



2200 P Street NW
Washington, DC

1,912 SF Available
Rare Surface Parking Included



Washington

District of Columbia

- Rare site with surface parking available situated between Dupont Circle and Georgetown with direct connection to both on P Street NW
- Ideal convenience or retail store opportunity with high visibility along a main street
- Surrounded by vibrant communities, plenty of retail, hotels, restaurants, and more bringing lots of foot traffic



2026 Demographics

	0.25 mi.	0.5 mi.	1 mi.
Population	5,121	17,926	65,577
Daytime Population	12,560	113,372	180,135
Household Income	\$172,743	\$178,375	\$188,316
Traffic Counts	12,000 on P Street NW		

Area Retailers







bluemercury
LOFT
drybar

CHIPOTLE
MEXICAN GRILL

HC
HAIR CUTTERY



AT&T sweetgreen PNC

2200 P ST NW

CVS

TRUIST

GEORGETOWN



P STREET NW

O STREET NW

N STREET NW

NEW HAMPSHIRE AVENUE NW

19TH STREET NW

CONNECTICUT AVENUE NW

18TH STREET NW

ROCK CREEK AND POTOMAC PKWY NW

POTBELLY SANDWICH SHOP

Tattu BAKERY & CAFE

STARBUCKS

Krispy Kreme DOUGHNUTS

CHIPOTLE MEXICAN GRILL

GNC

mobydick HOUSE OF KABOB

BARRY'S

CAVA

SHAKE SHACK

