



Rappaport Retail Brokerage

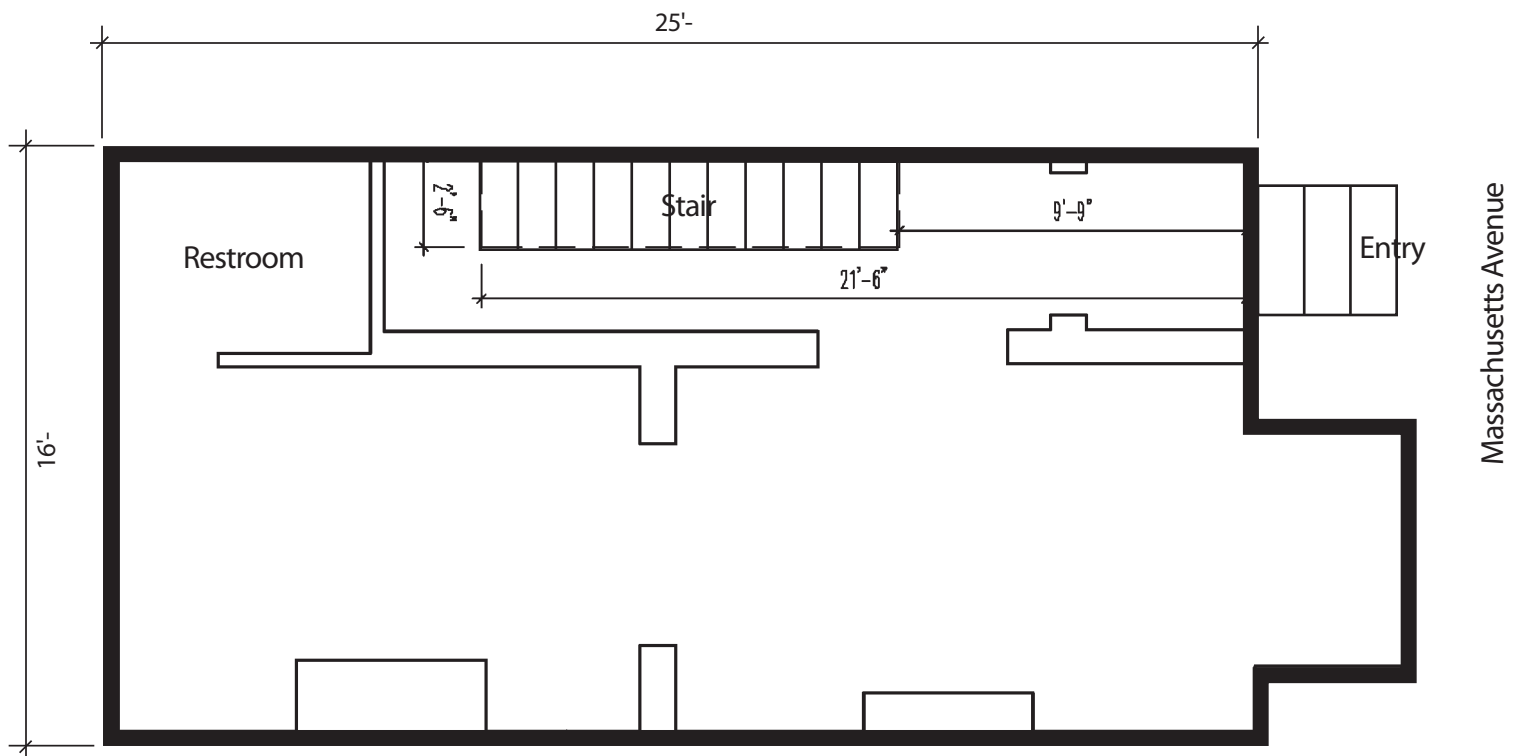
457 MASSACHUSETTS AVENUE, NW

WASHINGTON, DC

WHOLE BUILDING OPPORTUNITY



1,920 square feet are available on three levels in this one-of-a-kind whole building opportunity. Located next to hotspot Buddha Bar, 457 Massachusetts Avenue provides a prominent location for quick service establishments and great visibility from Massachusetts Avenue. In addition, there are more than 5,000 existing and planned residential units, 2 million square feet of planned office space and 800 hotel rooms nearby.



