

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

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- | 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
 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



SITE PLAN

1101 15TH STREET | WASHINGTON, DC
2,744 SF AVAILABLE

15TH STREET

L STREET





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