



**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



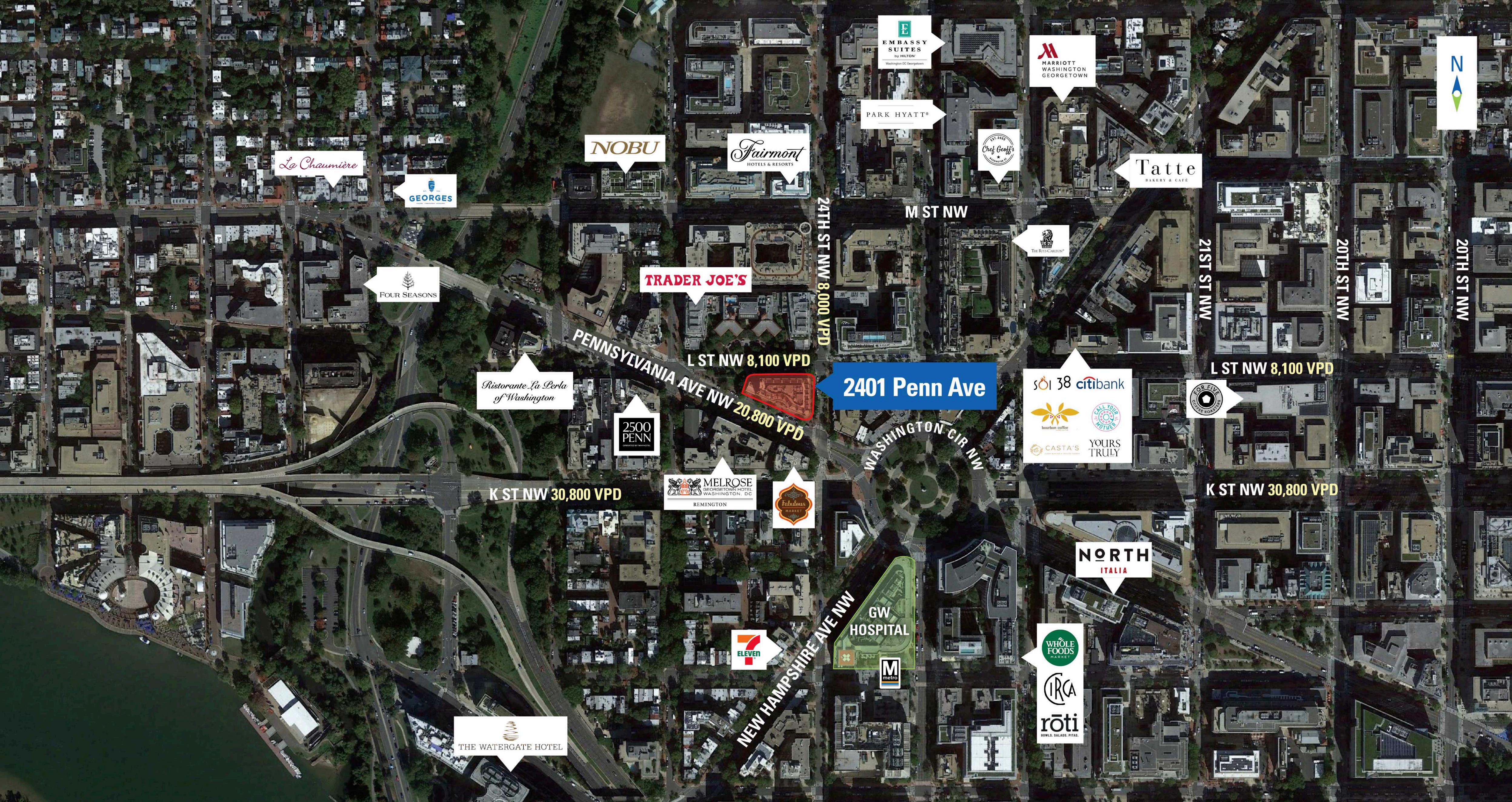
## 2026 Demographics

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

## Area Retailers



sweetgreen®



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# Site Plan

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



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