

2611 24TH STREET NW

WASHINGTON, DC

WOODLEY PARK 16,500 SF MIXED-USE BUILDING FOR SALE







RAPPAPORT
CULTIVATING PLACES

2611 24TH STREET NW WASHINGTON, DC

- | 11,640 SF of residential on 24th street constructed in 2012 & 4,874 SF of retail on Connecticut Avenue
- | 22 collegiate style apartments in a 4-story secure residential building. Open floor plate allows simplified conversion
- | Retail space with 14' foot ceilings and outdoor seating. Could be partitioned into three units
- | Amenities include elevator, parking garage, rooftop terrace, on-site dumpsters and trash compactor
- | Adjacent to Woodley Park Metro rail station and Wardman Park redevelopment with 900 high-end apartments
- | Within close proximity of popular tourist destinations including the Smithsonian National Zoo and Rock Creek Park

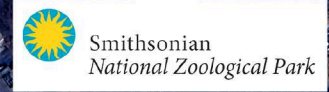
DEMOGRAPHICS 2025

	0.25 MILE	0.5 MILE	1 MILE
 POPULATION	2,311	10,394	50,449
 DAYTIME POPULATION	1,048	3,030	22,686
 HOUSEHOLD INCOME	\$233,804	\$256,297	\$227,837
 TRAFFIC COUNTS	26,508 on Connecticut Ave NW		

