



Rappaport Retail Brokerage

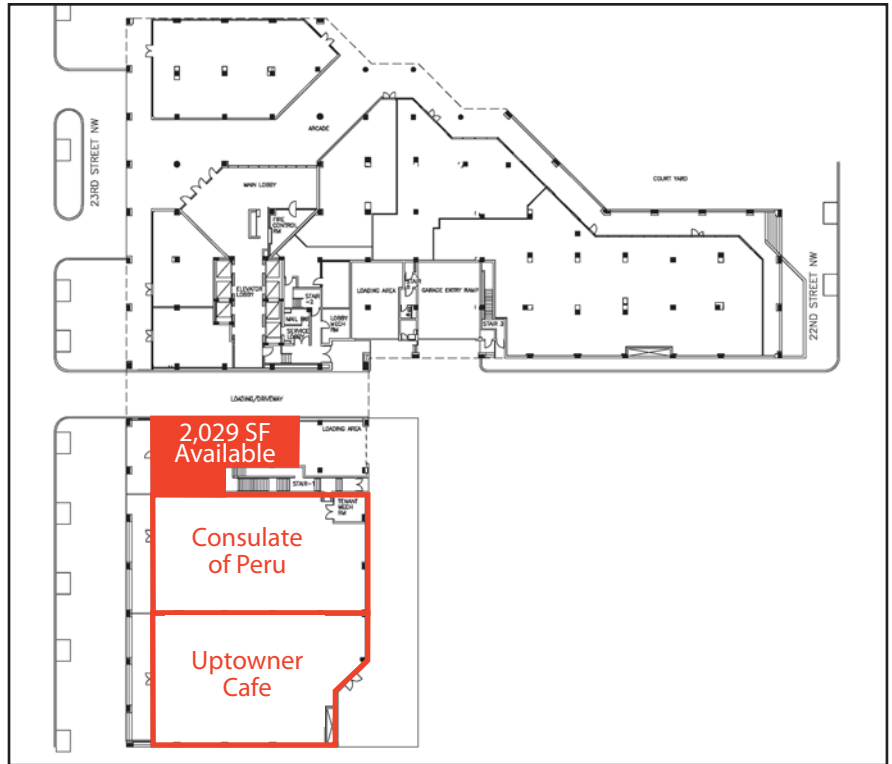
# 1255 23RD STREET, NW

WASHINGTON, DC

## RETAIL SPACE AVAILABLE

### Retail Space Available Immediately

With a large storefront facing 23rd Street, NW, 1255 23rd Street has 2,029 square feet available, ideal for an office or services use. The building has 342,246 square feet of office space and is surrounded by a high daytime population of more than 90,000 within a half mile.

