

400 NORTH CAPITOL STREET NW

WASHINGTON, DC

2,580 SF OF NEW RESTAURANT SPACE AVAILABLE





RAPPAPORT



400 NORTH CAPITOL STREET NW WASHINGTON, DC

- I Ideal location for fast casual restaurant amidst an extremely dense and under served daytime population
- I Signage on North Capitol Street, opportunity for outdoor seating and rooftop patio space available for private events
- I Highly visible location on corner of North Capitol and Louisiana Avenue with 29,000 VPD
- I Located on the ground floor of high occupancy office building with tenants including American Gas Association, C-Span, Fox News, NBC and multiple state government offices
- I One block away from Union Station with over 35,000 daily weekday riders

DEMOGRAPHICS 2019

	0.25 MILE	0.5 MILE	1 MILE
 POPULATION	1,028	7,742	50,577
 DAYTIME POPULATION	22,044	66,110	186,181
 HOUSEHOLD INCOME	\$133,858	\$151,216	\$143,960
 TRAFFIC COUNTS	13,000 on North Capitol Street NW		

AREA RETAILERS



400 NORTH CAPITOL STREET NW
WASHINGTON, DC



F STREET NW



E STREET NW



UNION STATION

H&M SHAKE SHACK VICTORIA'S SECRET

Jamba Juice Starbucks ORGANIC COFFEE roti

MAC bluemercury CHIPOTLE

D STREET NW

D STREET NW



NEWSEUM THERE'S MORE TO EVERY STORY.



400 N CAPITOL STREET NW



LOUISIANA AVENUE NW

US CAPITOL
(0.5 MILES FROM SITE)

CONSTITUTION AVENUE



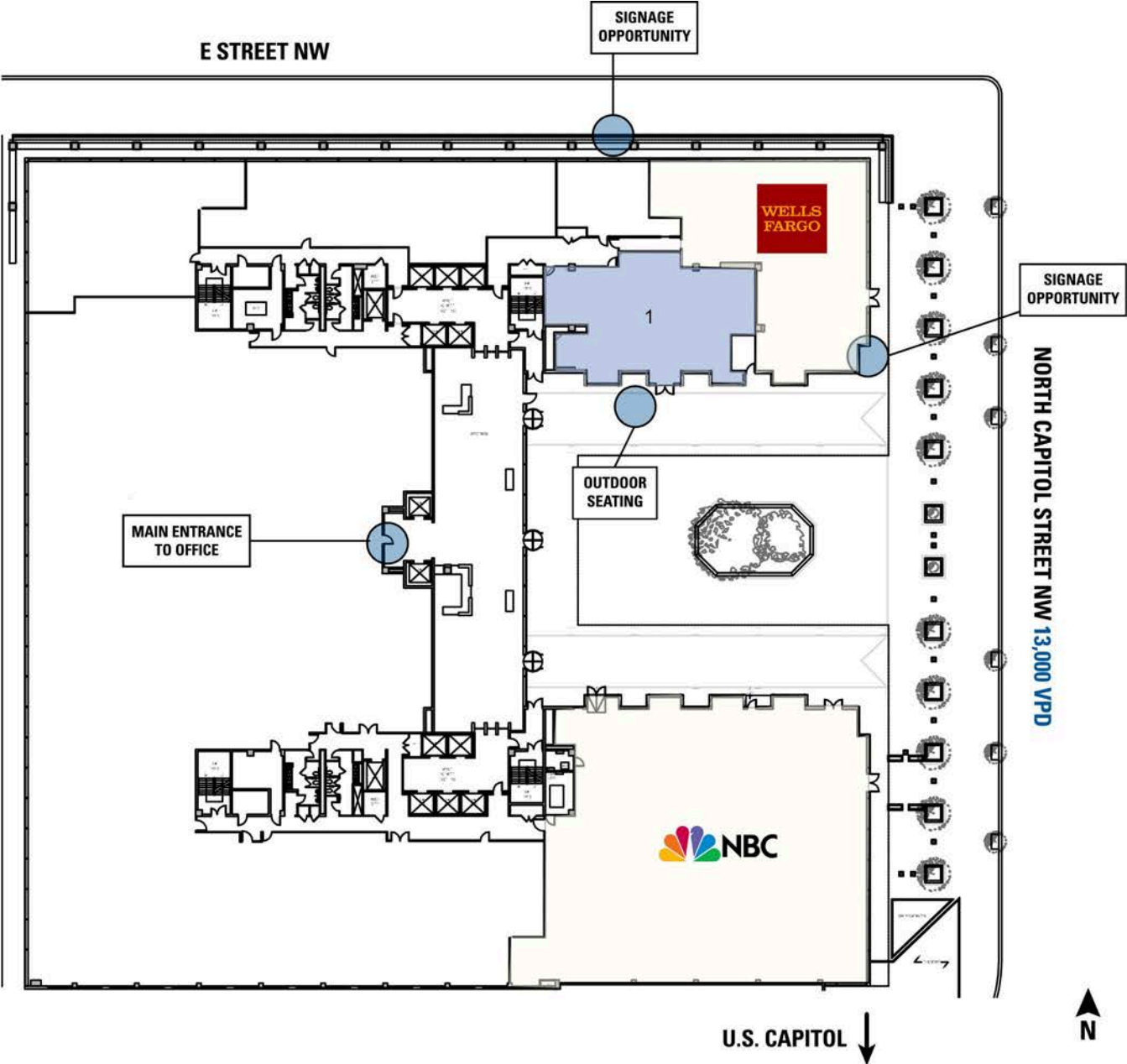
PENNSYLVANIA AVENUE NW

NATIONAL MALL
33.8M VISITORS ANNUALLY



SITE PLAN

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