

14TH STREET, NW

1341

RAPPAPORT
CULTIVATING PLACES

14TH STREET, NW

THE GATEWAY TO THE 14TH AND U STREET CORRIDOR, 1341 14TH STREET NW ENCAPSULATES THE SPIRIT OF WASHINGTON, D.C.

With a dynamic nightlife and nearly 20,000 households within a half mile, the property ideally sits in a revitalizing area alongside luxury retailers and restaurants such as Whole Foods, Trader Joes, and the world-renowned restaurant Le Diplomate. Young professionals and metro renters flock to the market, with easy access to D.C. Metro and cost-effective experiences day and night.



AREA RETAILERS

MATCHBOX
LE DIPLOMATE
7-ELEVEN
BAR CHICKEN+WHISKEY
CAFE SAINT-EX
SHAKE SHACK

TRADER JOE'S
BIRCH & BARLEY
CHURCHKEY
ESTADIO
THE PIG
SAINT-EX
STUDIO

THAITANIC
&
BAAN THAI
CVS
ETTO
THEATRE B

BLACK JACK
TICO DC
THE GIBSON
ALERO
CHIPOLTE
B TOO

NOME7107
LULULEMON
SLIPSTREAM
SETTE OSTERIA
KINGFISHER

PROMINENT GROUND—LEVEL OPPORTUNITY NEAR LOGAN CIRCLE

Sitting just off the corner of Rhode Island Avenue on 14th Street is an iconic opportunity in an ideal location just steps from Logan Circle. The uniquely historic Barrel House Liquors storefront at 1341 14th Street NW offers a 2,500 SF ground-level retail opportunity plus a 500 SF mezzanine.





Room&Board
barre3
Amsterdam
FALAFELSHOP

bulletin
lou lou
doi moi
LITTLE LEAF

garden district

COMPAGNIE ROSE
if immortal beloved
CAFÉ SAINT-EX
CURRENT BOUTIQUE
Le Diplomate

west elm

LIZ
60,000 SF Office | 20,000 SF Retail
78 Residential Apartments
PARACHUTE
SEPHORA

SHINOLA

J.CREW

Estadio
LOGAN TAVERN
bluemercury
sweetgreen

STUDIO
THEATRE

LOGAN CIRCLE

1341
14TH STREET, NW

DELATO & COFFEE
DOLCEZZA
WHOLE FOODS
MARKETS

SHAKE SHACK

BLACK WHISKEY

Walgreens
SLIPSTREAM
BIRCH & BARLEY
CKDC
b.

