

# TWO CONSTITUTION SQUARE

WASHINGTON, DC

1,384 - 5,972 SF AVAILABLE

**RAPPAPORT**  
CULTIVATING PLACES

CONSTITUTION CAFE









## TWO CONSTITUTION SQUARE

### 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
 <b>POPULATION</b>	60,173	371,909	785,076
 <b>DAYTIME POPULATION</b>	11,582	25,149	100,911
 <b>HOUSEHOLD INCOME</b>	\$130,214	\$130,102	\$121,589
 <b>TRAFFIC COUNTS</b>	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	662,600*	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%
<b>TOTAL</b>	<b>17,748,807</b>	<b>1,258,203</b>	<b>18,014</b>	<b>2,723</b>	<b>40,150,032*</b>	

\*Estimate





**TWO CONSTITUTION SQUARE  
WASHINGTON, DC**

NEW YORK AVE NE 56,000 VPD

FLORIDA AVE NE 24,000 VPD

N ST NE

N ST NE

M  
metro

**FIVE GUYS®**  
BURGERS and FRIES

**MENOMALE**  
PIZZA RESTAURANT

**CVS**

FIRST ST NE

PATTERSON ST NE

M ST NE

RESA KING ST OYSTER BAR

**Andy's PIZZA**  
**STREETS Market**



**TWO CONSTITUTION SQUARE**

**rōti** MODERN MEDITERRANEAN  
**Peet's Coffee & Tea**  
**SEOUL SPICE**  
**POTBELLY** SANDWICH SHOP  
**Harris Teeter**  
Neighborhood Food & Pharmacy

