webb | mwebb@rappaportco.com | 703.980.6829

Mike Howard | mhoward@rappaportco.com | 571.382.1219

rappaportco.com