First Floor Plan

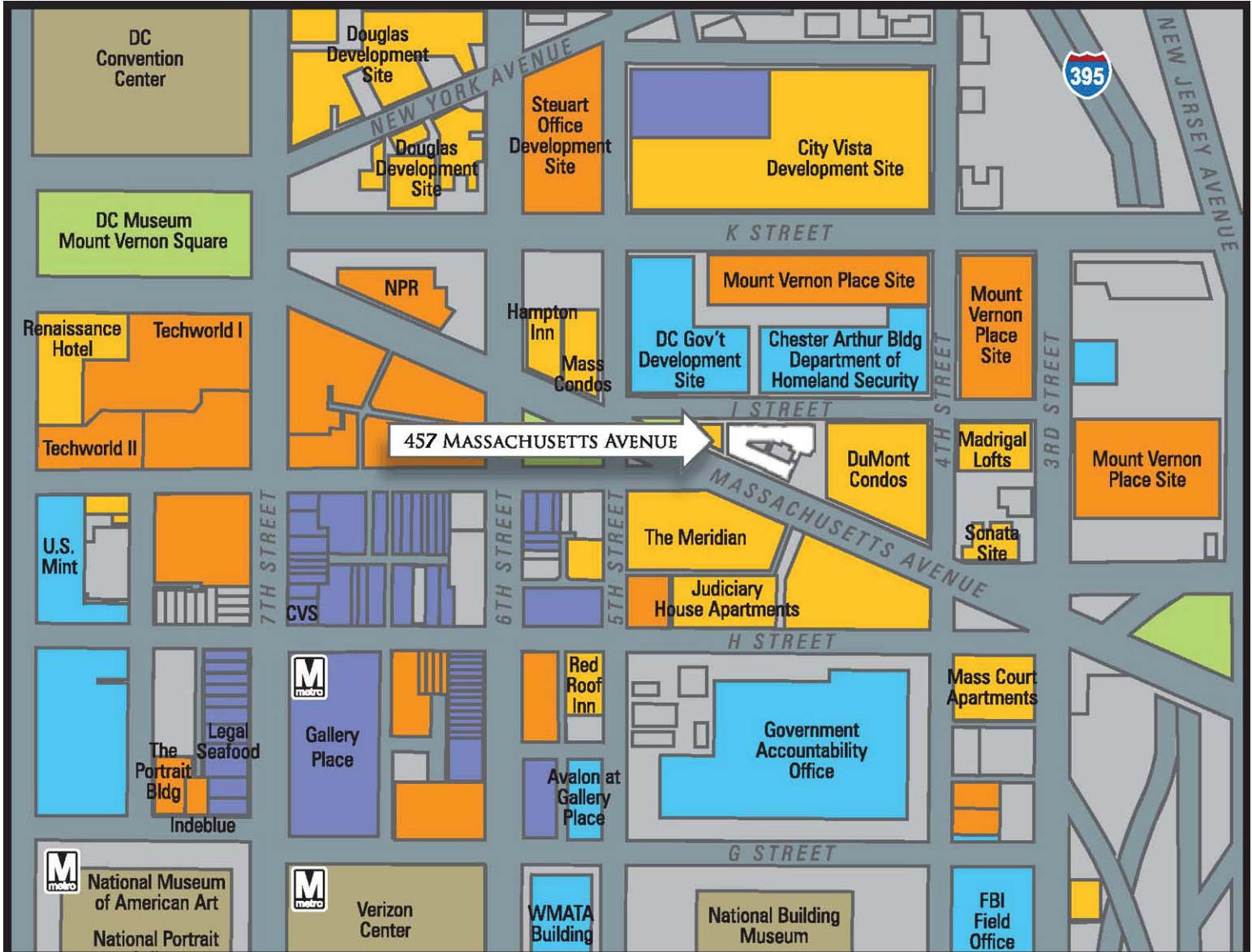
Not to scale. Dimensions are approximate.



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DEMOGRAPHICS 2011	.25 MILE	.5 MILE	1 MILE
POPULATION	3,753	13,971	43,223
AVERAGE HOUSEHOLD INCOME	\$82,641	\$87,515	\$93,477
EMPLOYEES	29,371	86,879	181,605

TRAFFIC COUNT
 MASSACHUSETTS AVENUE - 30,000 CARS PER DAY

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