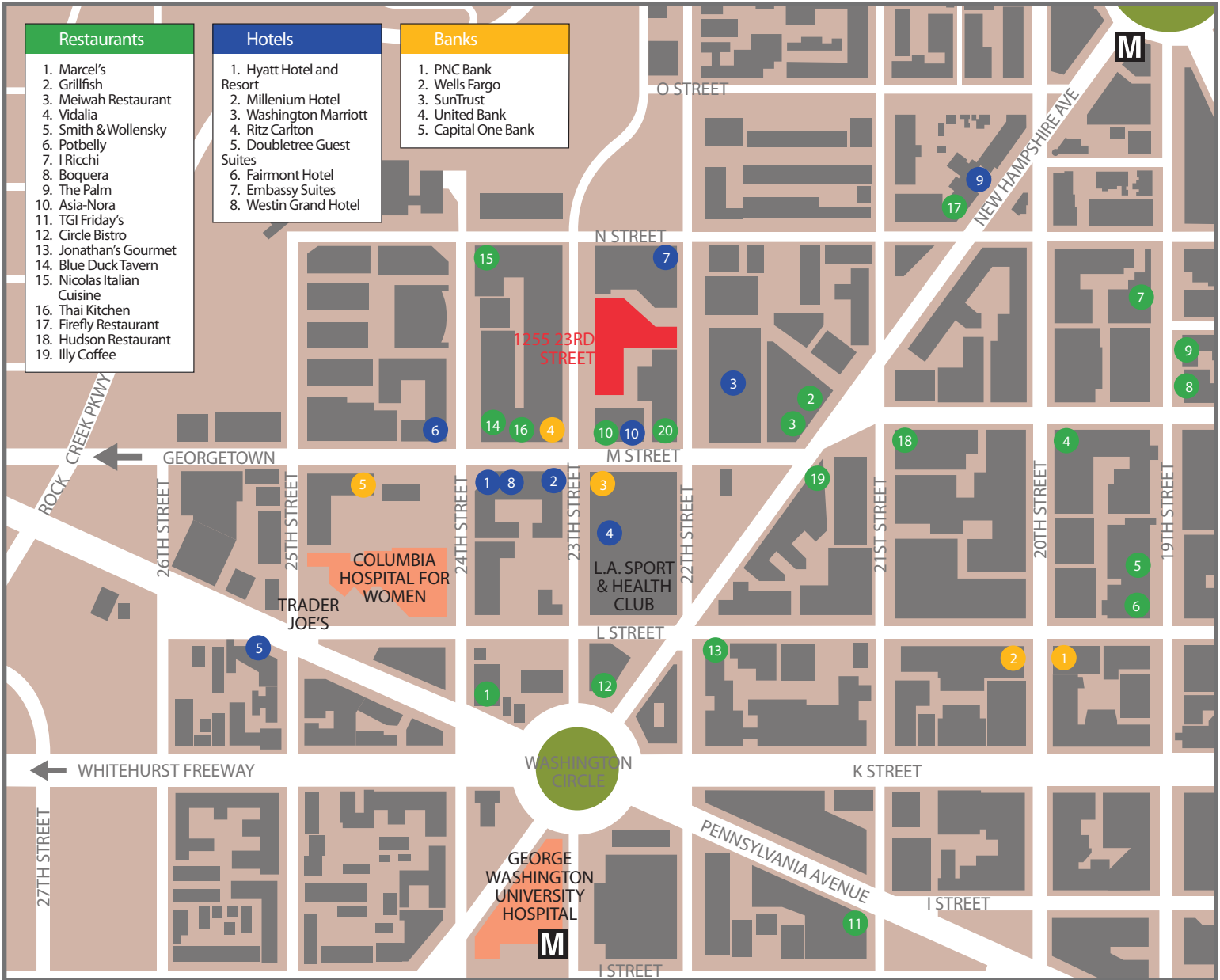




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# 1255 23RD STREET, NW

WASHINGTON, DC



- Restaurants**
1. Marcel's
  2. Grillfish
  3. Meiwah Restaurant
  4. Vidalia
  5. Smith & Wollensky
  6. Potbelly
  7. I Ricchi
  8. Boquera
  9. The Palm
  10. Asia-Nora
  11. TGI Friday's
  12. Circle Bistro
  13. Jonathan's Gourmet
  14. Blue Duck Tavern
  15. Nicolas Italian Cuisine
  16. Thai Kitchen
  17. Firefly Restaurant
  18. Hudson Restaurant
  19. Illy Coffee

- Hotels**
1. Hyatt Hotel and Resort
  2. Millenium Hotel
  3. Washington Marriott
  4. Ritz Carlton
  5. Doubletree Guest Suites
  6. Fairmont Hotel
  7. Embassy Suites
  8. Westin Grand Hotel

- Banks**
1. PNC Bank
  2. Wells Fargo
  3. SunTrust
  4. United Bank
  5. Capital One Bank

DEMOGRAPHICS 2011	.25 MILE	.5 MILE	1 MILE
POPULATION	4,705	14,765	52,630
AVERAGE HOUSEHOLD INCOME	\$158,799	\$136,678	\$132,201
EMPLOYEES	22,252	92,940	212,186

**TRAFFIC COUNTS**

23RD STREET - 16,600 CARS PER DAY

22ND STREET - 14,300 CARS PER DAY

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