



Waterfront Station

Washington, DC

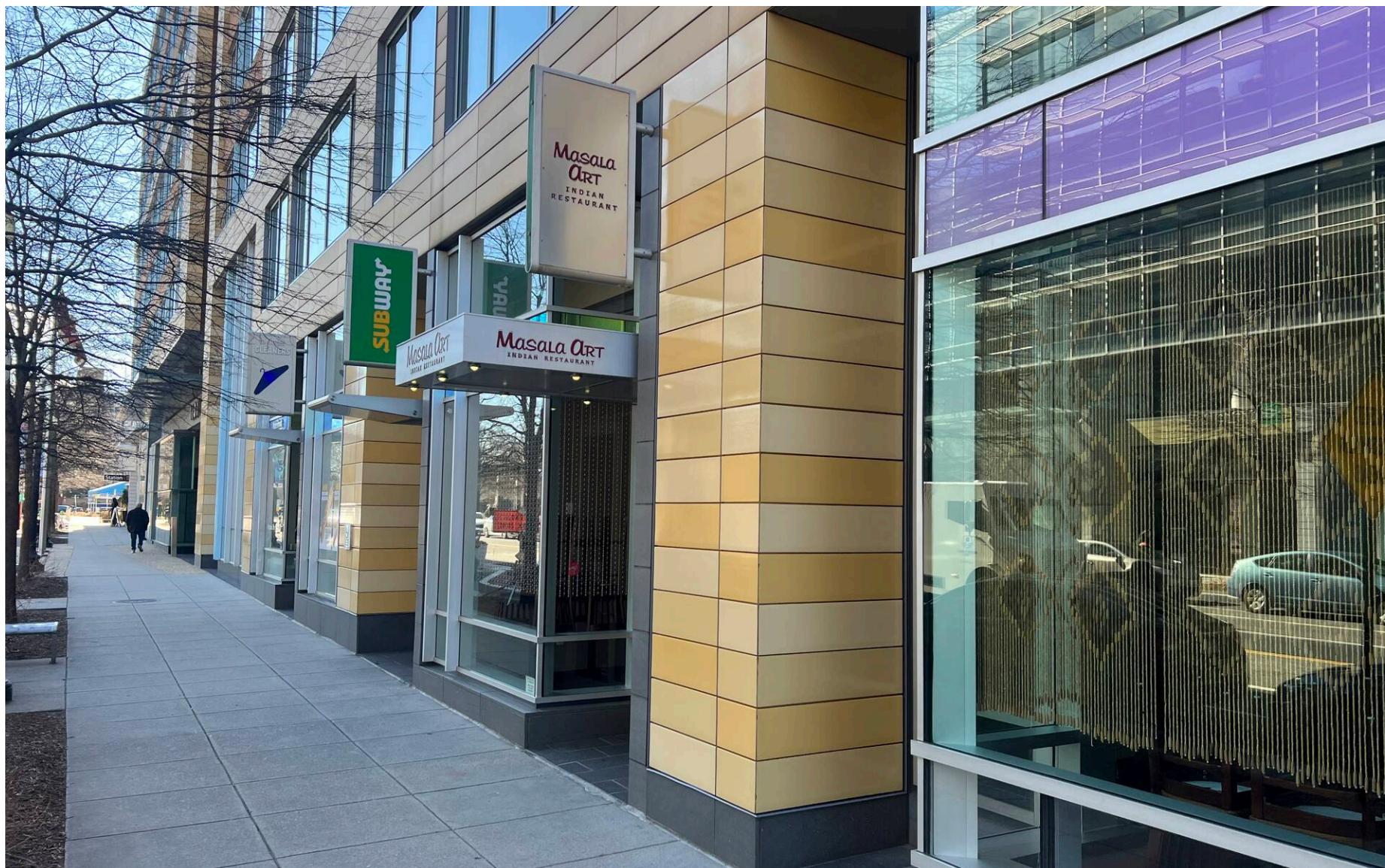
12,568 SF available

RAPPAPORT
CULTIVATING PLACES®

Washington

District of Columbia

- 12,568 SF opportunity alongside Safeway
- Easy access to the Wharf
- Within walking distance of numerous hotels, including the Pendry, Canopy by Hilton, and the InterContinental
- Directly adjacent to the Waterfront Metro stop



2026 Demographics

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

Area Retailers

SAFEWAY



Smile Beautiful WELLNESS



enterprise



Waterfront Station

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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



● Space Available



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

Pat O'Meara | pomeara@rappaportco.com | 571.382.1218
Zach Elcano | zelcano@rappaportco.com | 571.382.1228