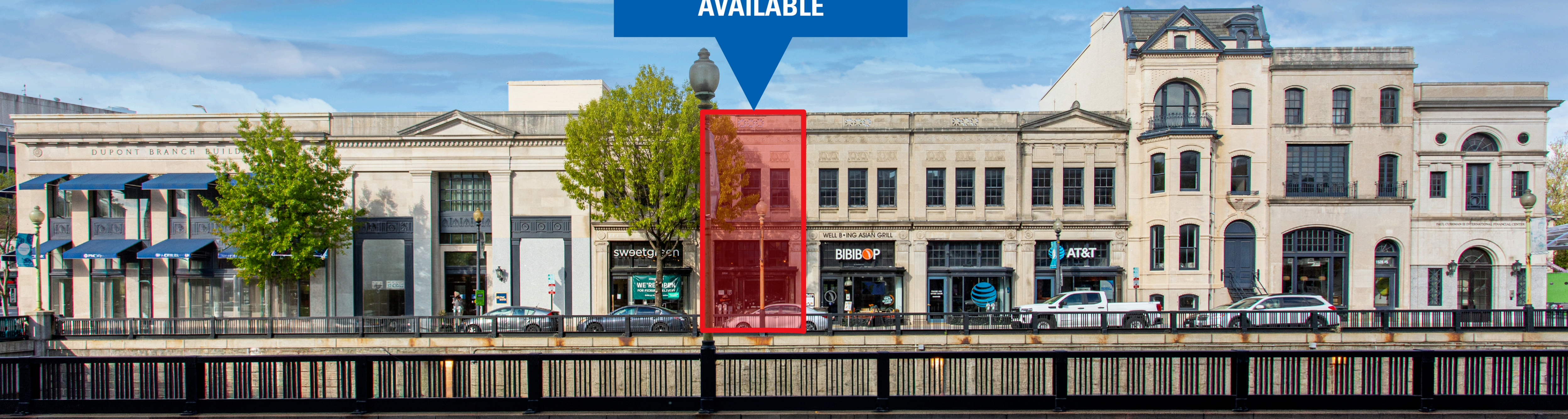


**2ND-GEN RESTAURANT
AVAILABLE**



Dupont Circle Metro
Washington, DC

1,649 SF available

RAPPAPORT
CULTIVATING PLACES[®]

Washington

District of Columbia

- 1,649 SF opportunity plus basement space, located in a traditional high street environment in the heart of Washington, D.C.
- Available opportunity located in a metro-centric trade area with a Walkscore of 99
- Construction Overpass Reconstruction is underway to improve streetscapes with upgraded sidewalks, outdoor seating, lighting, utilities, and drainage, to be completed by early 2027
- Iconic brand-building site with incredible visibility
- Dupont Circle draws urban and suburban dwellers to healthy and hip food alternatives



2026 Demographics

	0.5 mi.	1 mi.	2 mi.
Population	21,079	81,288	218,353
Daytime Population	109,335	196,688	449,333
Household Income	\$192,612	\$200,999	\$195,616
Traffic Counts	31,500 on Connecticut Avenue NW		

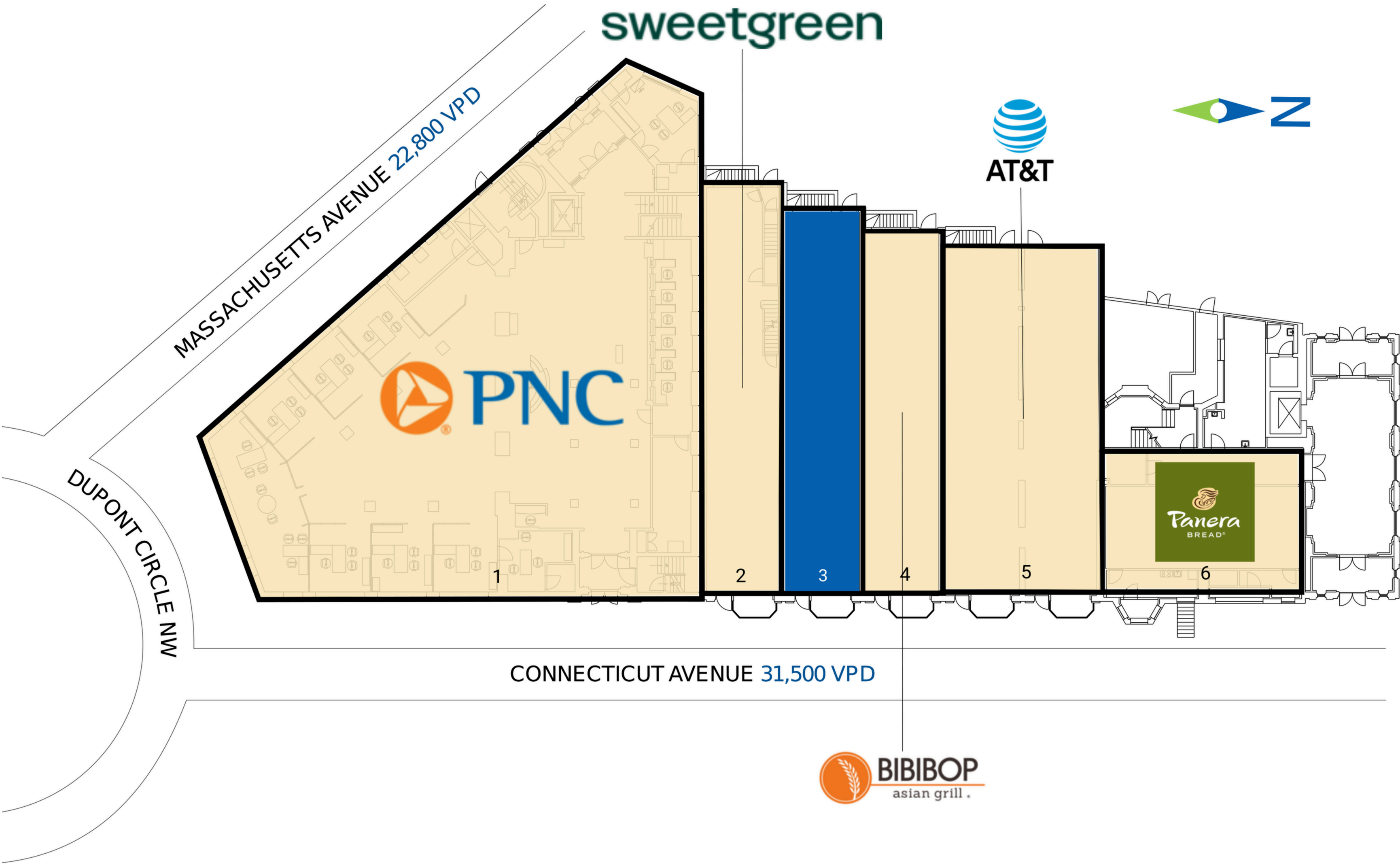
Area Retailers



Site Plan

1,649 SF available

Space #	Sq. Ft.	Tenant
1	9,930	PNC Bank
2	1,700	Sweetgreen
3	1,649	Available
4	1,579	Bibibop Asian Grill
5	2,895	AT&T
6	2,080	Panera Bread



● Space Available

The Property



Construction Overpass Reconstruction

Due To Be Completed Early 2027



Discover your next retail opportunity at
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