**RED BEAR**  
BREWING CO



**F45**  
**LAOS**  
IN TOWN

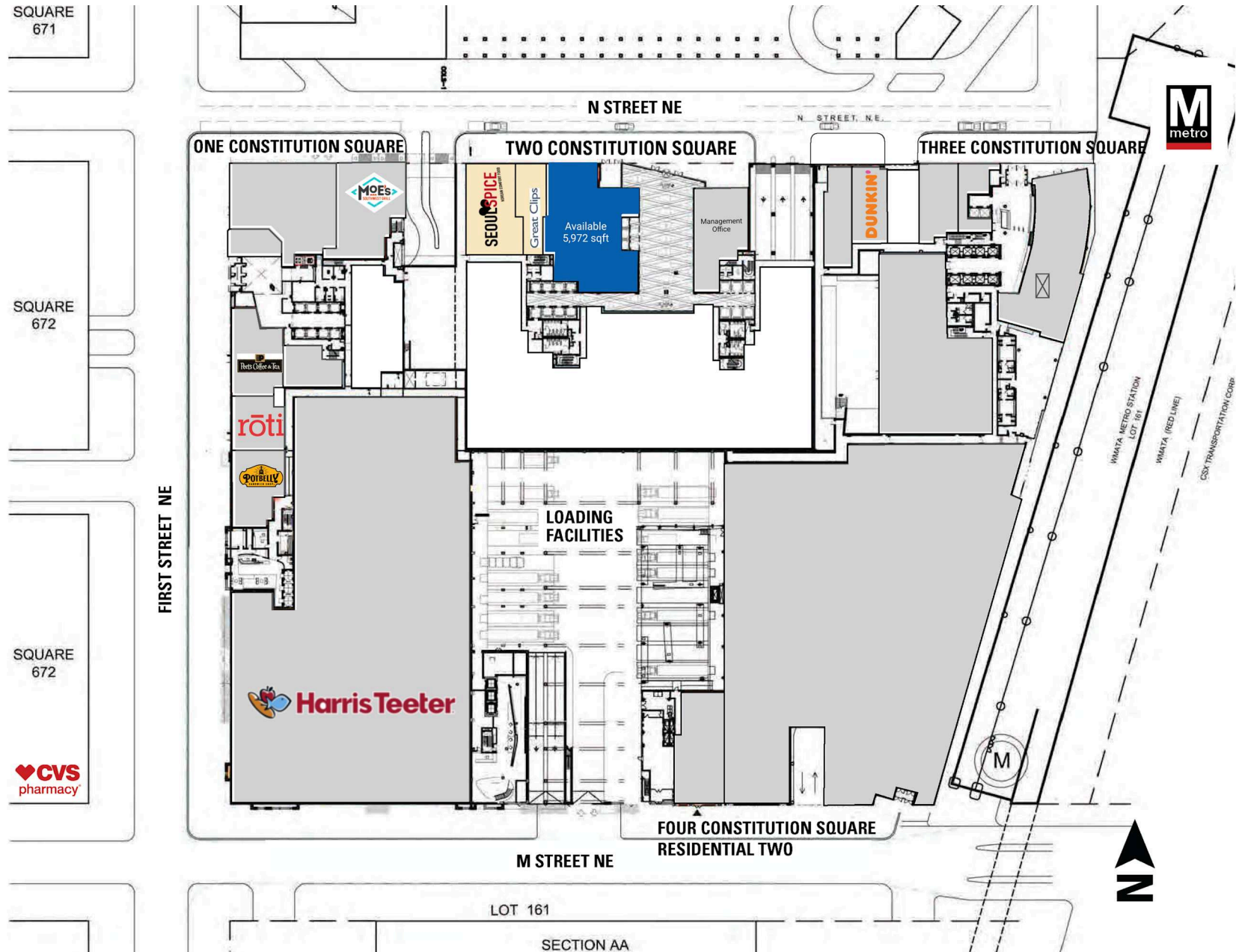
N CAPITOL ST NW 30,191 VPD



# SITE PLAN

TWO CONSTITUTION SQUARE | WASHINGTON, DC

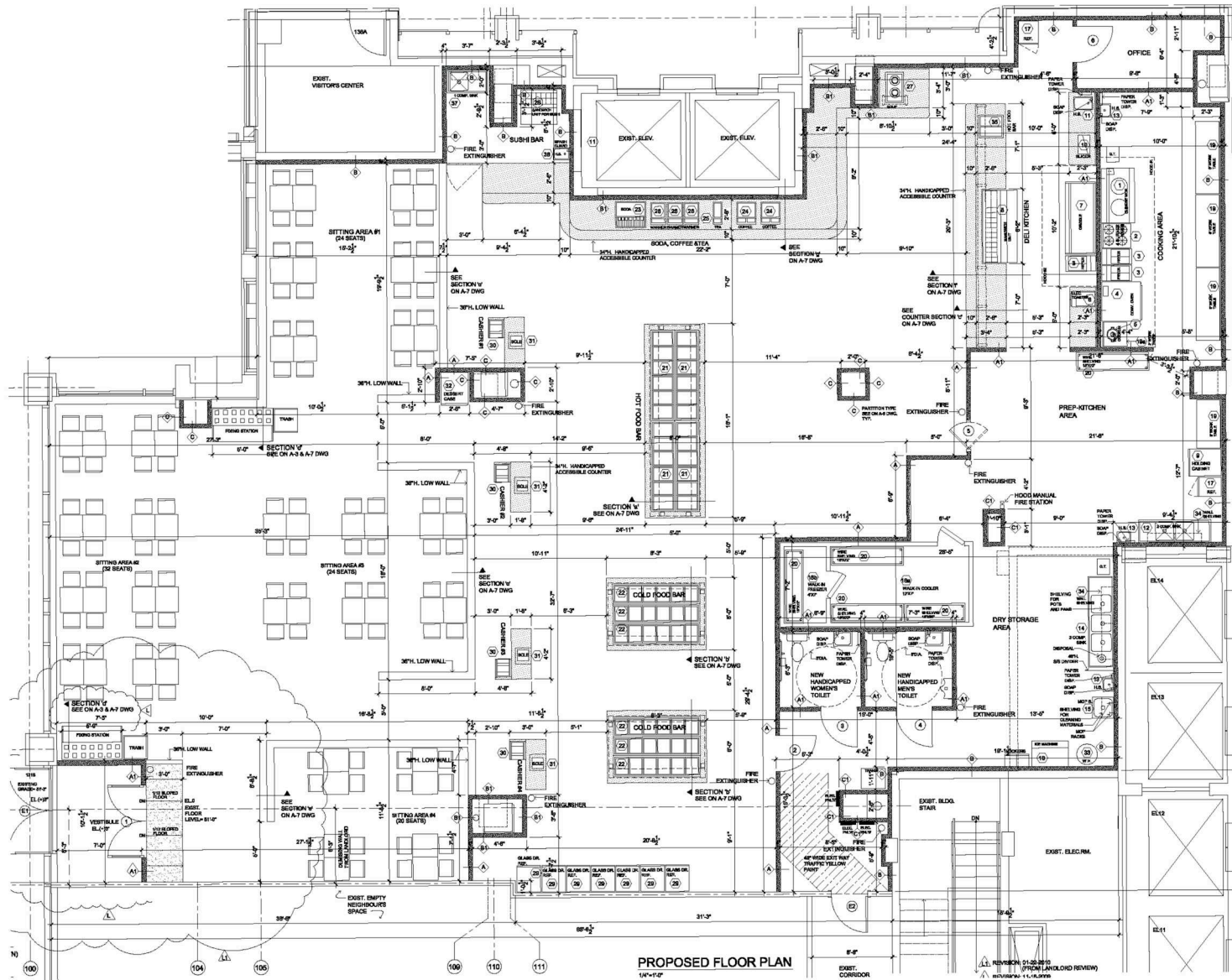
1,384 - 5,972 SF AVAILABLE



# LOD SPACE PLAN

TWO CONSTITUTION SQUARE | WASHINGTON, DC

1,384 - 5,972 SF AVAILABLE



N STREET NE



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

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

**Kyle Gamber | [kgamber@rappaportco.com](mailto:kgamber@rappaportco.com) | 571.382.1216**

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