



Two Constitution Square
Washington, DC

5,972 SF available



Washington

District of Columbia

- Fully built-out vented restaurant opportunity in NoMa with potential patio
- 1 Block from NoMa Metro (Red Line)
- Cotenants include Harris Teeter, Starbucks, and Potbelly
- Located in the densely populated NoMa neighborhood which boasts over 49,000 residents, 60,000 daytime employees, 1,501 hotel keys and 105,000 pedestrians daily
- Tremendous growth of demographics with over 7,800 residential units planned or currently under construction
- Flexible restaurant demising options



2025 Demographics

	1 mi.	3 mi.	5 mi.
Population	74,367	402,327	814,447
Daytime Population	80,031	532,382	780,024
Household Income	\$167,109	\$165,753	\$153,362
Traffic Counts	67,000 on New York Ave		

Area Retailers





FIVE GUYS®
BURGERS and FRIES

Two Constitution Square

M
metro

FLORIDA AVE 20,000 VPD

CHOPSMITH

LE CLOU

NEW YORK AVE 67,000 VPD

MEMORABLE

PATTERSON ST NE

♥ **CVS**

R E S A

KING ST
OYSTER
BAR

M ST NE

Andy's PIZZA
STREETS Market



L ST NE

FIRST ST NE

rōti MODERN MEDITERRANEAN
Peet's Coffee & Tea
POTBELLY SANDWICH SHOP
Harris Teeter
Neighborhood Food & Pharmacy

