

2401

PENNSYLVANIA  
AVENUE

Retail Leasing by  
**RAPPAPORT**



# 2401



## PENNSYLVANIA AVENUE

- | Former two-level restaurant space vented with three hoods and industrial freezer
- | Elevator dedicated to the space
- | Close walk to Georgetown shops and waterfront
- | Located near Farragut West (23,147 riders per day) and Foggy Bottom (22,053 riders per day)
- | Adjacent to George Washington University's main campus
- | Highly affluent neighborhood where 53% of its population (within 0.5 mile) has earned a graduate degree
- | Walk Score = 96



### ESTIMATED POPULATION

0.25 MILE	0.5 MILE	1 MILE
7,460	20,760	45,620



### HOUSEHOLD INCOME

\$150,642	\$156,371	\$159,341
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### DAYTIME POPULATION

49,245	24,163	219,766
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### GWU ENROLLMENT

25,264 Students



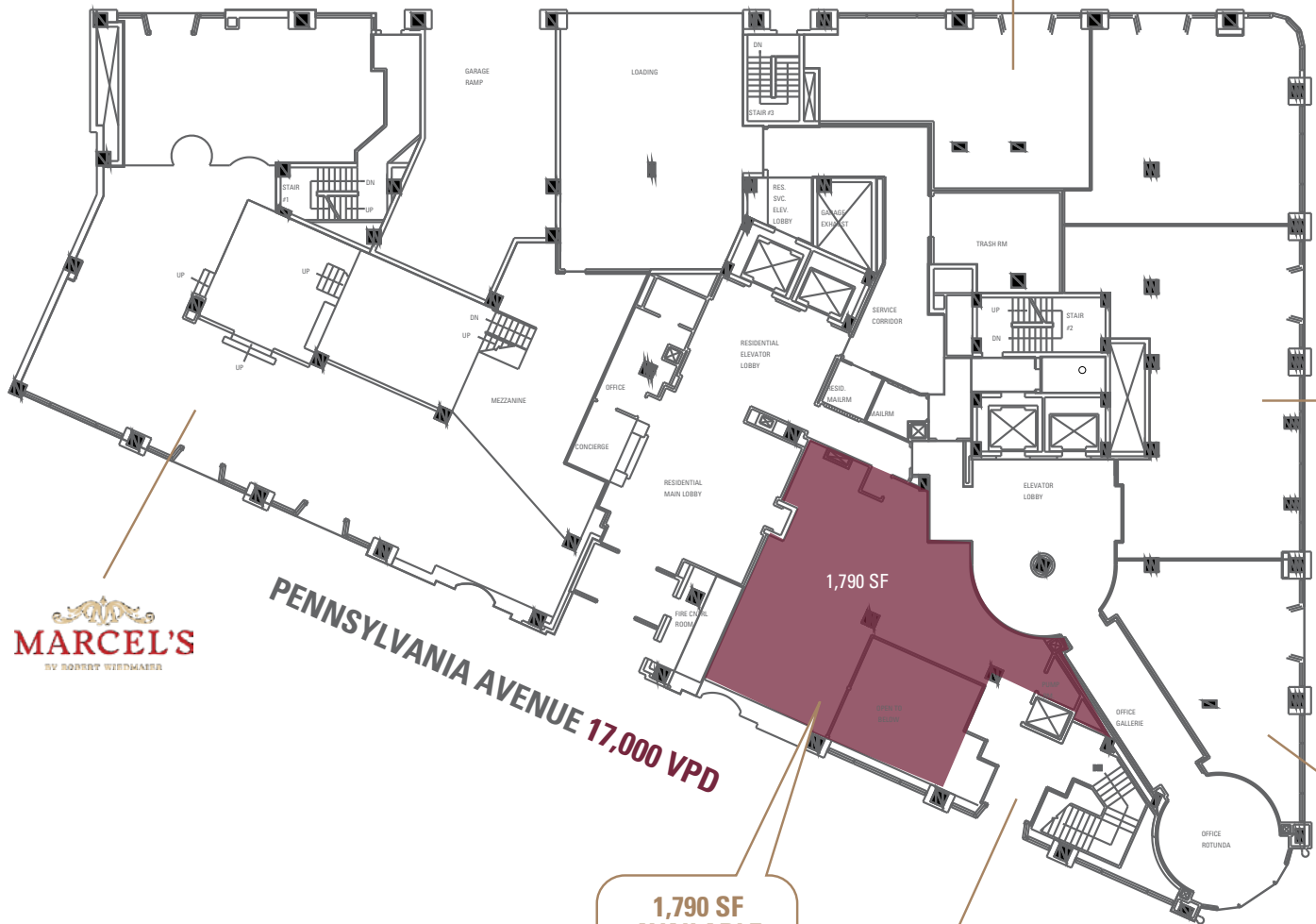
### AREA RETAILERS

Trader Joe's, CIRCA, Whole Foods, District Commons, Starbucks, and Sweetgreen

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## PENNSYLVANIA AVENUE

### SITE PLAN - FIRST FLOOR



PENNSYLVANIA AVENUE 17,000 VPD

1,790 SF AVAILABLE







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**WEST END LIBRARY**  
 20,640 SF LIBRARY  
 7,300 SF RETAIL  
 71 CONDOS, 93 RENTALS  
 NEW FIRE STATION



