

2401  PENNSYLVANIA
AVENUE

Retail Leasing by **RAPPAPORT**

Stately Elegance



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RAPPAPORTE

2401 PENNSYLVANIA AVENUE

- Highly visible 9,626 SF retail space with streetfront presence
- 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 .5 mile) has earned a graduate degree
- Walk Score = 96



2401 PENNSYLVANIA AVENUE



Population

.5 mile **17,294**

1 mile **53,872**



Household Income

.5 mile **\$114,066**

1 mile **\$128,900**



Daytime Population

.5 mile **136,783**

1 mile **253,746**



George Washington University Enrollment

25,264 Students



Area Retailers

Trader Joe's, Circa, Whole Foods, District Commons, Starbucks, Sweetgreen



RAPPAPORT



EXISTING FLOOR PLAN

9,626 SF of Space Available



FIRST FLOOR



LOWER LEVEL



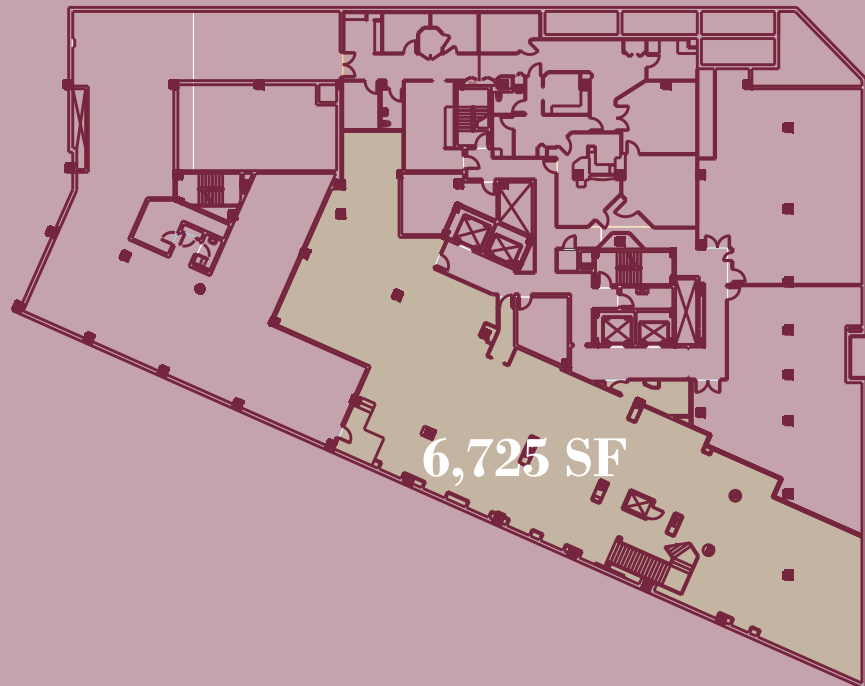


PROPOSED FLOOR PLAN

Seperate 2,900 SF Street Level
& 6,725 SF Lower Level Spaces



FIRST FLOOR



LOWER LEVEL





PNC

SUBWAY

TRADER JOE'S

UFC GYM

DISTRICT HARDWARE
The Bike Shop

FedEx Kinko's
Office and Print Center

WESTIN
HOTELS & RESORTS

CAUCUS ROOM

SUNTRUST

THE RITZ-CARLTON

Future Development

- 20,640 SF Library
- 7,300 SF Retail
- 71 Condos, 93 Rentals
- New Fire Station

L St NW

L St NW



AVENUE
SUITES
& MORUS HOTEL



MELROSE
GEORGETOWN HOTEL
WASHINGTON, DC

MARKET

2401 PENNSYLVANIA AVENUE

ONE WASHINGTON CIRCLE HOTEL

K St NW

Square 54

- WHOLE FOODS MARKET
- DISTRICT COMMONS
- citibank
- IRCA
- sweetgreen
- roti
- BTS

25th St NW

24th St NW

THE RIVER INN
Luxury Suites in the West End



THE GEORGE WASHINGTON UNIVERSITY HOSPITAL
385 Hospital Beds

Capital One



23rd St NW

Auntie Anne's

FRIDAYS

I St NW

I St NW

New Hampshire Ave NW