RED BEAR
BREWING CO



N CAPITOL ST 36,000 VPD



CaliBurger

K ST NE

NoMa CNTR



UNCORKED
MARKET + BAR

UNION STATION



Two Constitution Square

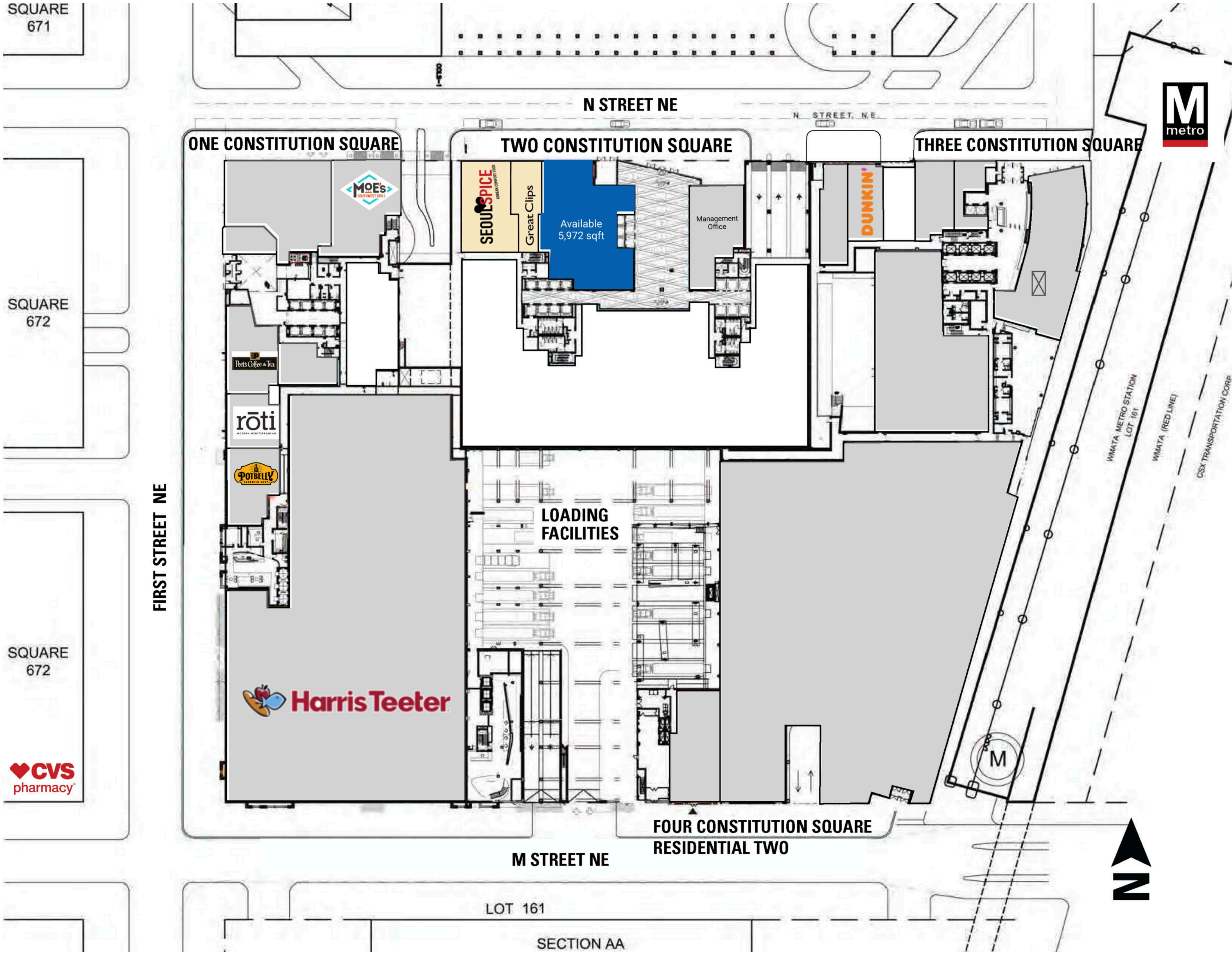
RAPPAPORT
CULTIVATING PLACES®

Site Plan

5,972 SF available

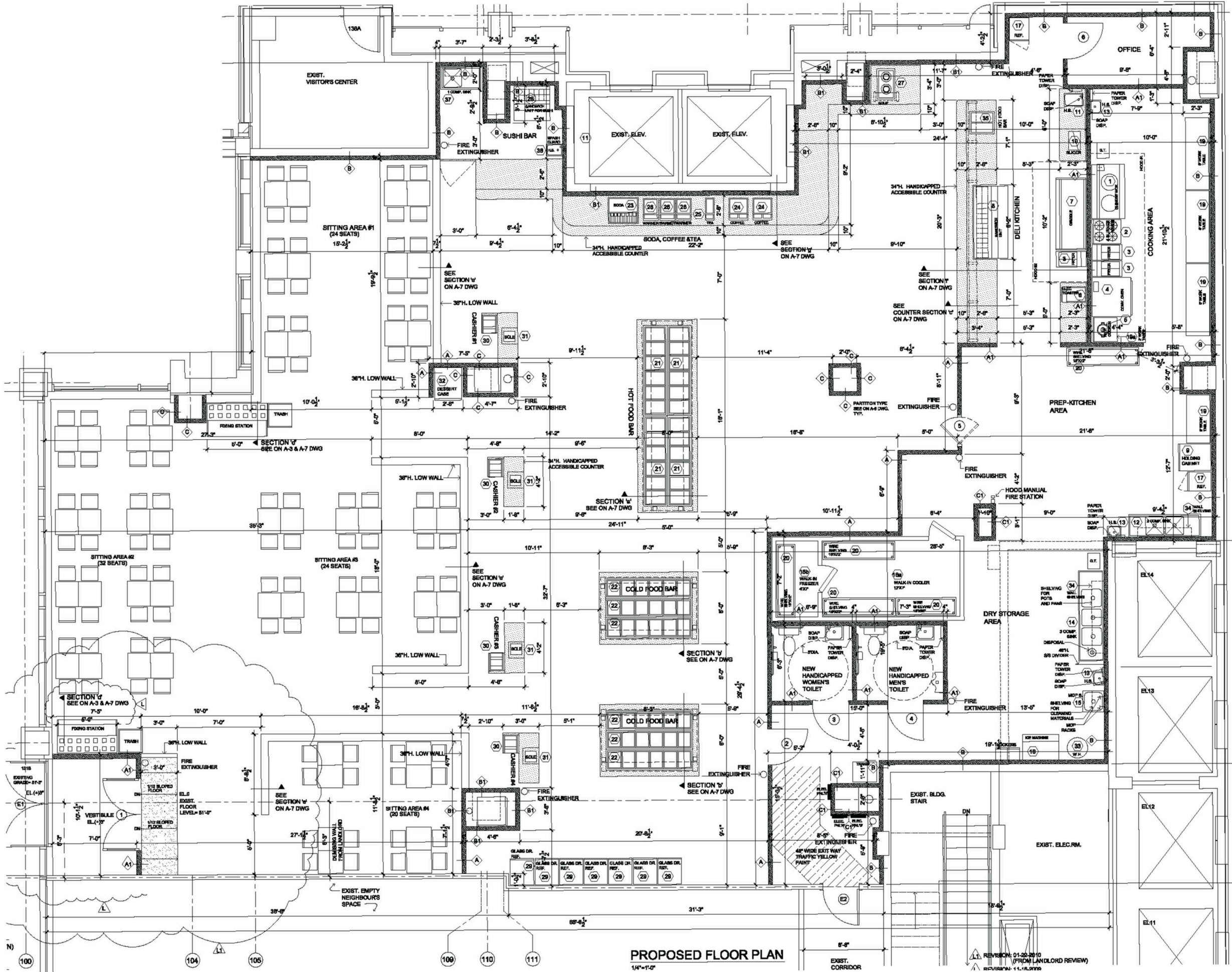
Space #	Sq. Ft.	Tenant
2-1	2,740	SeoulSpice
2-2	1,086	Great Clips For Hair
2-3	5,972	Available

● Space Available



LOD Space Plan

● Space Availa



N STREET NE

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