

# WATERFRONT STATION

WASHINGTON, DC

4,194 - 12,568 SF AVAILABLE

2ND GEN RESTAURANT OPPORTUNITY

RAPPAPORT  
CULTIVATING PLACES







# WATERFRONT STATION

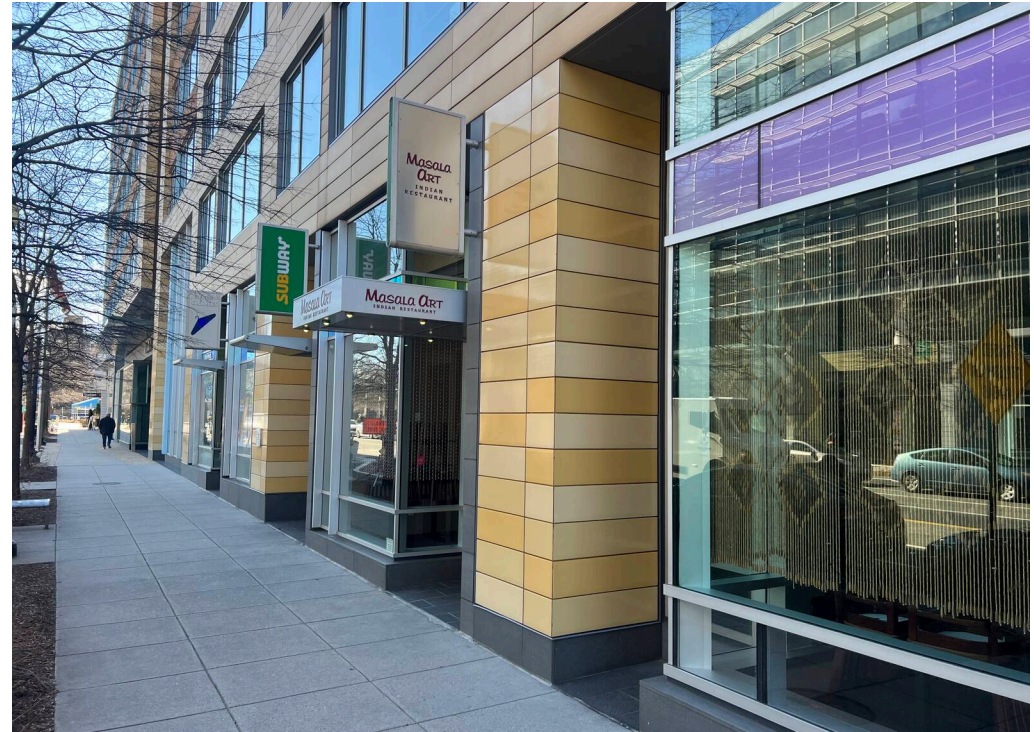
## WASHINGTON, DC

- | 2nd Gen restaurant opportunity alongside Starbucks, Safeway, and CVS
- | Easy access to the Wharf
- | Within walking distance of numerous hotels, including the Pendry, Canopy by Hilton, and the InterContinental.
- | Directly adjacent to the Waterfront Metro stop

### DEMOGRAPHICS 2024

	0.25 MILE	0.5 MILE	1 MILE
 POPULATION	6,402	14,603	36,250
 DAYTIME POPULATION	767	8,537	35,589
 HOUSEHOLD INCOME	\$151,212	\$139,060	\$119,478
 TRAFFIC COUNTS	6,488 on 4th Street SW		

### CO-TENANTS



**WATERFRONT STATION**  
WASHINGTON, DC



**INTERNATIONAL SPY MUSEUM**

**VIRGINIA AVE SW**

**10TH ST SW**

**INTERSTATE 395**

**BENJAMIN BANNEKER PARK**

**JEFFERSON MIDDLE SCHOOL ACADEMY**

**6TH ST SW**

**INTERSTATE 395**

**THE WESTERLY**  
GOOD COMPANY  
Doughnuts & Cafe

**GoodVets**

**AppleTree**

**ELIOT ON 4TH**  
MOMO CHICKEN & GRILL

**4TH ST SW 6,488 VPD**

**THE WHARF**

HELL'S KITCHEN bartaco

SHAKE SHACK MI-VIDA

FRANK'S CATERING MILK & honey CAFE • COFFEE • CAKE

**ARENA STAGE**

**MAINE AVE SW**

**WATERFRONT STATION**

**M ST SW 8,613 VPD**

**SUBWAY**

**ALL ABOUT BURGER**

**Smile Beautiful**

**Station 4 Restaurant & Lounge**

**SAFeway**

**Starbucks**

**EAST POTOMAC GOLF COURSE**

# SITE PLAN

WATERFRONT STATION | WASHINGTON, DC

4,194 - 12,568 SF AVAILABLE





**WATERFRONT STATION | 1101 4TH STREET SW, WASHINGTON, DC**

Pat O'Meara | [pomeara@rappaportco.com](mailto:pomeara@rappaportco.com) | 571.382.1218

Zach Elcano | [zelcano@rappaportco.com](mailto:zelcano@rappaportco.com) | 571.382.1228

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