

2611 24TH STREET NW

WASHINGTON, DC

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



FDC

2611

RAPPAPORT
CULTIVATING PLACES

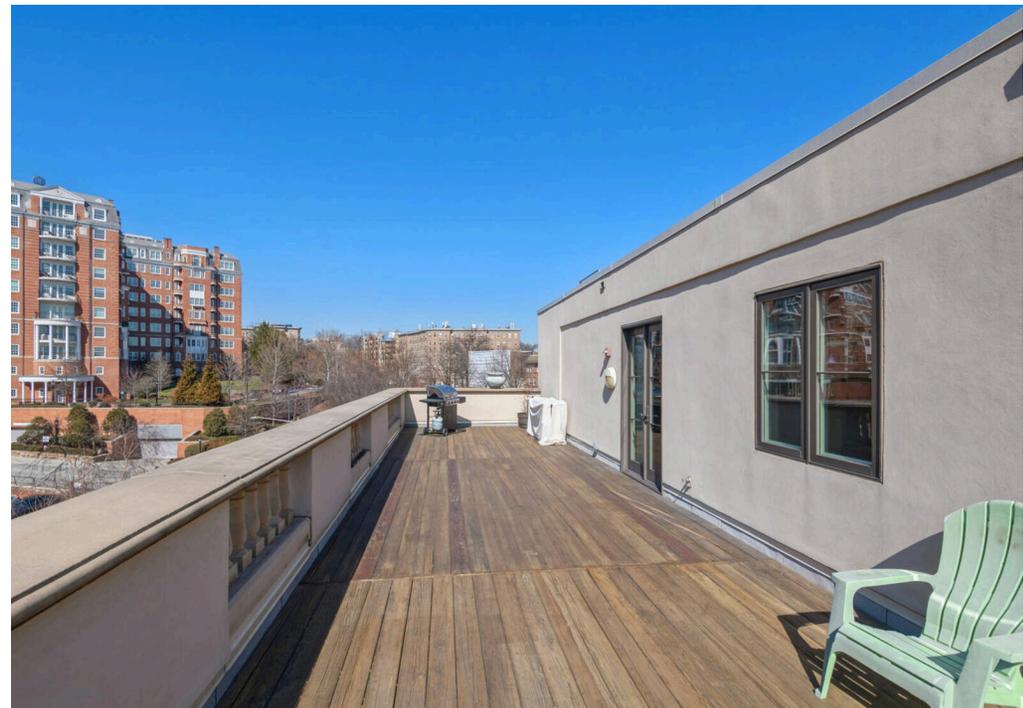
2611 24TH STREET NW WASHINGTON, DC

- | 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

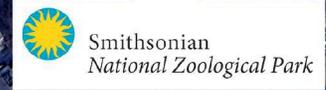
