



20 M Street SE
Washington, DC

1,956 SF 2nd-Gen Café Space Available

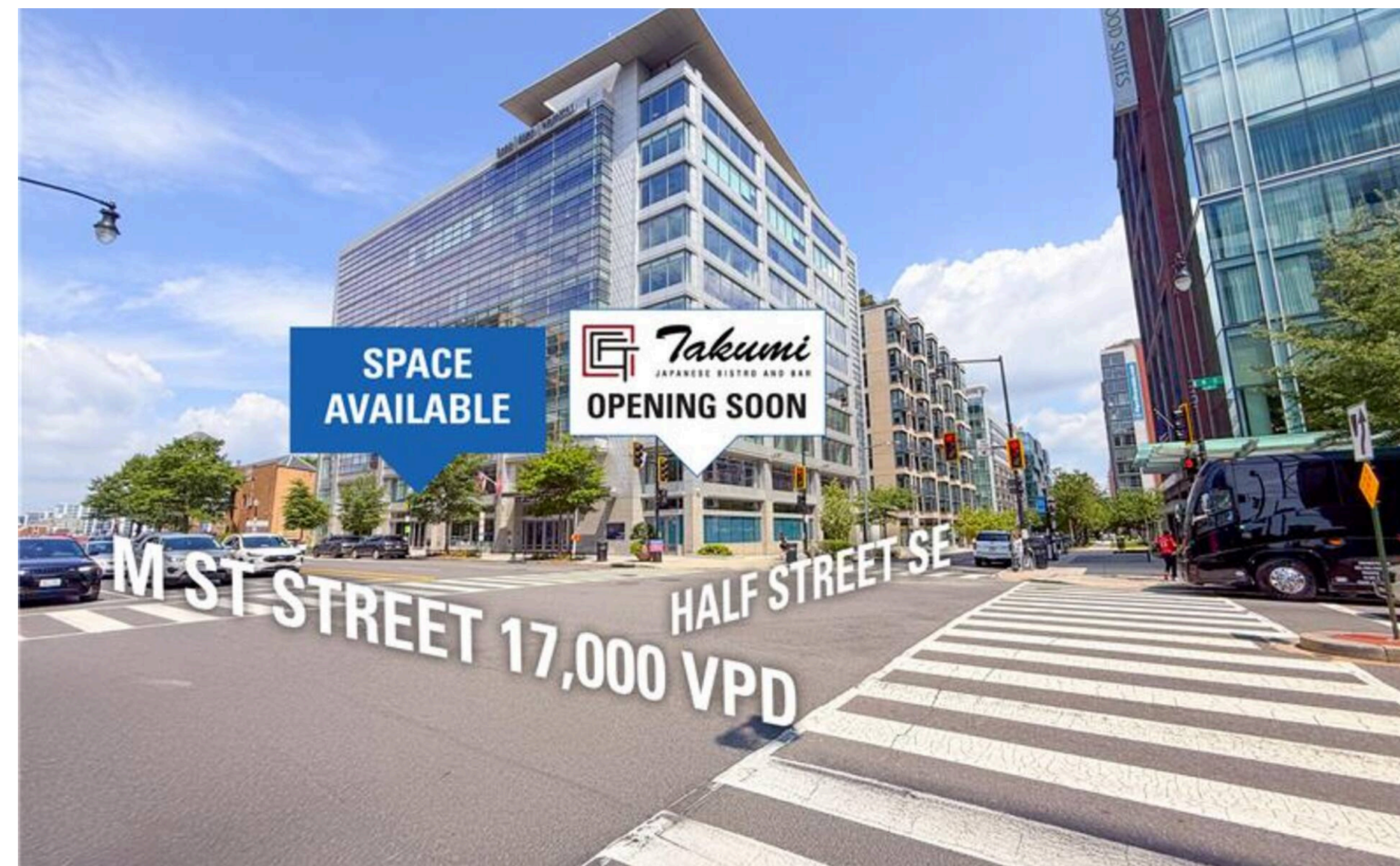
RAPPAPORT
CULTIVATING PLACES



Washington

District of Columbia

- 10-story, 190,000 SF freestanding Class 'A' office building
- Conveniently located adjacent to the Navy Yard Metro Station in Washington D.C.
- Situated only one block from Nationals Park, home of the Washington Nationals
- 460 acre development with 37M SF of development at full build-out
- Tenants include Booz Allen Hamilton and Systems Planning and Analysis (SPA)



2026 Demographics

	1 mi.	3 mi.	5 mi.
Population	39,819	303,392	797,063
Daytime Population	30,554	481,165	782,843
Household Income	\$165,137	\$151,460	\$151,565
Traffic Counts	52,300 on South Capital Street		

Area Retailers





RANDALL JUNIOR HIGH SCHOOL

NEW JERSEY AVE SE 6,000 VPD

SOUTHEAST FREEWAY 164,000 VPD

S CAPITAL ST SW 39,000 VPD

20 M ST SE

M ST SE 18,000 VPD

1ST STREET

N STREET

NATIONALS PARK
2.4M visitors per year

Dock 79
THE SALT LINE OYSTER + ALE
DACHA

Anacostia River

WASHINGTON NAVY YARD
17,275 Employees
Navy Museum
150,000 Annual Visitors

Canal Park
28,000+ Visitors per year
Seasonal Ice-Skating Rink and Foundation

THE YARDS
2,800 Residential Units
1.8M SF Office
400,000 SF Retail

Orangetheory FITNESS

CVS pharmacy

WHOLE FOODS MARKET

SHAKE SHACK

UNITED BANK

T-Mobile

TD Bank

SILVER DINNER

tropical CAFE

CHOPT

WAVE

POTBELLY

Nando's

Panera

Toastique

DISTRICT WINERY

Harris Teeter

PANDA EXPRESS

Public Storage
DISTRICT DOGS
MISSION NAVY YARD

THE BULLPEN

Site Plan

1,956 SF 2nd-Gen Café Space Available

Space #	Sq. Ft.	Tenant
1	-	Fitness Center
2	2,236	Takumi Japanese Bistro and Bar
3	1,956	Available
4	3,406	DC Federal Credit Union



Discover your next retail opportunity at
rappaportco.com



WASHINGTON, D.C. | MARYLAND | VIRGINIA

20 M STREET S.E., WASHINGTON, DC

Greg Hull | ghull@rappaportco.com | 571.382.1221