

TWO CONSTITUTION SQUARE

WASHINGTON, DC

1,384 - 5,972 SF AVAILABLE

RAPPAPORT
CULTIVATING PLACES

CONSTITUTION CAFE







TWO CONSTITUTION SQUARE

WASHINGTON, DC

- | Fully built-out vented restaurant opportunity in NoMa with potential patio
- | 1 Block from NoMa Metro (Red Line)
- | Cotenants include Harris Teeter, Starbucks, and Potbelly
- | Located in the densely populated NoMa neighborhood which boasts over 49,000 residents, 60,000 daytime employees, 1,501 hotel keys and 105,000 pedestrians daily
- | Tremendous growth of demographics with over 7,800 residential units planned or currently under construction
- | Flexible restaurant demising options

DEMOGRAPHICS 2024

| | 1 MILE | 3 MILES | 5 MILES |
|---|------------------------|-----------|-----------|
|  POPULATION | 60,173 | 371,909 | 785,076 |
|  DAYTIME POPULATION | 11,582 | 25,149 | 100,911 |
|  HOUSEHOLD INCOME | \$130,214 | \$130,102 | \$121,589 |
|  TRAFFIC COUNTS | 56,000 on New York Ave | | |

CO-TENANTS



TWO CONSTITUTION SQUARE WASHINGTON, DC

DEVELOPMENT SUMMARY

| Building Type | Office (SF) | Retail (SF) | Residential (units) | Hotel (rooms) | Total* (SF)* | % of Total |
|--------------------|-------------------|------------------|------------------------|------------------|--------------------|------------|
| Commercial | 12,648,060 | 414,108 | — | — | 13,764,168* | 34.3% |
| Residential | — | 433,000 | 10,189 | — | 12,307,500* | 30.7% |
| Hotel | — | 20,000 | — | 1,531 | 662,500* | 1.7% |
| Under Construction | 32,250 | 41,549 | 2,129 | — | 1,947,359* | 4.8% |
| Planned | 5,068,497 | 349,546 | 5,696 | 1,192 | 11,472,605* | 28.6% |
| TOTAL | 17,748,807 | 1,258,203 | 18,014 | 2,723 | 40,150,032* | |

*Estimate



**TWO CONSTITUTION SQUARE
WASHINGTON, DC**

NEW YORK AVE NE 56,000 VPD

FLORIDA AVE NE 24,000 VPD



STREETS Market

TWO CONSTITUTION SQUARE

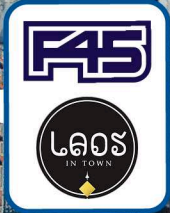
rōti
MODERN MEDITERRANEAN

SEOUL SPICE



Harris Teeter
Neighborhood Food & Pharmacy

FIVE GUYS®
BURGERS and FRIES



N ST NE

N ST NE

PATTERSON ST NE

FIRST ST NE

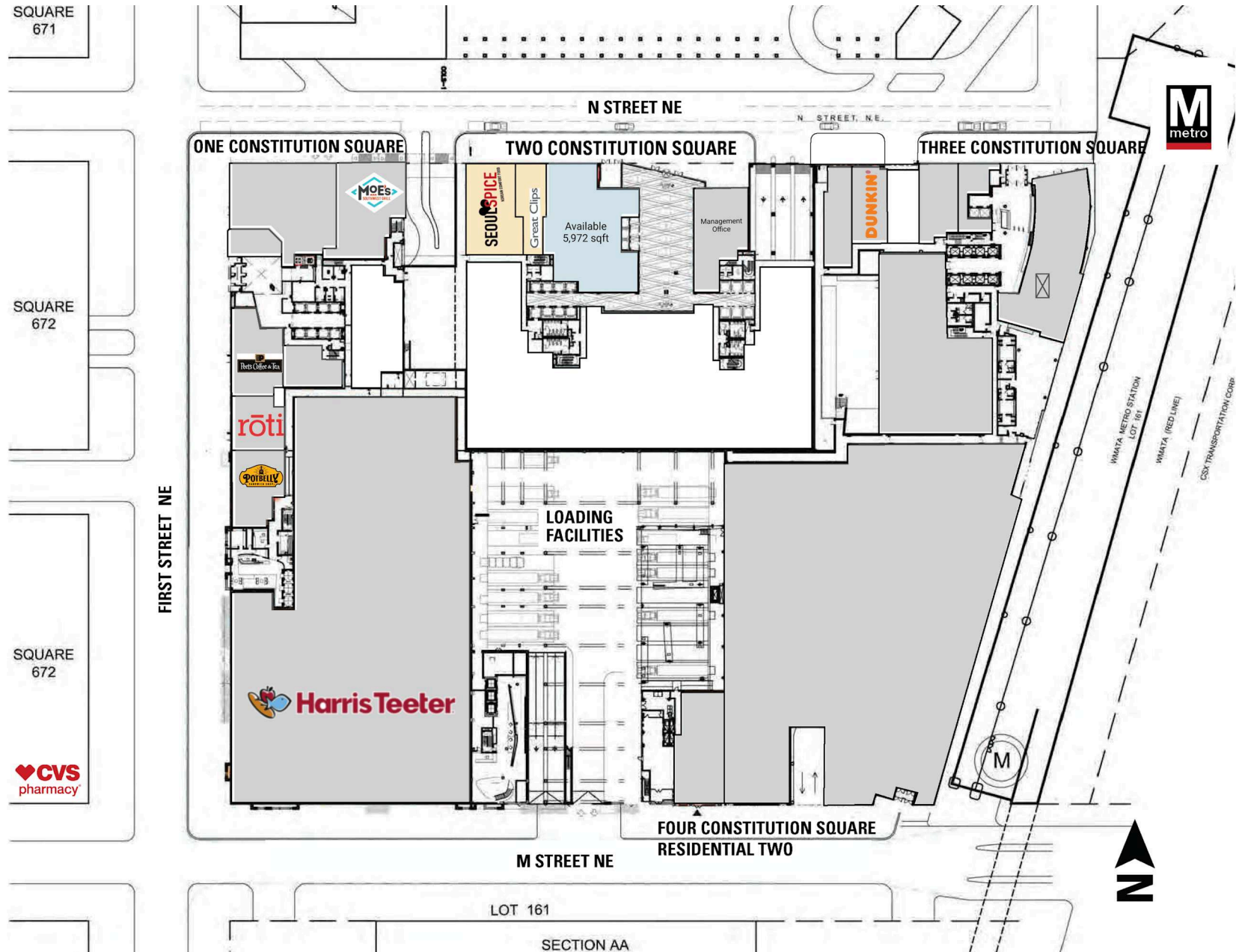
M ST NE

N CAPITOL ST NW 30,191 VPD

SITE PLAN

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N STREET NE





TWO CONSTITUTION SQUARE | 145 N ST NE, WASHINGTON, DC

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