



**1600 North Capitol**  
Washington, DC

18,984 SF available

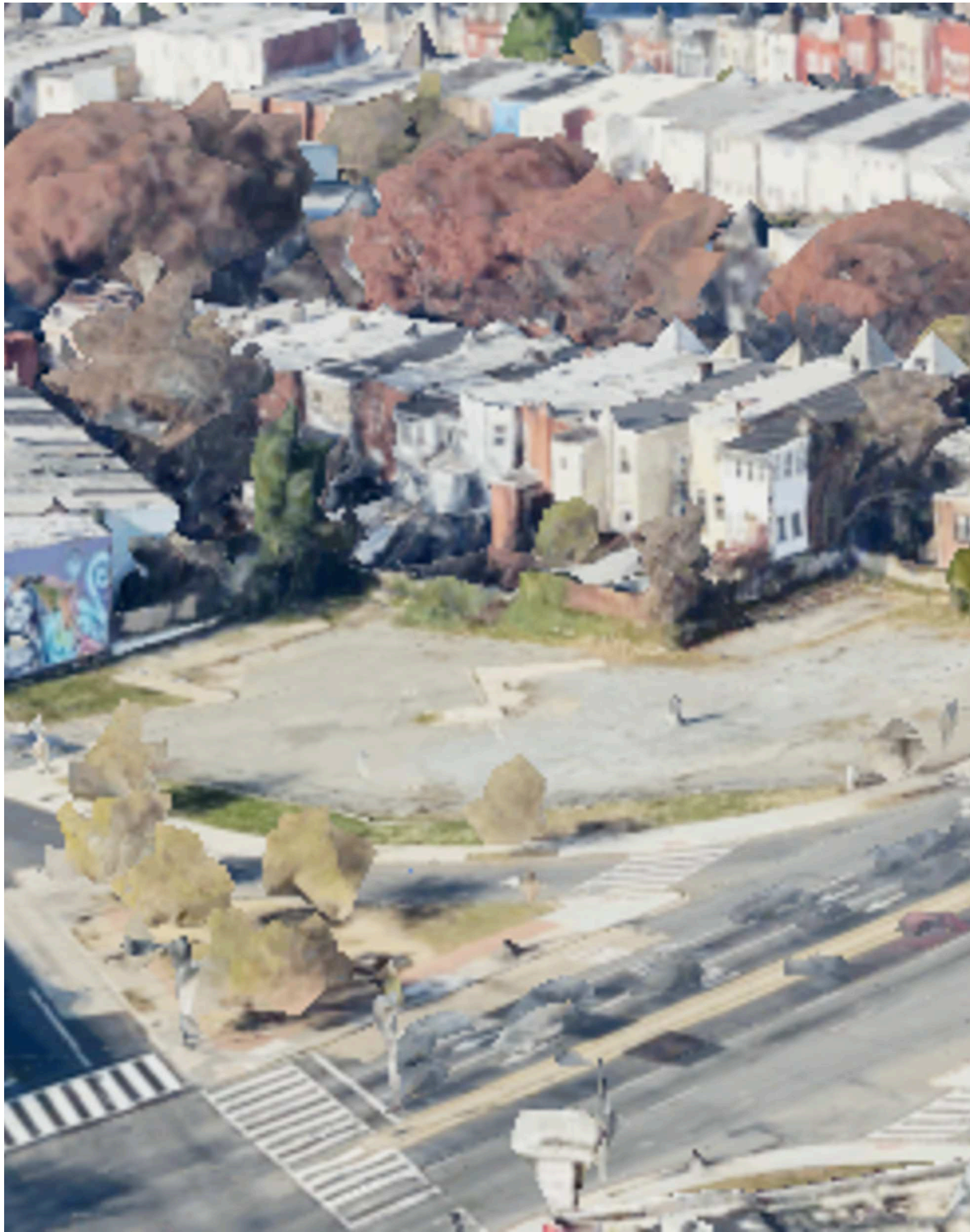




# Washington

District of Columbia

Premier ground lease opportunity in a highly residential and prosperous pocket of downtown D.C.. Impeccably positioned at the signalized intersection of Florida Avenue and North Capitol Street, this 18,984-square-foot parcel benefits from over 60,000 commuters coming in and out of the district on both major roadways. Surrounded by burgeoning submarkets such as NoMa, Shaw, Eckington, and Truxton Circle, 1600 N Capitol Street NW corners the market in this emerging and desirable D.C. community.



