

WATERFRONT STATION

WASHINGTON, DC

4,194 - 12,568 SF AVAILABLE

2ND GEN RESTAURANT OPPORTUNITY

RAPPAPORT
CULTIVATING PLACES







WATERFRONT STATION

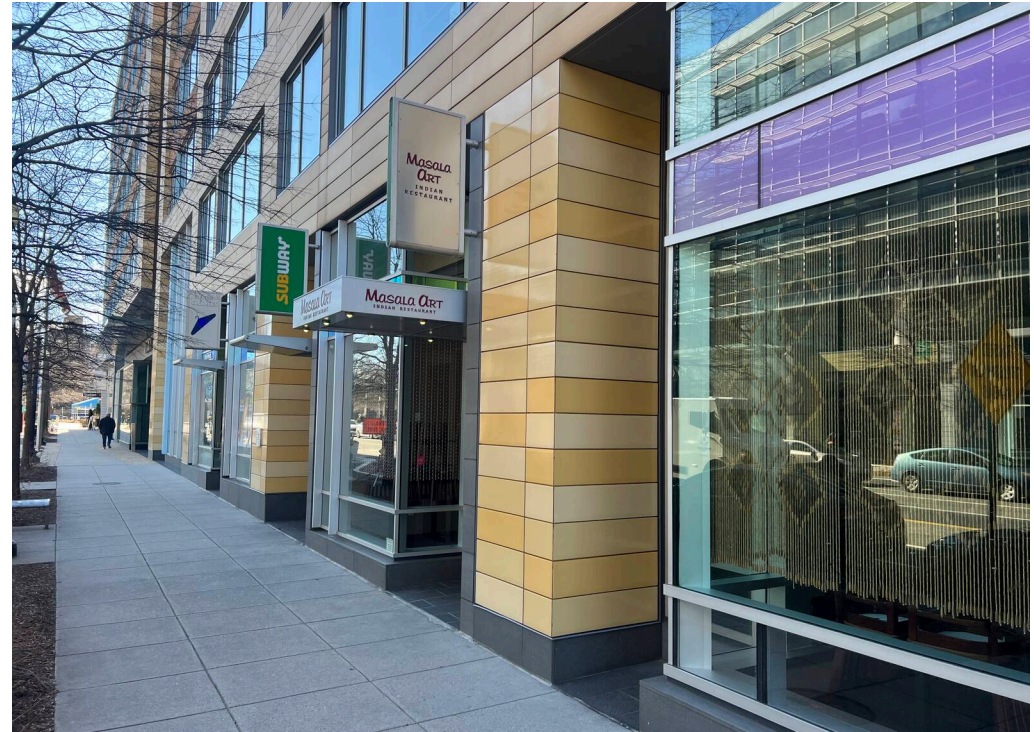
WASHINGTON, DC

- | 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

HELLS 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

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