

## **WATERFRONT STATION**

### **WASHINGTON, DC**

- I 12,568 SF opportunity alongside Starbucks, Safeway, and CVS
- | Easy access to the Wharf
- I Within walking distance of numerous hotels, including the Pendry, Canopy by Hilton, and the InterContinental.
- I 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
<u></u>	TRAFFIC COUNTS	6,488 on 4th Street SW		

#### **CO-TENANTS**



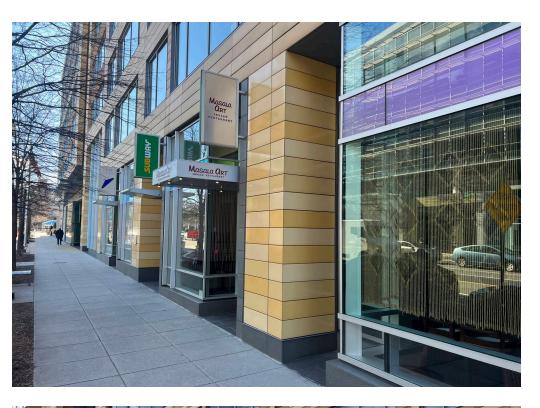
















## **SITE PLAN**

# WATERFRONT STATION | WASHINGTON, DC

12,568 SF AVAILABLE









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

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