

# 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

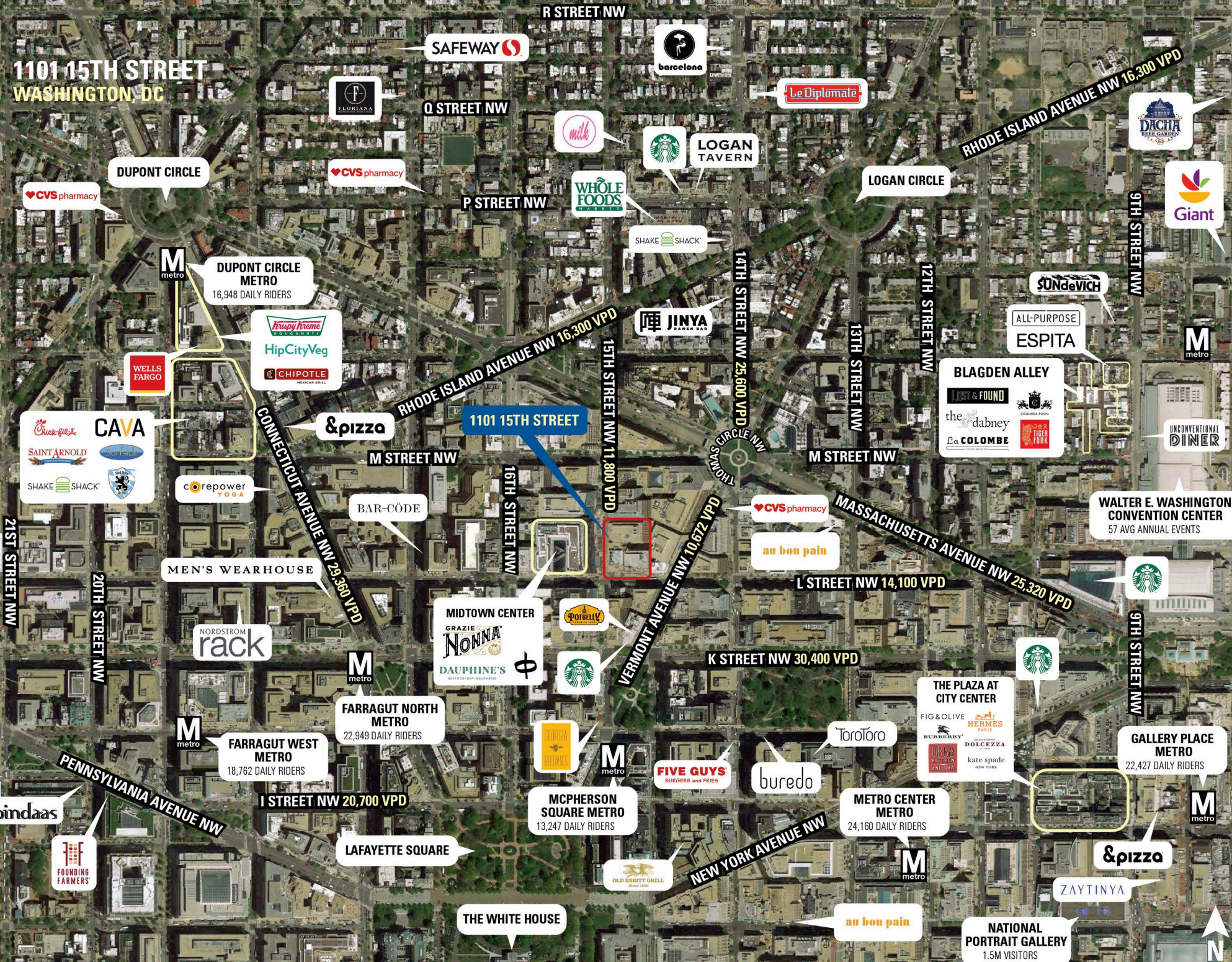
### DEMOGRAPHICS 2025

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

### CO-TENANTS



# 1101 15TH STREET WASHINGTON, DC

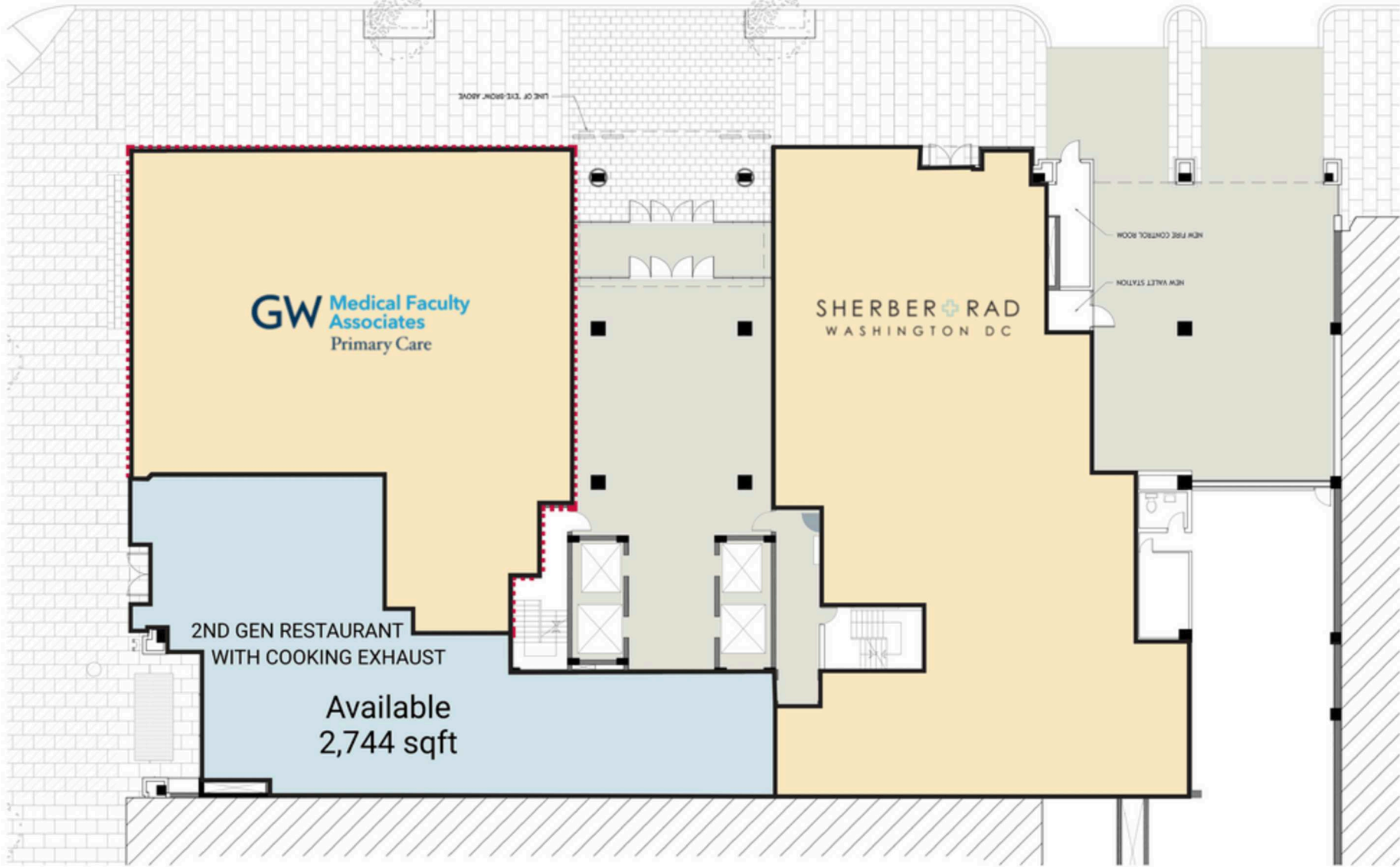


# SITE PLAN

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](mailto:bdickinson@rappaportco.com) | 703.310.6983**

**Melissa Webb | [mwebb@rappaportco.com](mailto:mwebb@rappaportco.com) | 703.980.6829**

**Mike Howard | [mhoward@rappaportco.com](mailto:mhoward@rappaportco.com) | 571.382.1219**

**[rappaportco.com](http://rappaportco.com)**