



1100 New Jersey Avenue SE
Washington, DC

Fully Leased

RAPPAPORT
CULTIVATING PLACES®

Washington

District of Columbia

- 3,253 SF of ground floor retail available
- Join strong co-tenants CVS, Five Guys, and Wise Guy Pizza
- 5.2M SF of office space in the surrounding Capitol Riverfront
- Adjacent to Canal Park and within walking distance of the National
- Right across the street from the Navy Yard Metro Station with 9,763 daily riders



2025 Demographics

	.5 mi.	.75 mi.	1 mi.
Population	13,351	23,385	28,090
Daytime Population	11,972	25,075	41,501
Household Income	\$94,512	\$110,497	\$119,101
Traffic Counts	19,000 on M Street SE		

Area Retailers

The UPS Store


AT&T

FIVE GUYS®
BURGERS and FRIES







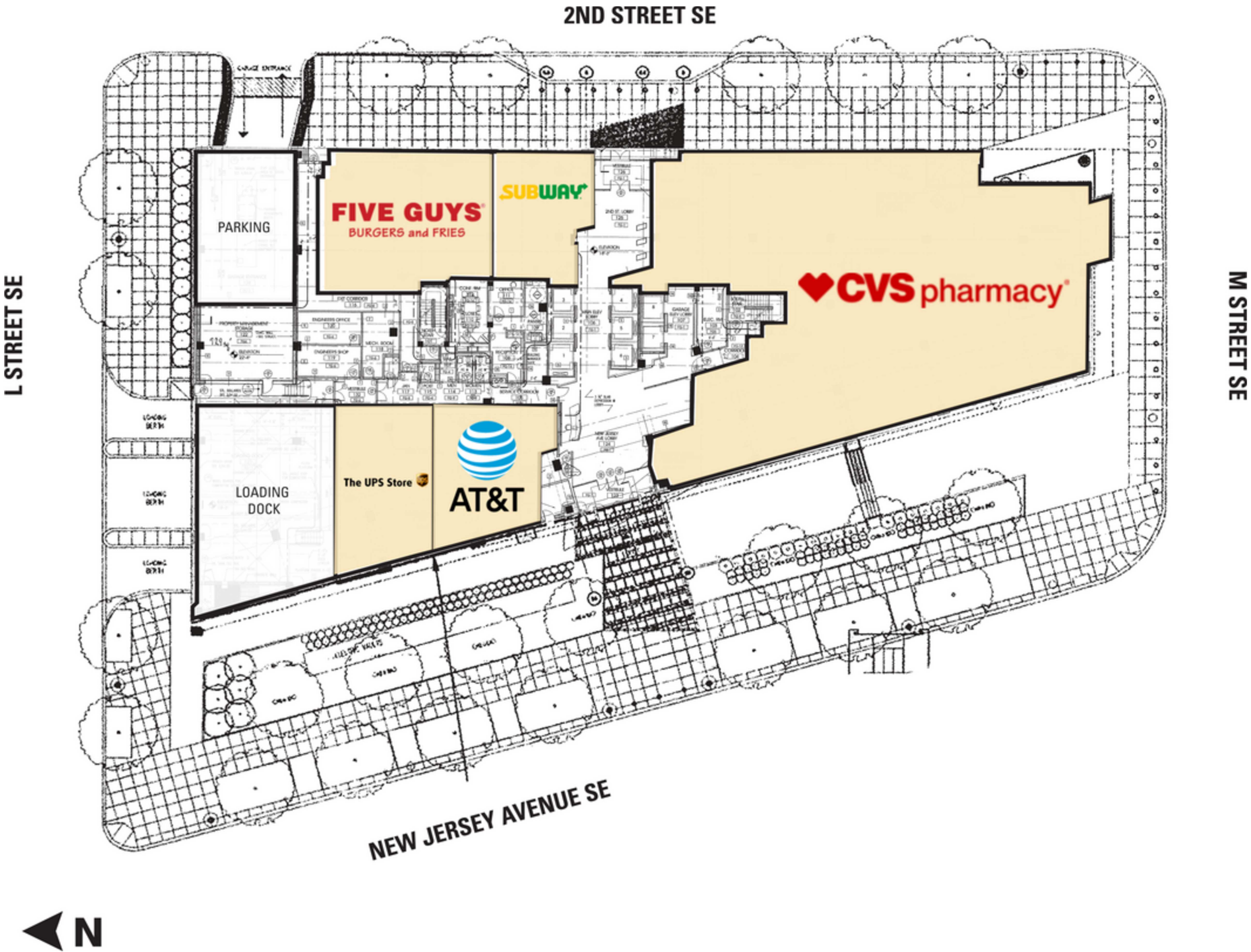
N STREET



Site Plan

Space #	Sq. Ft.	Tenant
1A	-	The UPS Store
1B	-	AT&T
2	-	Five Guys Burgers & Fries
3	-	Subway
4	-	CVS Pharmacy

● Space Available



The Property



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