



# Waterfront Station

Washington, DC

12,568 SF available



# Washington

District of Columbia

This retail opportunity is located at 1101 4th Street alongside Starbucks and Safeway. This opportunity is directly adjacent to the Waterfront Metro stop, providing easy access to the Wharf's many dining, shopping, and entertainment attractions, including Gordon Ramsey's Hell's Kitchen, The Anthem, and Arena Stage.



## 2025 Demographics

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

## Co-Tenants

**SAFeway** 



**Smile Beautiful WELLNESS**



**enterprise**



# 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



M STREET



● Space Available

# The Property



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**WATERFRONT STATION | 1101 4TH STREET SW, WASHINGTON, DC**

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