



Waterfront Station

Washington, DC

4,018 - 12,568 SF available



Washington

District of Columbia

- 4,018 SF 2nd-generation restaurant available with outdoor seating
- 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



395

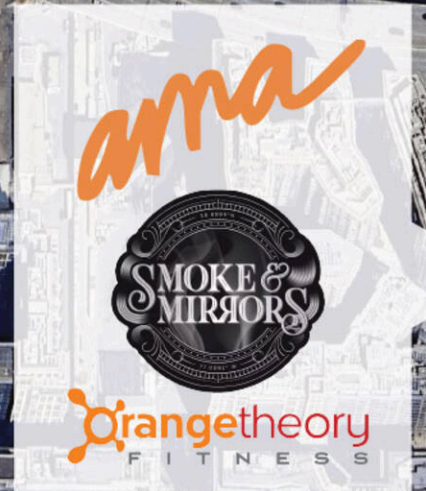
395



Benjamin Banneker Park

Jefferson M.S.
386 Students

Amidon-Bowen
336 Students



ELIOT ON 4TH
MOMO CHICKEN & BUN



Waterfront Station



ARENA STAGE THEATER
• Performing Arts Center
• 300,000 guests annually
• Three unique stages
• Four Event spaces

M ST. SW 17,000 VPD



US DOT

East Potomac Golf Links

NATIONALS PARK
• 2.3 Million Annually
• 41,888 Seats
• Washington Nationals (MLB)
• Concerts & Festivals

SOUTH CAPITOL ST

Site Plan

4,018 - 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	Available
170	2,277	All About Burger



● Space Available

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