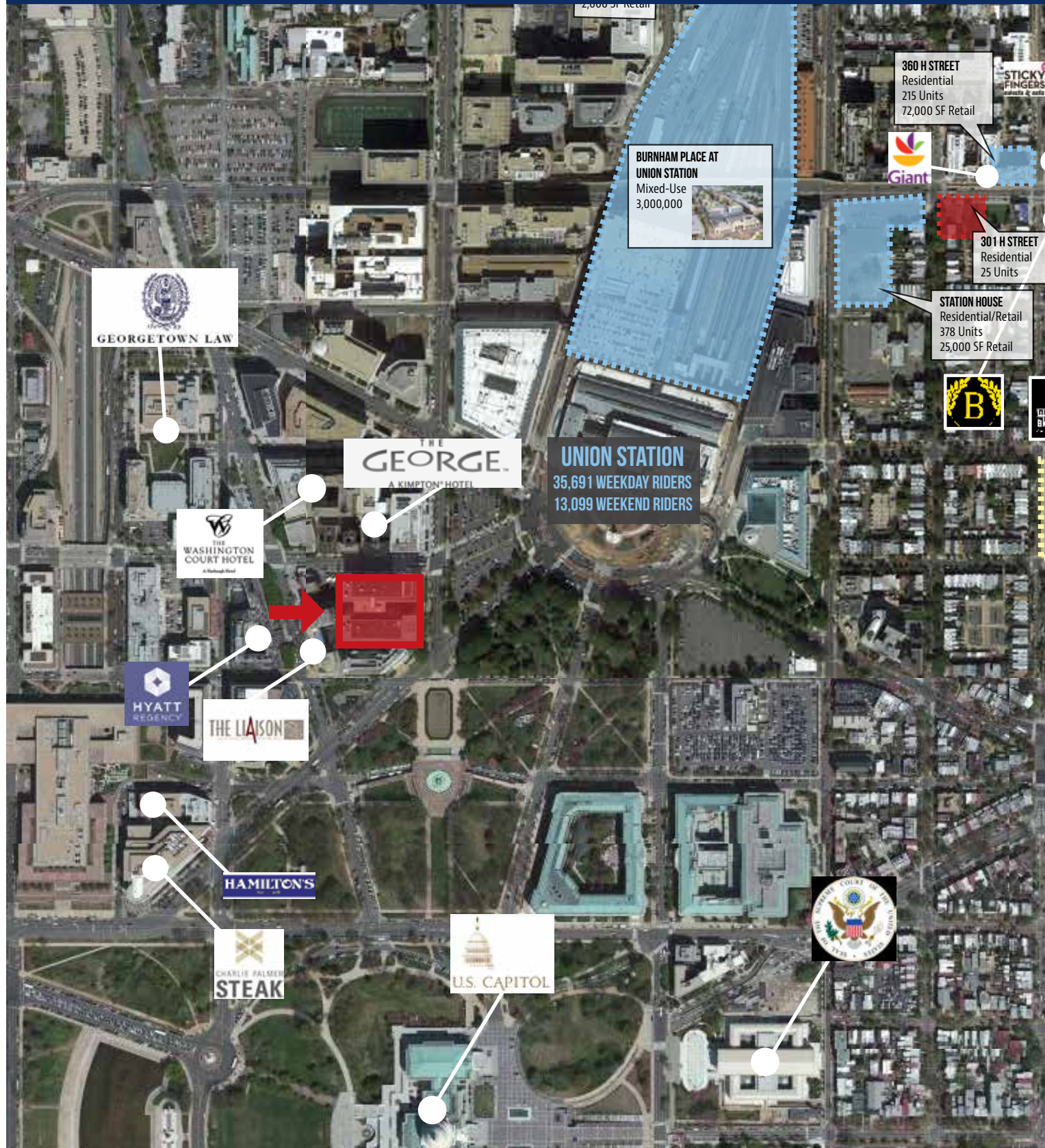


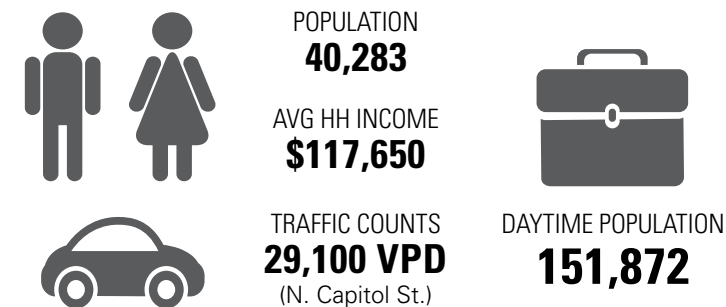
12,098 SF Restaurant Space



12,098 SF Restaurant Space Available



STATISTICAL SNAPSHOT 1-MILE RADIUS, 2014 DEMOS



AREA RETAILERS AND HOTELS
The George Hotel, The Hyatt Regency, The Liaison, The Washington Court Hotel, Charlie Palmer Steak

400 N. CAPITOL STREET FACTS AT-A-GLANCE

- Ideal location for Restaurant amidst an extremely dense daytime population
- Highly visible location on corner of North Capitol and Louisiana Avenue with 29,100 VPD
- Located on the ground floor of high occupancy office building with tenants including Fox News, American Gas Association, C-Span and multiple state government offices
- One block away from Union Station with over 35,000 daily weekday riders

DEMOGRAPHICS (2014)	.25 MILE	.5 MILE	1 MILE
POPULATION	1,412	7,251	40,283
AVG HH INCOME	\$91,993	\$105,301	\$117,650
EMPLOYEES	12,045	40,058	151,872

SITE FACTS

SPACE: 12,098 SF
TRAFFIC COUNTS: 29,100 VPD

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