DEMOGRAPHICS 2025

	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



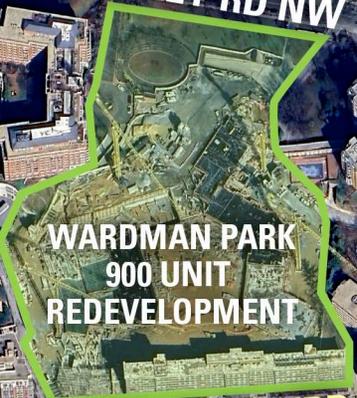
2611 24TH STREET NW
WASHINGTON, DC



WOODLEY RD NW



2611 24th Street



WARDMAN PARK
900 UNIT
REDEVELOPMENT



CALVERT ST NW 13,416 VPD



CONNECTICUT AVE NW 26,208 VPD



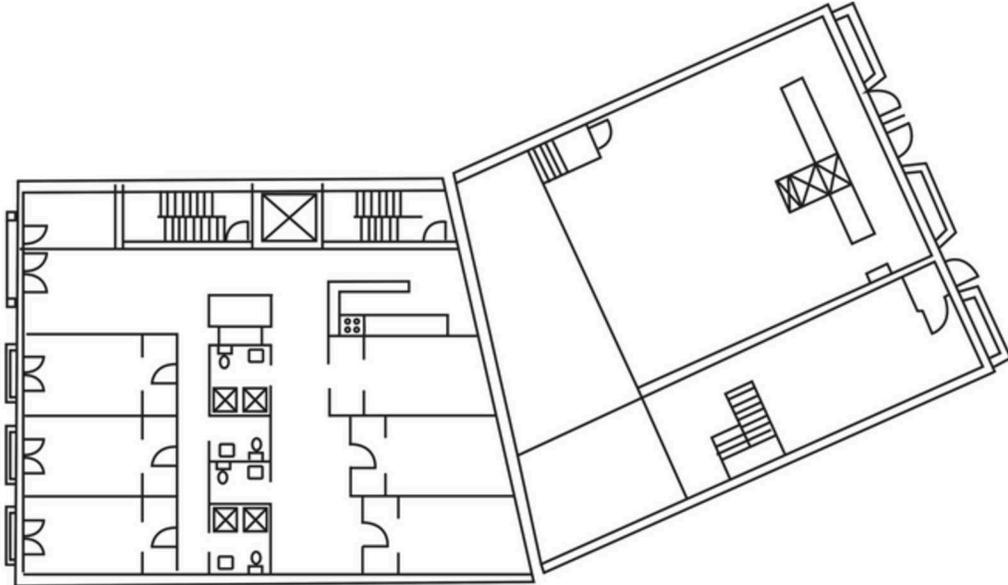
834 Unit Hotel

Walk Score
93

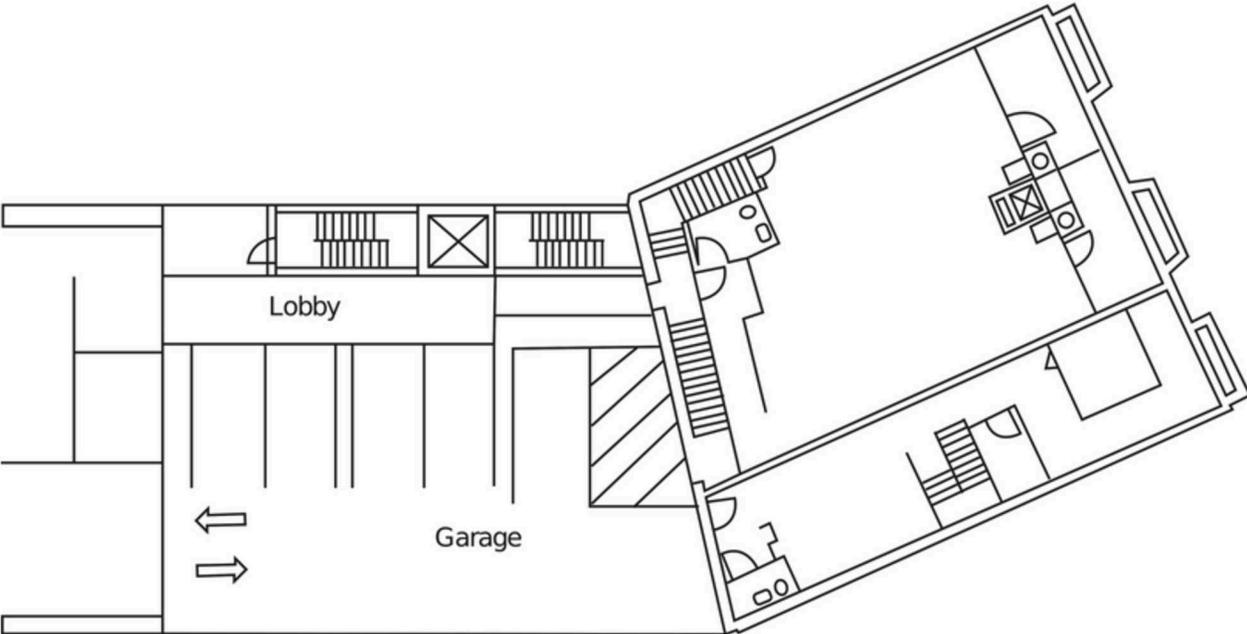
RESIDENTIAL FLOOR PLAN

2611 24TH STREET NW | WASHINGTON, DC

16,500 SF AVAILABLE

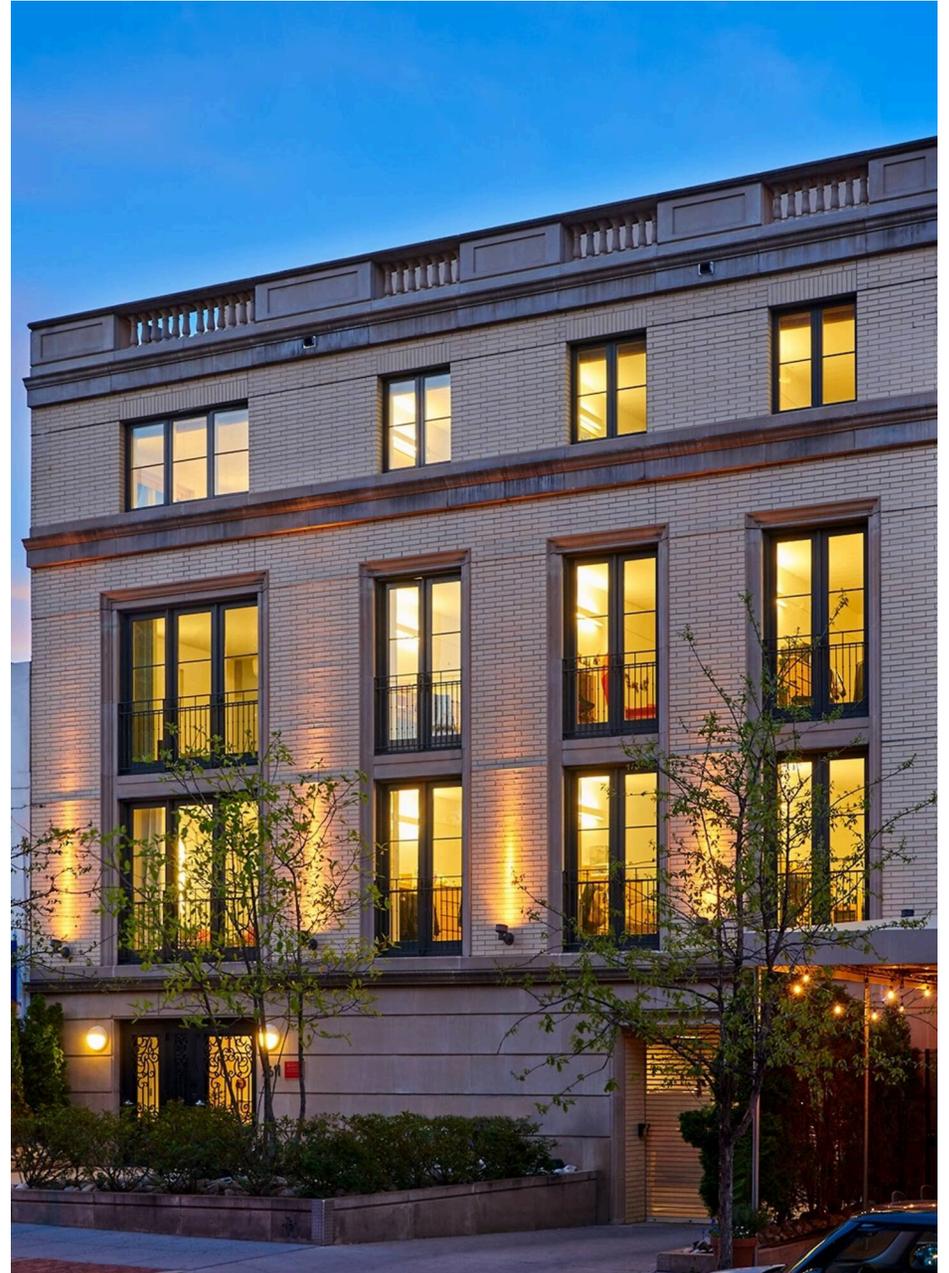


First Level



Ground Level

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