corepower YOGA

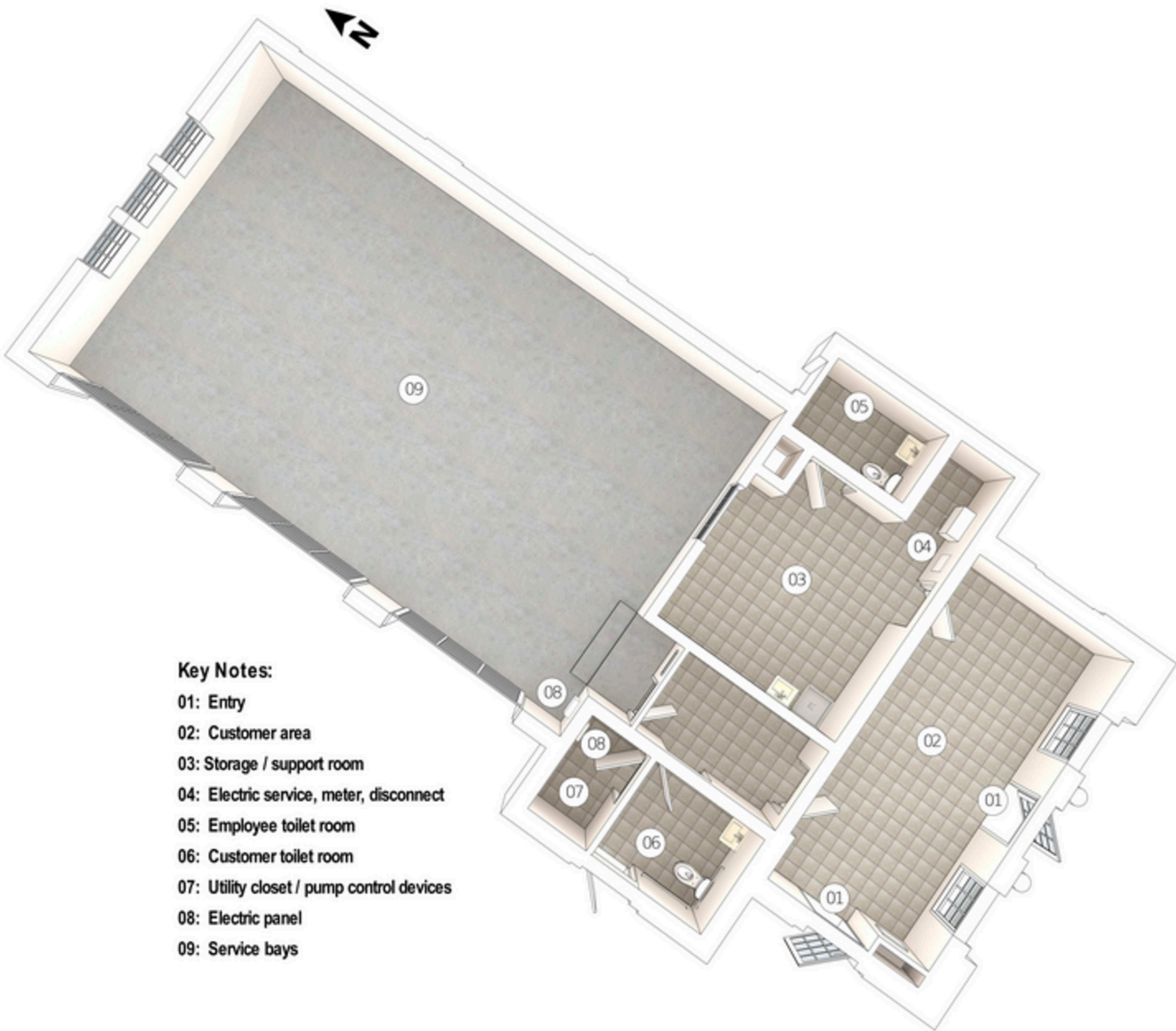
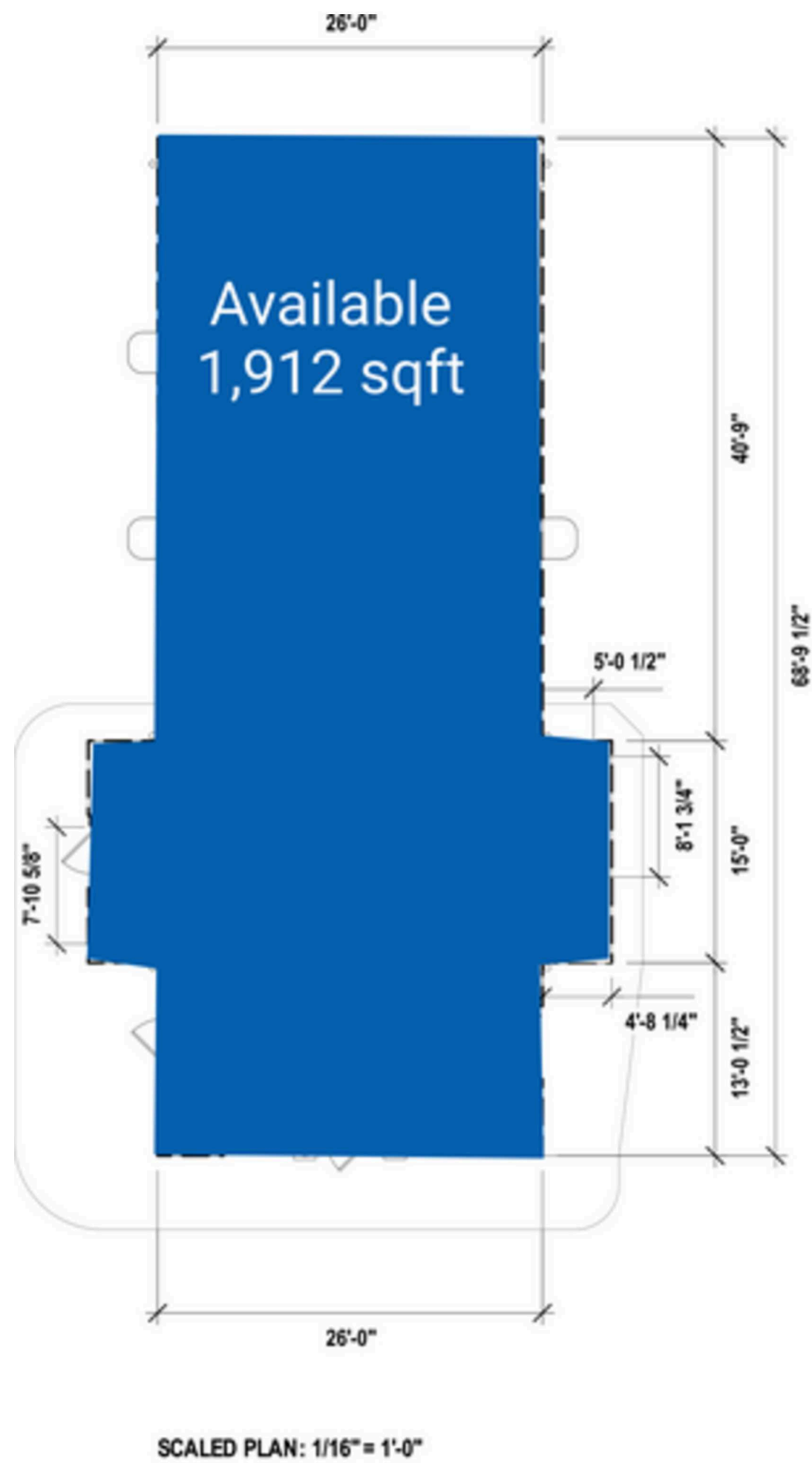
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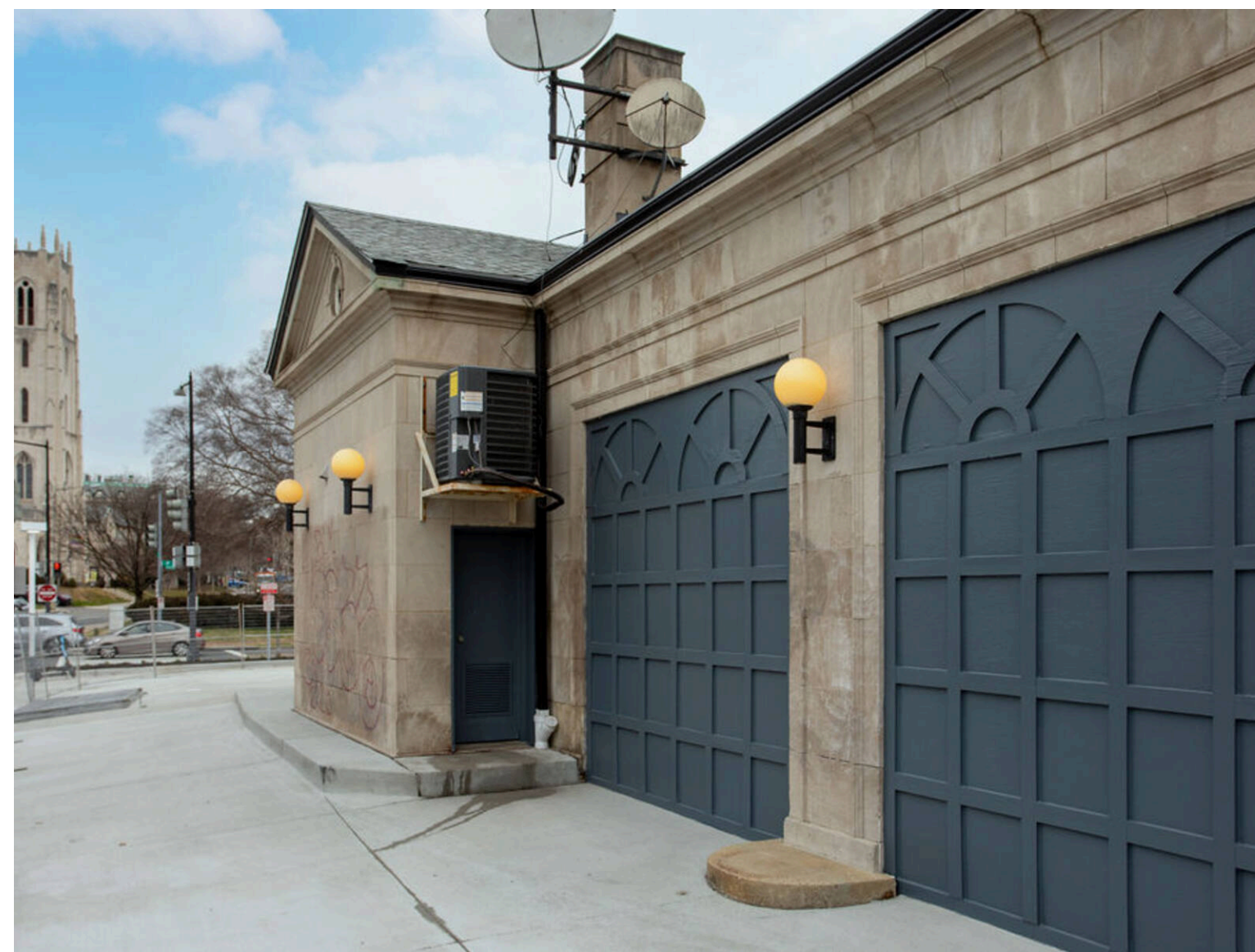
Site Plan

1,912 SF available



- Key Notes:**
- 01: Entry
 - 02: Customer area
 - 03: Storage / support room
 - 04: Electric service, meter, disconnect
 - 05: Employee toilet room
 - 06: Customer toilet room
 - 07: Utility closet / pump control devices
 - 08: Electric panel
 - 09: Service bays

The Property



2200 P Street NW

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