



2401 Pennsylvania Avenue NW

Washington, DC

752 - 1,790 SF available

RAPPAPORT
CULTIVATING PLACES®

Washington

District of Columbia

- Prime second-generation café space available next to George Washington University
- Located near Farragut West Metro (36,335 riders per day) and Foggy Bottom Metro (39,675 riders per day)
- Close walk to Georgetown shops and waterfront. Located on the west-end side
- Highly affluent neighborhood where 60% of its population (within 0.5 mile) has earned a graduate degree
- Walk Score = 96

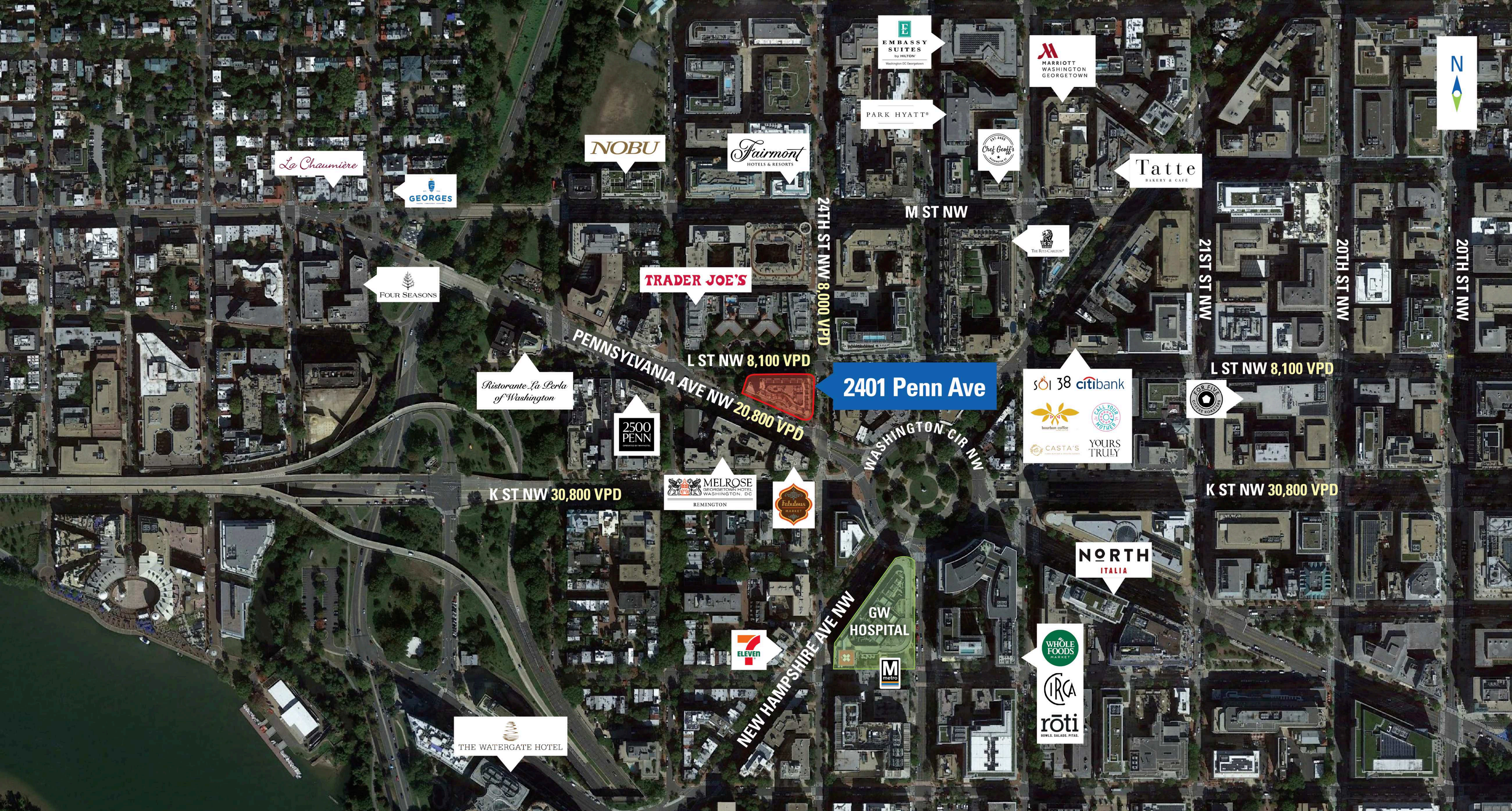


2025 Demographics

	.5 mi.	1 mi.	2 mi.
Population	20,849	42,596	187,449
Daytime Population	109,050	175,598	368,672
Household Income	\$159,977	\$173,035	\$182,666
Traffic Counts	20,800 on Pennsylvania Avenue		

Area Retailers





Site Plan

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Space #	Sq. Ft.	Tenant
1	4,389	AT LEASE
2	1,790	Available
3	15,000	Orangetheory Fitness
4	752	Available
6	1,127	Available
7	1,000	Available



● Space Available

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