

TWO CONSTITUTION SQUARE

WASHINGTON, DC

1,384 - 5,972 SF AVAILABLE

RAPPAPORT
CULTIVATING PLACES

CONSTITUTION CAFE



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WASHINGTON, DC

- I Fully built-out vented restaurant opportunity in NoMa with potential patio
- I 1 Block from NoMa Metro (Red Line)
- I Cotenants include Harris Teeter, Starbucks, and Potbelly
- I 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
- I Tremendous growth of demographics with over 7,800 residential units planned or currently under construction
- I Flexible restaurant demising options

DEMOGRAPHICS 2025

	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



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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



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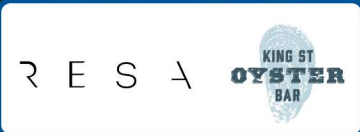
NEW YORK AVE NE 56,000 VPD

FLORIDA AVE NE 24,000 VPD

N ST NE

N ST NE

M
metro



PATTERSON ST NE

FIRST ST NE

M ST NE



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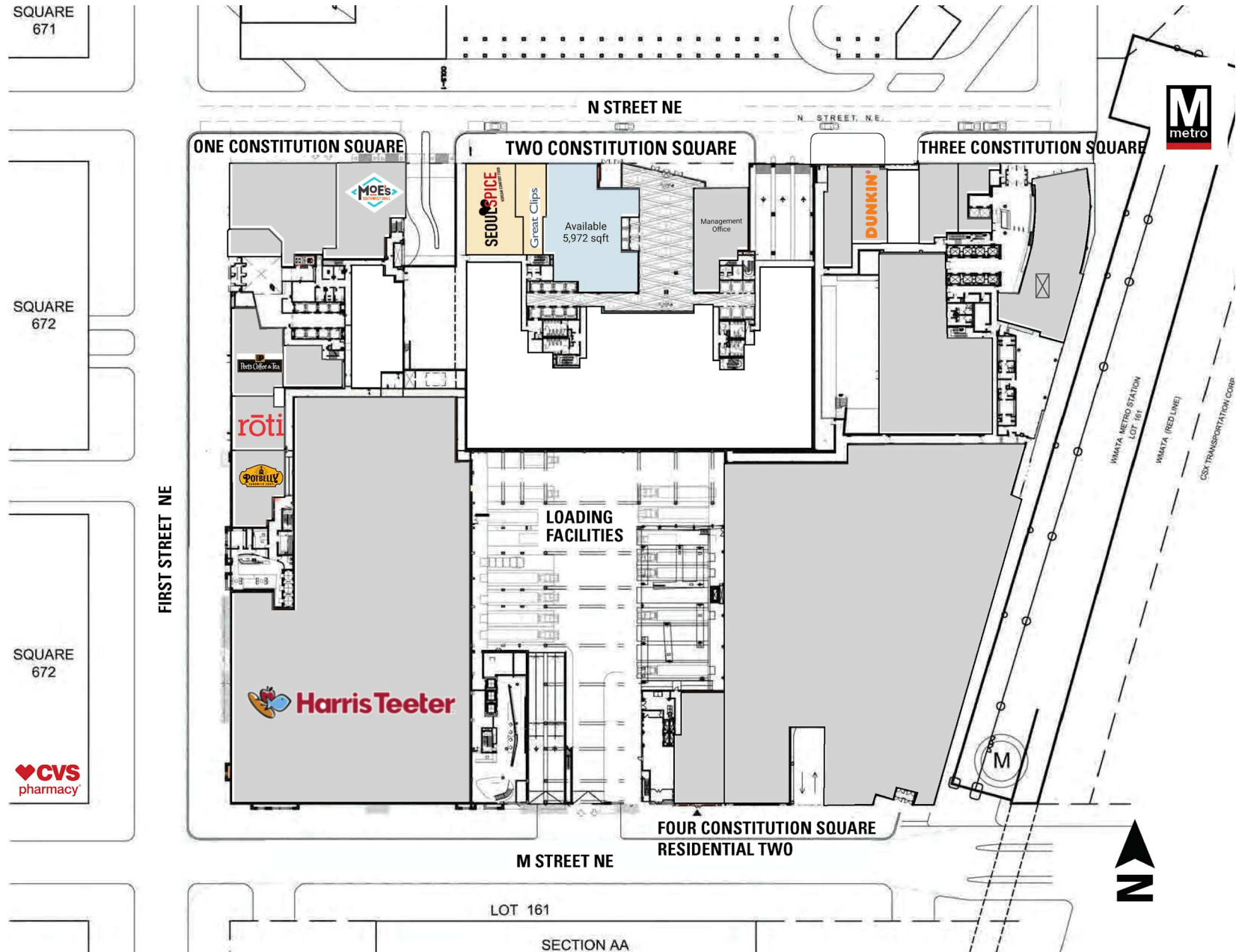