K STREET NW

K STREET NW



ROCK CREEK PARKWAY AND POTOMAC PARKWAY NW

26TH STREET NW

25TH STREET NW

NEW HAMPSHIRE AVENUE NW

24TH STREET NW

23RD STREET NW

22ND STREET NW

VIRGINIA AVENUE NW

M STREET NW

23RD STREET NW

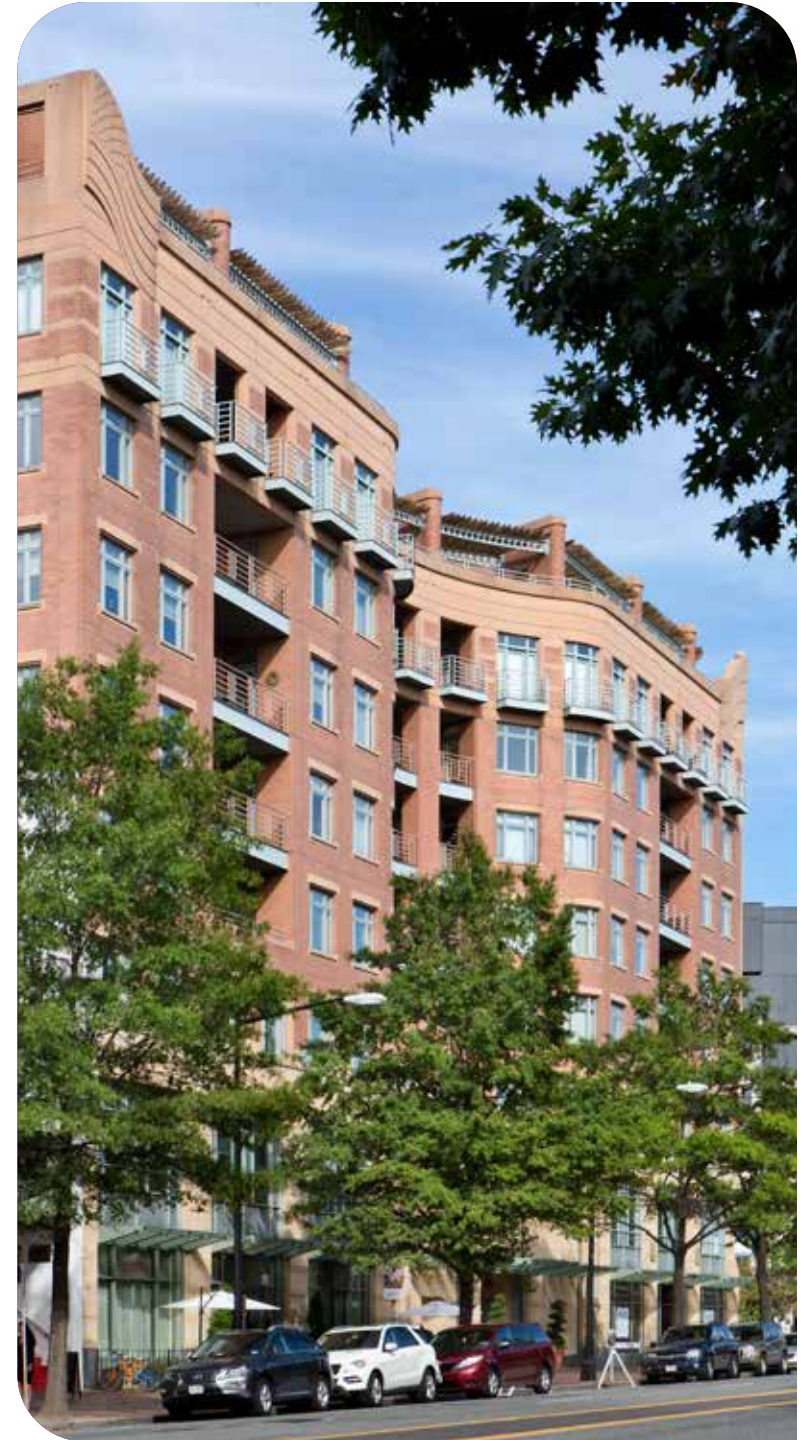
L STREET NW 13,000 VPD

PENNSYLVANIA AVENUE NW 17,000 VPD

WASHINGTON CIRCLE NW

NEW HAMPSHIRE AVENUE NW





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Mike Howard | [mhoward@rappaportco.com](mailto:mhoward@rappaportco.com) | 571.382.1219