



**Two Constitution Square**  
Washington, DC

5,972 SF available

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# 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



## 2026 Demographics

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

## Area Retailers

**SEOUL SPICE**  
KOREAN COMFORT FOOD

**rōti**  
MODERN MEDITERRANEAN

**Peet's Coffee & Tea**

**Harris Teeter**

**MOE's**  
SOUTHWEST GRILL

**DUNKIN'**



Two Constitution Square

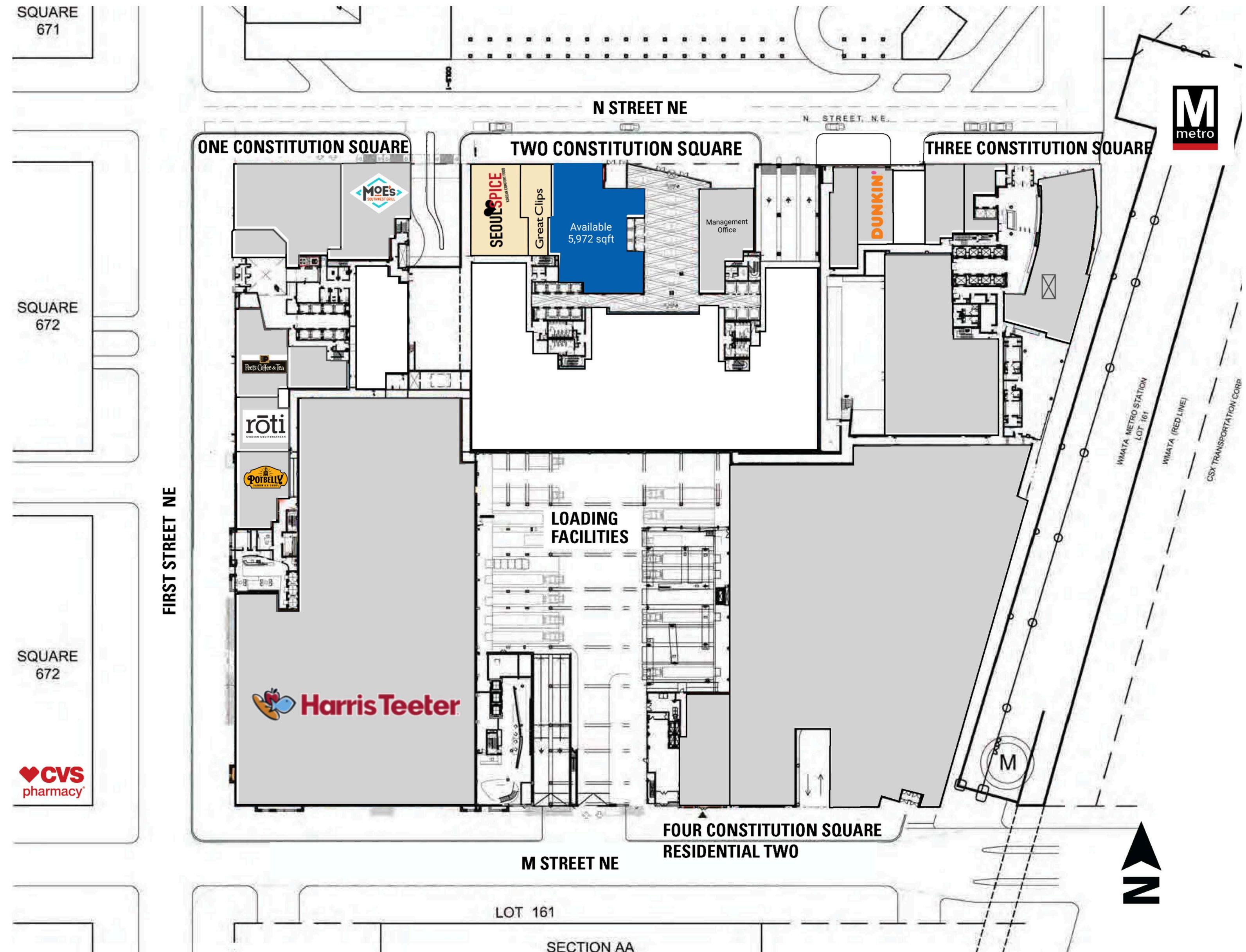
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# Site Plan

