

# 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



SAFeway



Le Diplomate



Q STREET NW



LOGAN TAVERN

RHODE ISLAND AVENUE NW 16,300 VPD



DUPONT CIRCLE



LOGAN CIRCLE



DUPONT CIRCLE METRO  
16,948 DAILY RIDERS



HipCityVeg



SHAKE SHACK

14TH STREET NW 25,600 VPD



12TH STREET NW



ALL-PURPOSE

ESPITA



RHODE ISLAND AVENUE NW 16,300 VPD

1101 15TH STREET



&pizza

M STREET NW

16TH STREET NW

BAR-CODE

MEN'S WEARHOUSE



M STREET NW

BLAGDEN ALLEY



UNCONVENTIONAL DINER

21ST STREET NW

20TH STREET NW

WALTER E. WASHINGTON CONVENTION CENTER  
57 AVG ANNUAL EVENTS

MASSACHUSETTS AVENUE NW 25,320 VPD

au bon pain

L STREET NW 14,100 VPD

NORDSTROM rack



FARRAGUT NORTH METRO  
22,949 DAILY RIDERS



K STREET NW 30,400 VPD

THE PLAZA AT CITY CENTER



9TH STREET NW

GALLERY PLACE METRO  
22,427 DAILY RIDERS

PENNSYLVANIA AVENUE NW



FARRAGUT WEST METRO  
18,762 DAILY RIDERS



MCPHERSON SQUARE METRO  
13,247 DAILY RIDERS

FIVE GUYS  
BURGERS and FRIES

buredo

Torotoro

METRO CENTER METRO  
24,160 DAILY RIDERS



bindaas



I STREET NW 20,700 VPD

LAFAYETTE SQUARE



NEW YORK AVENUE NW

THE WHITE HOUSE

au bon pain

NATIONAL PORTRAIT GALLERY  
1.5M VISITORS

ZAYTINYA

&pizza

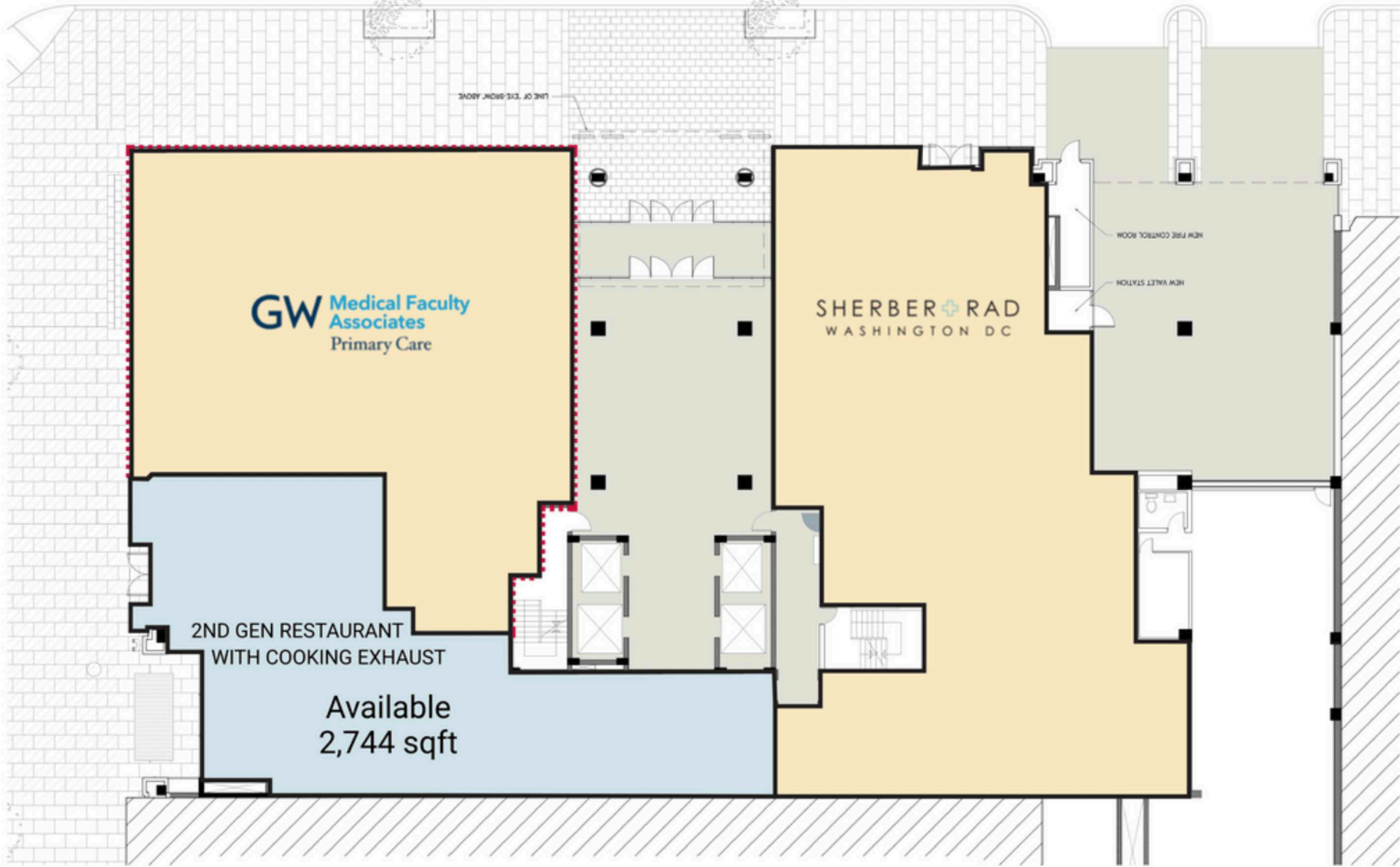


# SITE PLAN

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)**