N CAPITOL ST NW 30,191 VPD

SITE PLAN

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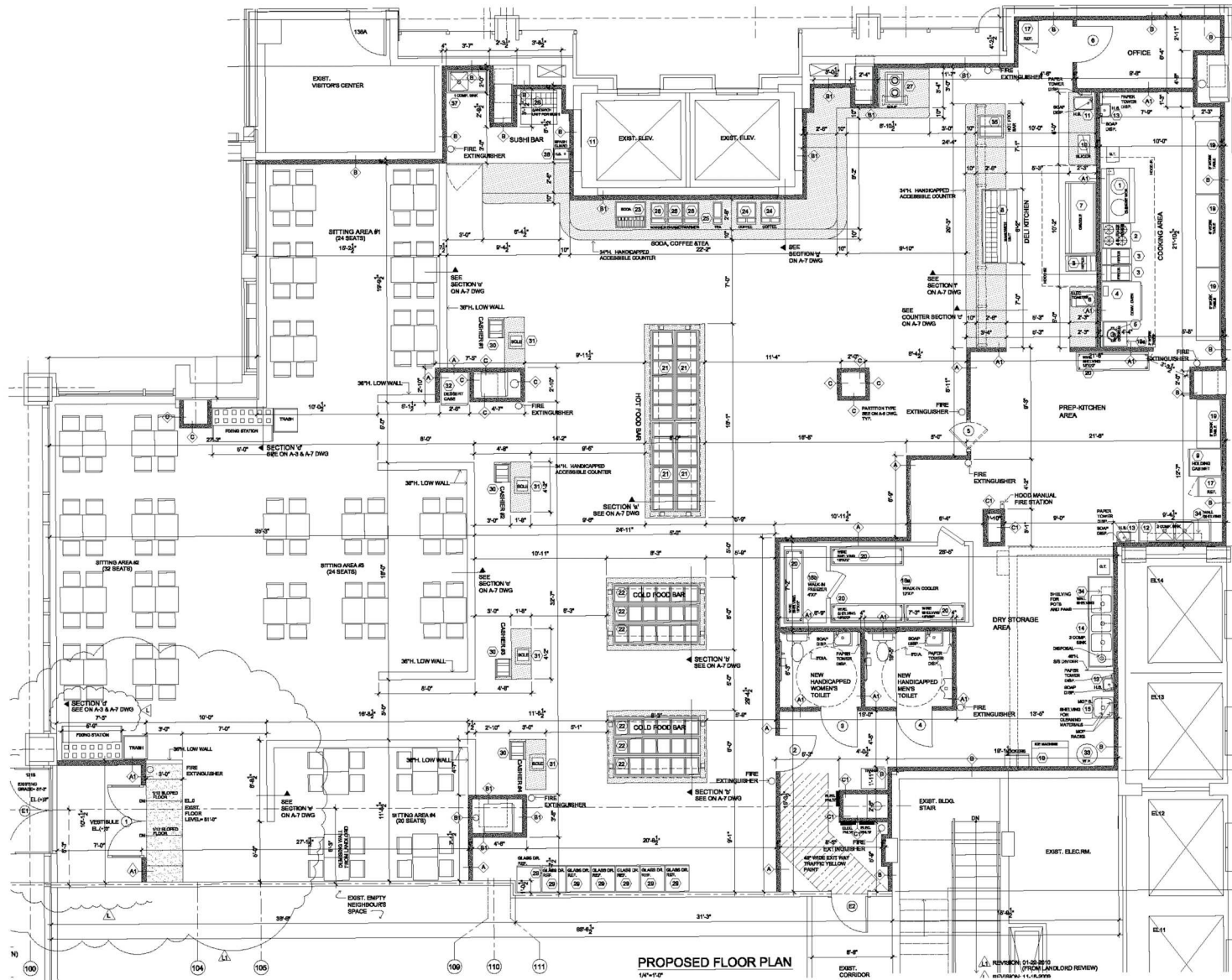
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LOD SPACE PLAN

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N STREET NE



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