



Waterfront Station

Washington, DC

12,568 SF available



Washington

District of Columbia

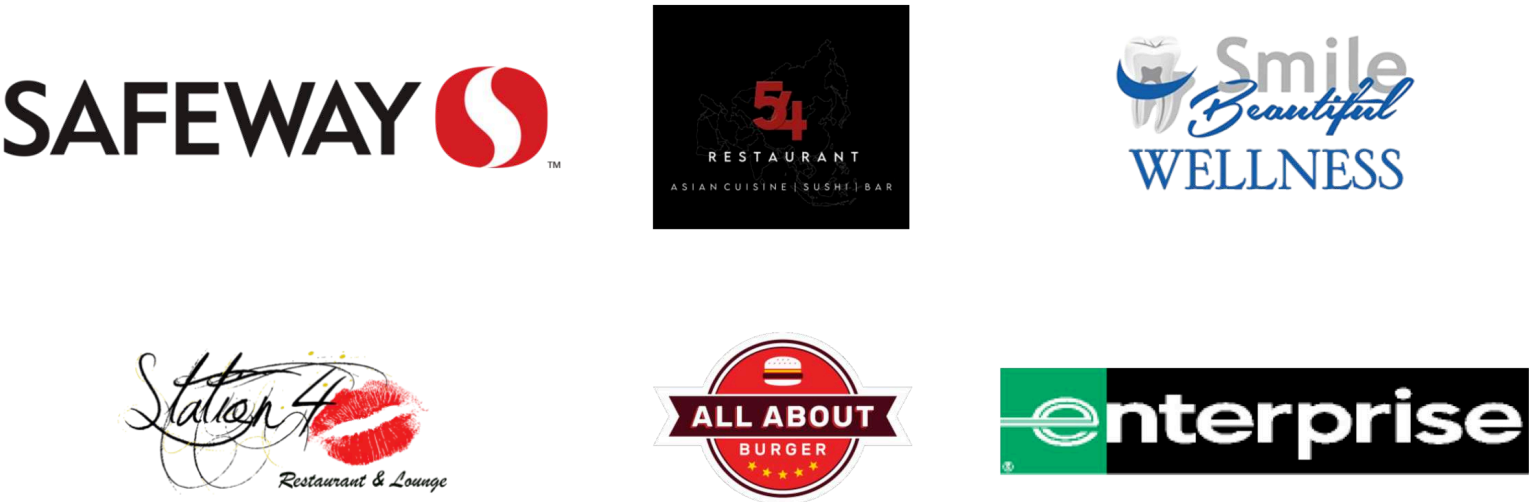
- 12,568 SF opportunity alongside Safeway
- Easy access to the Wharf
- Within walking distance of numerous hotels, including the Pendry, Canopy by Hilton, and the InterContinental
- Directly adjacent to the Waterfront Metro stop



2025 Demographics

	0.25 mi.	0.5 mi.	1 mi.
Population	8,302	16,978	32,772
Daytime Population	1,110	1,110	35,589
Household Income	\$132,786	\$142,918	\$158,025
Traffic Counts	10,000 on 4th Street SW		

Co-Tenants





Benjamin Banneker Park

Jefferson M.S.
386 Students

Amidon-Bowen
336 Students

THE WESTERLY
GoodVets
GOOD COMPANY
Doughnuts & Cafe
AppleTree

ELIOT ON 4TH
MOMO CHICKEN & BURGERS

Waterfront
Station

Bonchon
CAVA
ANV DAY NOU
SHAKE SHACK

ama
SMOKE & MIRRORS
Orangetheory
FITNESS

WHOLE
FOODS
MARKET
UNWIND
WELLNESS CENTER
DISTRICT
VETERINARY
HOSPITAL

THE WHARF
MILK & honey
CAFE • COFFEE • CAKE
OFFICINA
HELL'S KITCHEN™
PINK TIGER
Del Mar
DE FABIO TRABOCCHI
CHOPSMITH
FOGO DE CHÃO
bartaco
HANK'S
OYSTER BAR
MI-VIDA

ARENA STAGE THEATER
• Performing Arts Center
• 300,000 guests annually
• Three unique stages
• Four Event spaces

M ST. SW 17,000 VPD

The Bullpen
WALTERS
SPORTS BAR
WASHINGTON, DC
COMPASS
COFFEE
MISSION
NAVY YARD

SEUL
SPICE
IRCA
RASA
[solidcore]

NATIONALS PARK
• 2.3 Million Annually
• 41,888 Seats
• Washington Nationals (MLB)
• Concerts & Festivals

US
DOT

Site Plan

12,568 SF available

Space #	Sq. Ft.	Tenant
100	12,568	Available
110	4,194	54 Restaurant
130A	1,230	Enterprise Rent-A-Car
130B	-	Subway
140	752	Waterfront Cleaners
150A	54,981	Safeway
150B	4,130	Smile Beautiful
160	4,018	Station 4
170	2,277	All About Burger

● Space Available



Discover your next retail opportunity at
rappaportco.com



WASHINGTON, D.C. | MARYLAND | VIRGINIA

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