B-100
the pig
Ban Thai
AVEDA
7-ELEVEN

Hilton

RHODE ISLAND AVENUE 13,000 VPD

THOMAS CIRCLE

LINCOLN
THE WESTIN
7-ELEVEN

CVS

MONOVAN

MASSACHUSETTS AVENUE

T STREET

S STREET

R STREET

RHODE ISLAND AVENUE 13,000 VPD

Q STREET

P STREET

O STREET

N STREET

M STREET

16TH STREET

15TH STREET

13TH STREET

12TH STREET

11TH STREET

10TH STREET

9TH STREET

M metro





1341
14TH STREET NW



14TH STREET 17,000 VPD



RHODE ISLAND AVENUE 13,000 VPD



P STREET NW







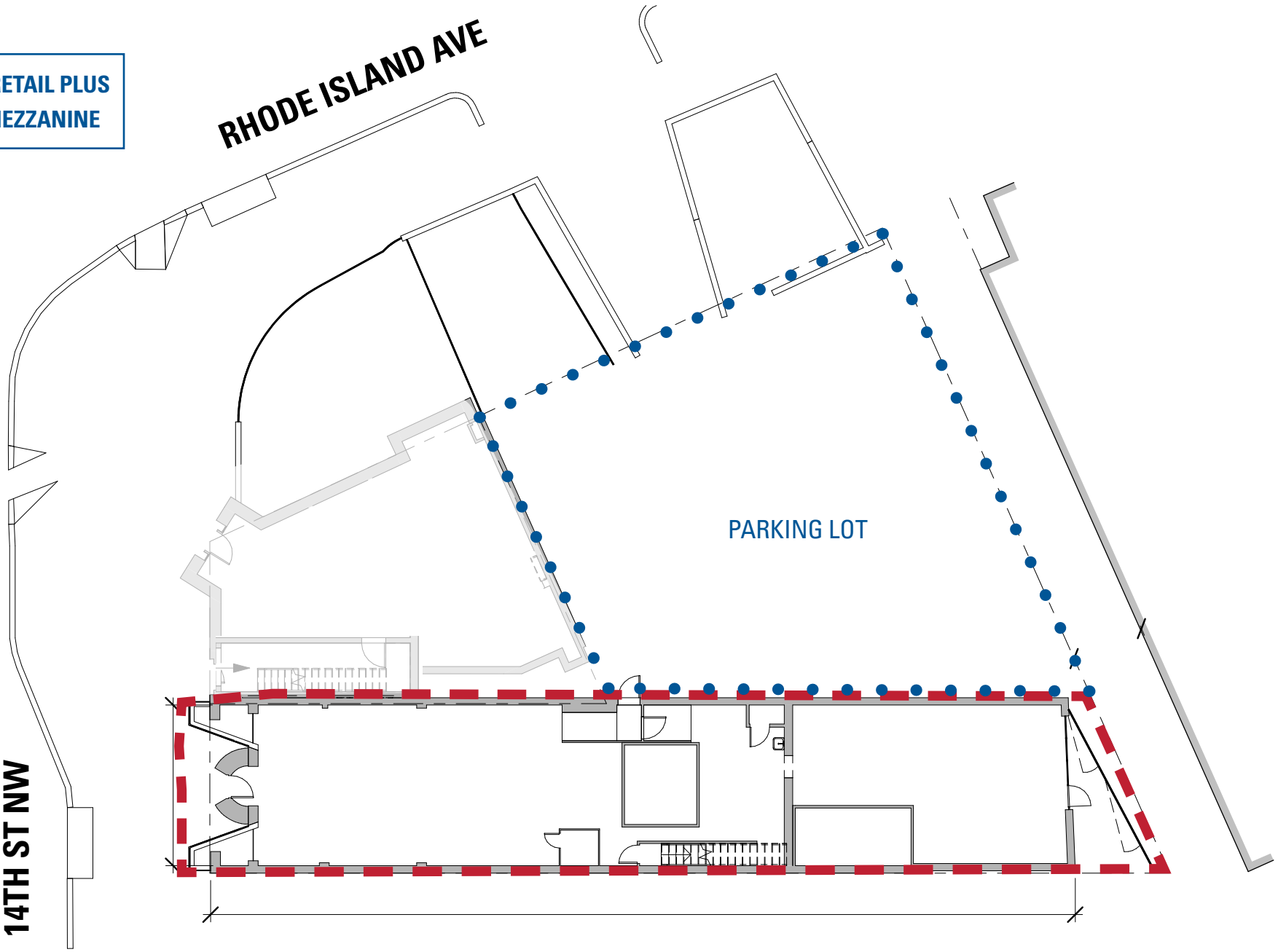
EXISTING 14TH STREET STOREFRONT

2,500 SF RETAIL PLUS
500 SF MEZZANINE

RHODE ISLAND AVE

PARKING LOT

14TH ST NW



With renters occupying 80% of the immediate residential area, 1341 14th Street NW fits right in with the young professionals looking for a spirited and sophisticated art, culture, and entertainment scene to provide authentic experiences and, in turn, memories.



DEMOGRAPHICS

	.25 MILE	.5 MILE	1 MILE
POPULATION	10,861	28,582	85,352
HOUSEHOLD INCOME	\$142,985	\$149,759	\$145,241
DAYTIME POPULATION	18,125	89,438	402,021



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