

1600 NORTH CAPITOL

WASHINGTON, D.C.

18,984 SF GROUND LEASE

RAPPAPORT



URBAN GROUND
LEASE OPPORTUNITY





FLORIDA AVENUE, NW

NORTH CAPITOL STREET, NW

1600 NORTH CAPITOL WASHINGTON, D.C.

- | Ground lease available on busy North Capitol Street, NW
- | Excellent daytime and residential density
- | Major intersection between Florida Avenue and North Capitol Street with 62,800 vehicles per day combined
- | Site serves the booming Eckington, Truxton, Shaw and Noma neighborhoods
- | Major arterial access to the U.S. Capitol
- | Benefits from commuter traffic of people coming in and out of the district on Florida Avenue and North Capitol Street

DEMOGRAPHICS 2019

	1 MILE	3 MILES	5 MILES
 POPULATION	4,764	21,490	69,790
 DAYTIME POPULATION	6,676	18,679	96,964
 HOUSEHOLD INCOME	\$119,173	\$118,760	\$130,295
 TRAFFIC COUNTS	34,800 on North Capitol Street, NW 28,000 on Florida Avenue		

AREA RETAILERS



**1600 NORTH CAPITOL
WASHINGTON, D.C.**

**MCKINLEY TECHNOLOGY
HIGH SCHOOL**
832 Students
62 Teachers


big bear cafe

**1600 NORTH
CAPITOL STREET**


**DC CITY
SMOKEHOUSE**

FLORIDA AVENUE 37,552 VPD

NORTH CAPITOL STREET 41,194 VPD


DOMESTIQUE


603 Units

UNION MARKET
40 LOCAL ARTISTS/MERCHANTS

DUNBAR HIGH SCHOOL
818 Students
80 Teachers


**WICKED
BLOOM**
social club


Exxon

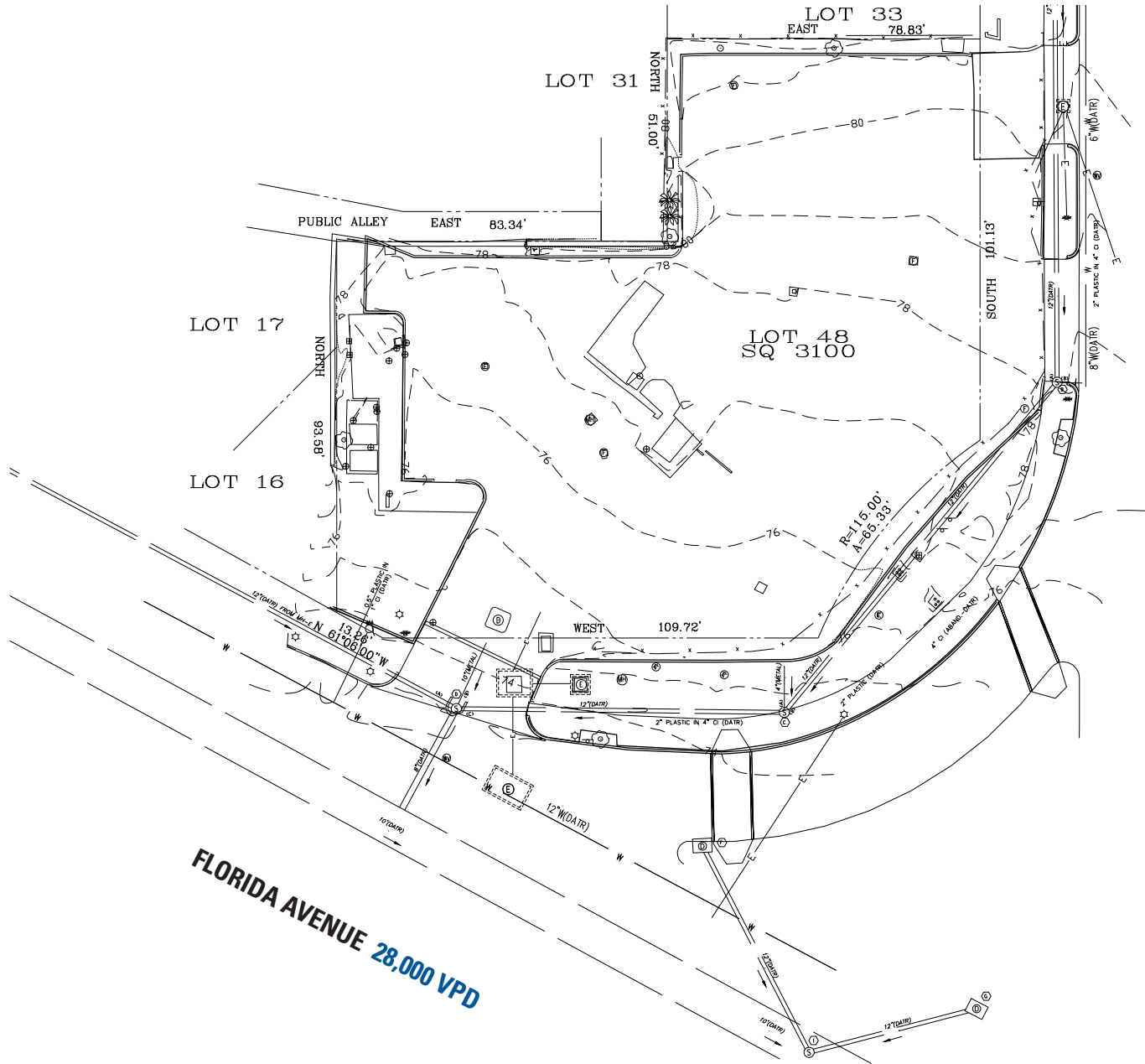

**REPUBLIC
CANTINA**
Summer
2019

NEW YORK AVENUE 60,376 VPD

NOMA METRO
18,513 Daily Riders



1600 NORTH CAPITOL
WASHINGTON, D.C.
18,984 SF GROUND LEASE OPPORTUNITY



FLORIDA AVENUE 28,000 VPD

NORTH CAPITOL STREET 34,800 VPD

RAPPAPORT

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