## 2025 Demographics

	1 mi.	3 mi.	5 mi.
Population	5,359	19,757	67,934
Daytime Population	2,108	12,936	73,676
Household Income	\$122,278	\$103,457	\$106,728
Traffic Counts	34,800 on North Capitol Street NW		

## Area Retailers

 **Harris Teeter**

 **CVS pharmacy**

 **Giant**

 **TRADER JOE'S**





**URBAN GROUND  
LEASE OPPORTUNITY**

**FLORIDA AVENUE, NW**

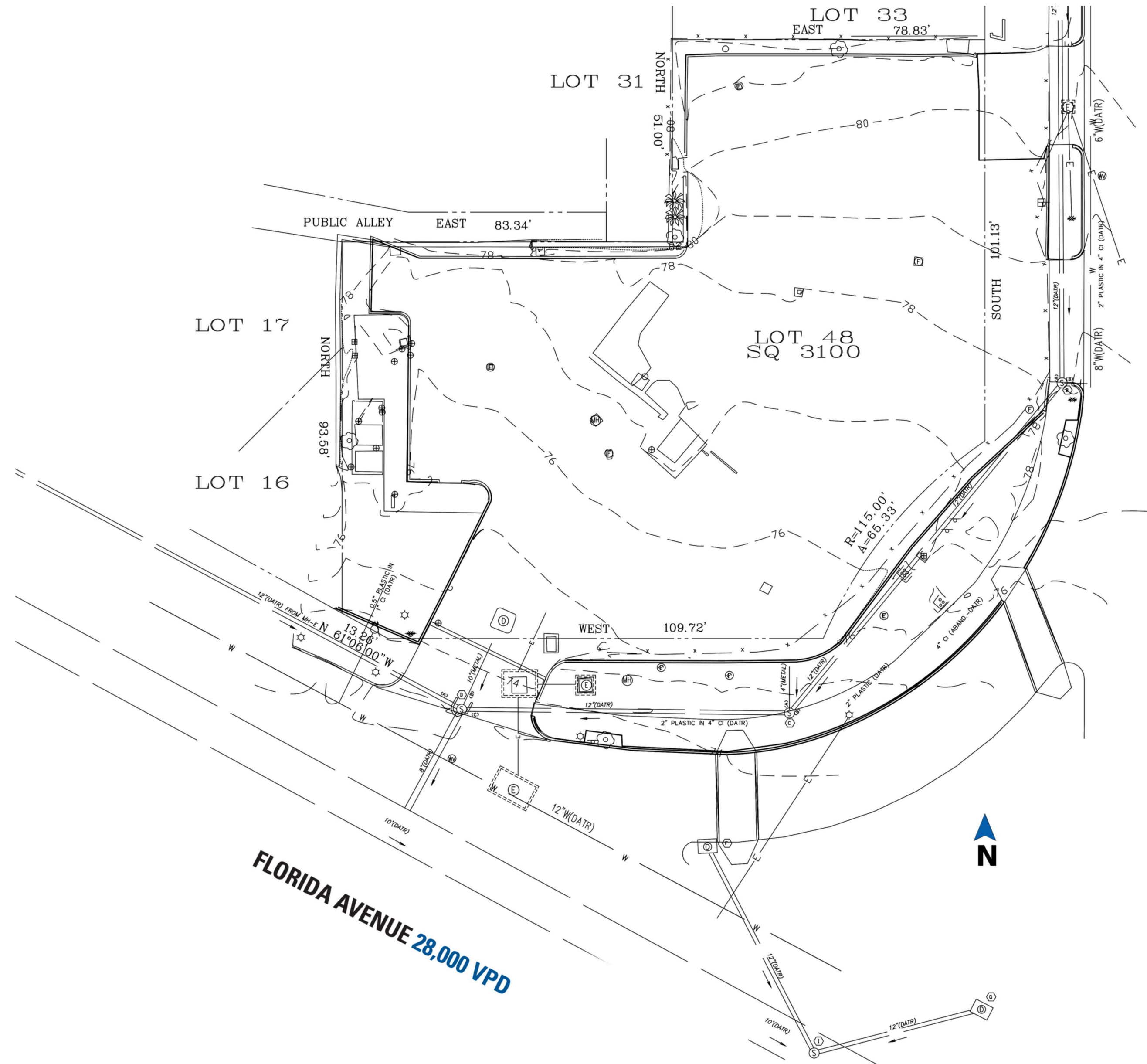
**NORTH CAPITOL STREET, NW**



# Site Plan

18984 SF available

Space #	Sq. Ft.	Tenant
1	18984	Available



**NORTH CAPITOL STREET 34,800 VPD**

- Space Available

# 1600 North Capitol



# The Property





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**1600 NORTH CAPITOL | 1600 NORTH CAPITOL STREET NW, WASHINGTON, DC**

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