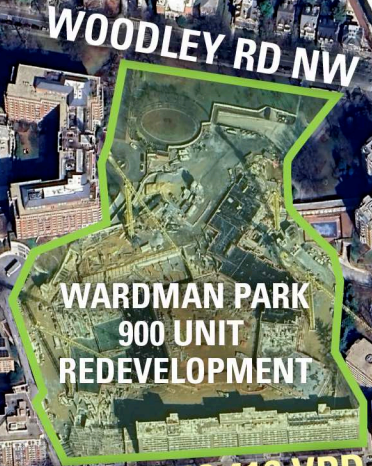
CO-TENANTS



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2611 24th Street



CALVERT ST NW 13,416 VPD



CONNECTICUT AVE NW 26,208 VPD

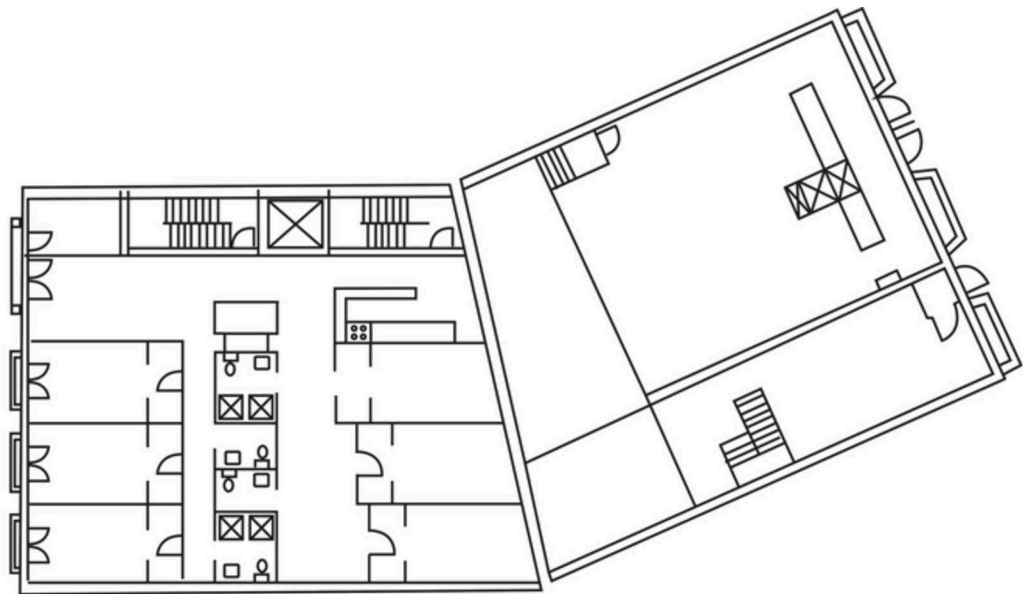


Walk Score
93

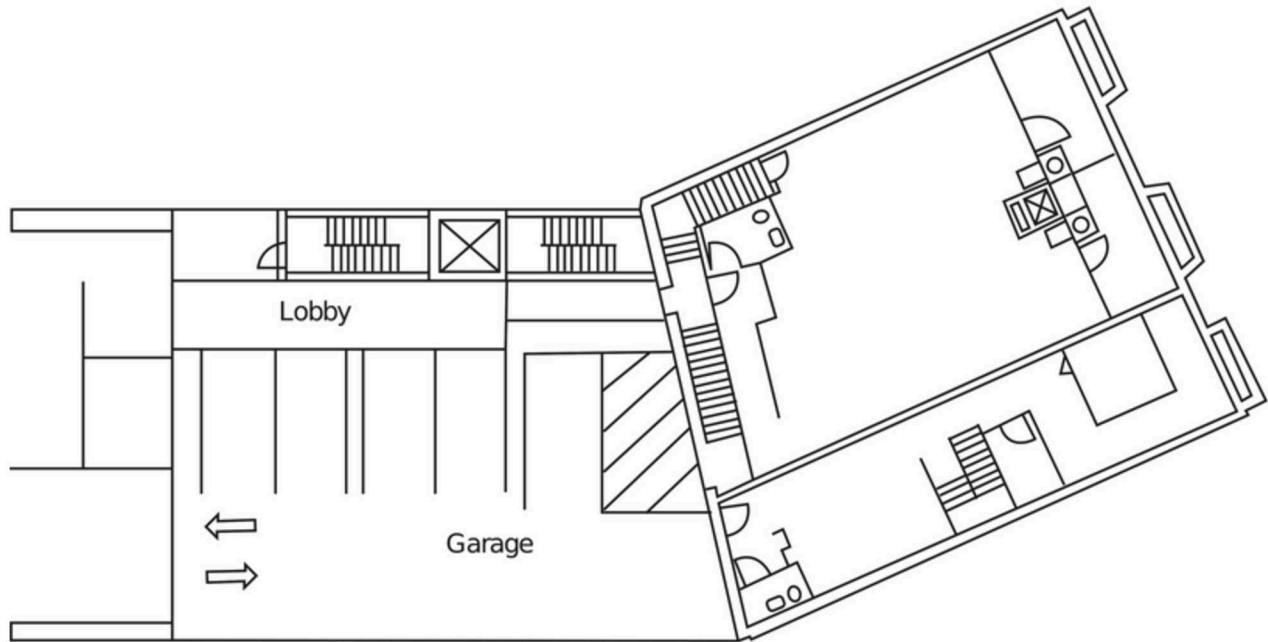
RESIDENTIAL FLOOR PLAN

2611 24TH STREET NW | WASHINGTON, DC

16,500 SF AVAILABLE

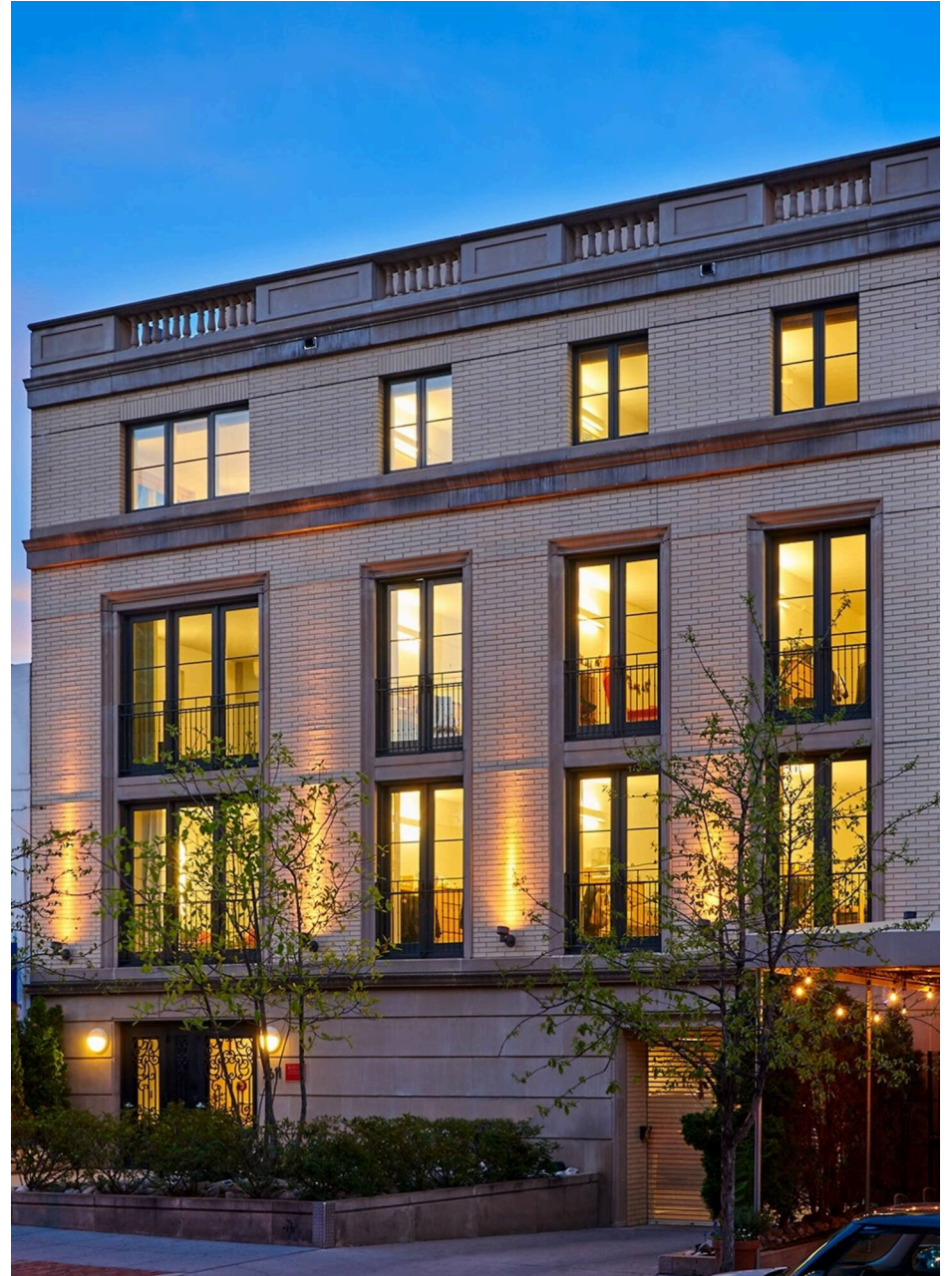


First Level



Ground Level

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