

WATERFRONT STATION

WASHINGTON, DC

12,568 SF AVAILABLE





RAPPAPORT
CULTIVATING PLACES



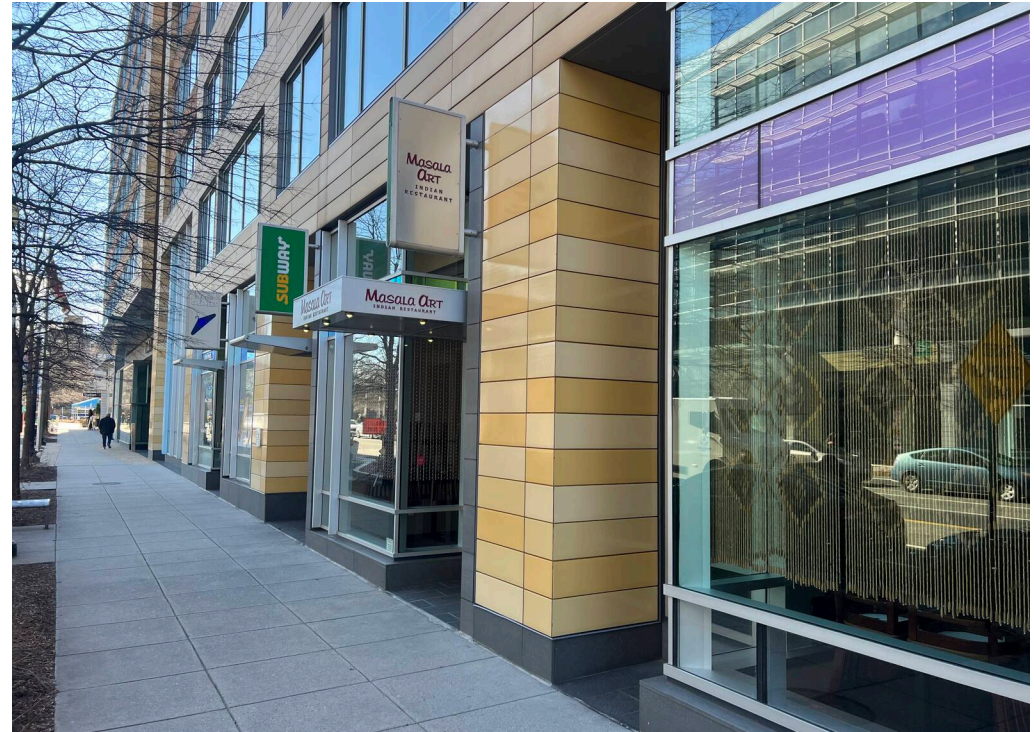
WATERFRONT STATION WASHINGTON, DC

- | 12,568 SF 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 2025

	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

12,568 SF AVAILABLE





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

Pat O'Meara | pomeara@rappaportco.com | 571.382.1218

Zach Elcano | zelcano@rappaportco.com | 571.382.1228

rappaportco.com