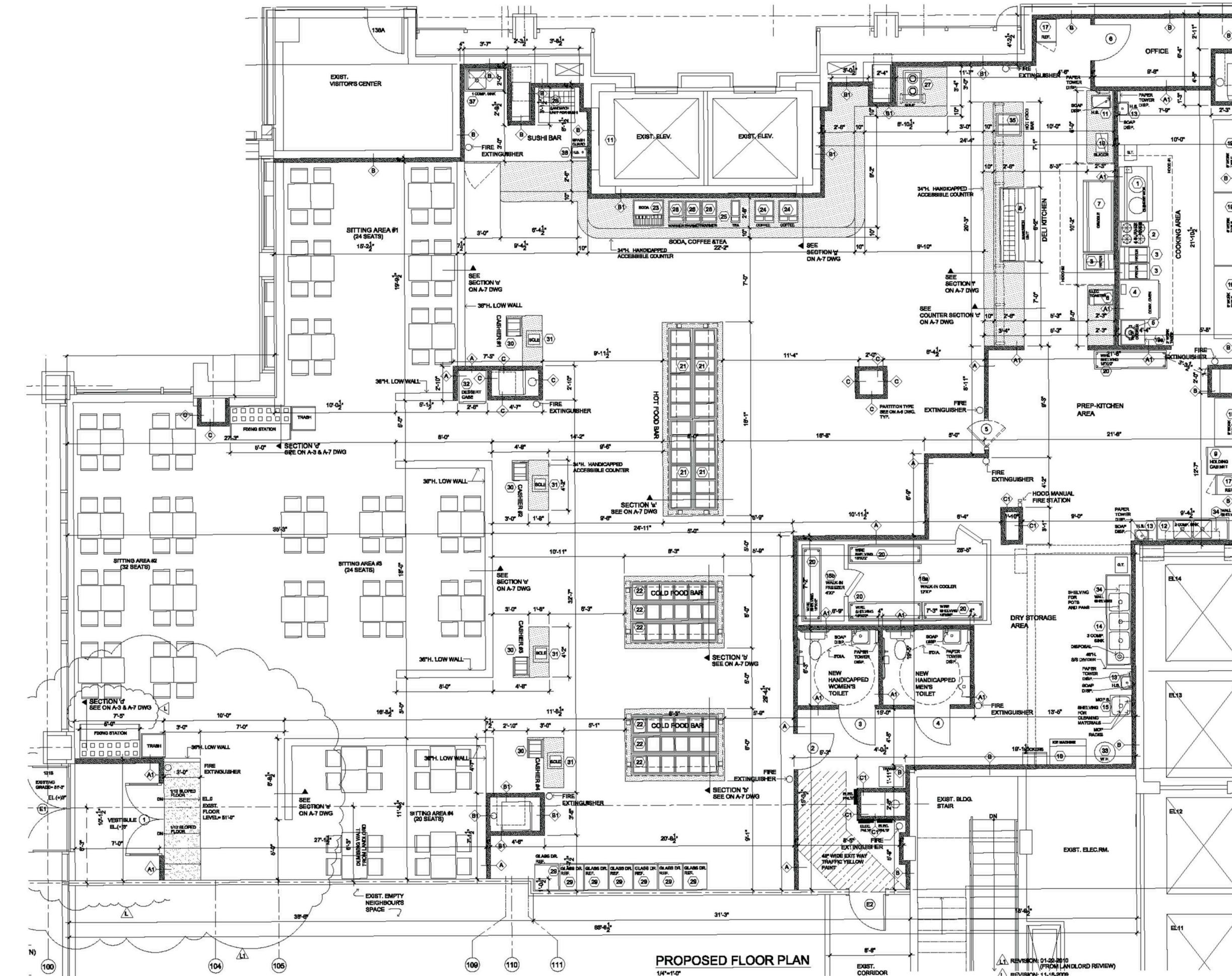
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Space #	Sq. Ft.	Tenant
2-1	2,740	SeoulSpice
2-2	1,086	Great Clips For Hair
2-3	5,972	Available

● Space Available



# LOD Space Plan



## Space Availa



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# Two Constitution Square

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