



**455 Massachusetts Avenue NW**  
Washington, DC

1,365 - 5,810 SF available

**RAPPAPORT**  
CULTIVATING PLACES<sup>®</sup>



# Washington

District of Columbia

Located in the heart of Mount Vernon Triangle, 455 Massachusetts Avenue NW has high visibility and a 95 Walk Score and is positioned near multiple metro stops, including Metro Center, Chinatown-Gallery Place, and Mt Vernon-7th Street stations. A short walk from the Walter E. Washington Convention Center, Chinatown, and Gallery Place, this retail space will provide the ultimate access to dense professional and tourist populations.



## 2025 Demographics

	0.25 mi.	0.5 mi.	1 mi.
Population	9,297	19,935	62,647
Daytime Population	19,687	76,420	290,384
Household Income	\$129,129	\$138,053	\$141,532
Traffic Counts	31,000 on Massachusetts Avenue		

## Area Retailers









# Site Plan

1,365 - 5,810 SF available

Space #	Sq. Ft.	Tenant
1	1,365	Available
2	1,640	Available
3	5,810	Available



● Space Available



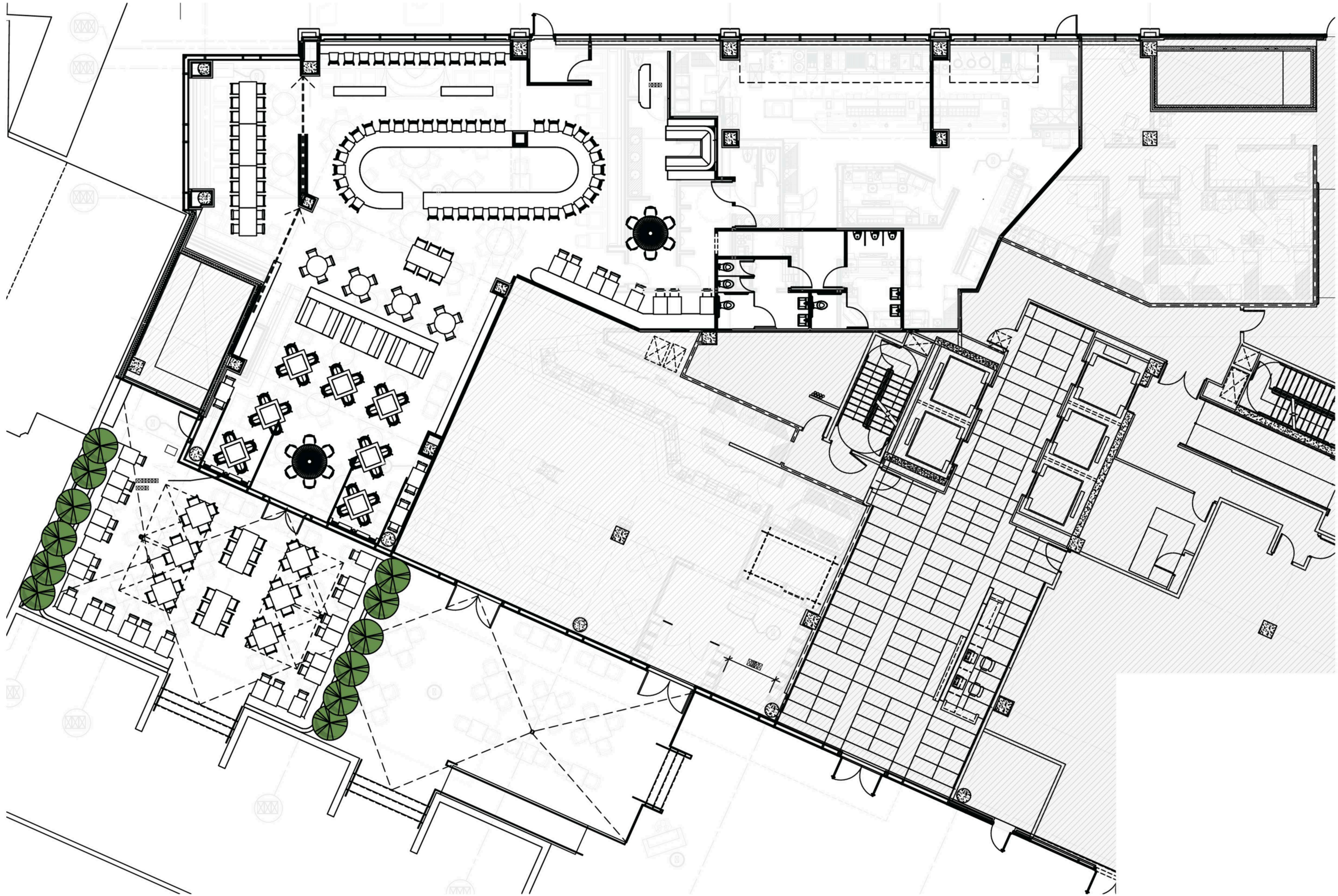
# Option 1



● Space Availa



# Option 2



● Space Availa



# The Property



455 Massachusetts Avenue NW



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**455 MASSACHUSETTS AVENUE NW | 455 MASSACHUSETTS AVENUE NW, WASHINGTON, DC**

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