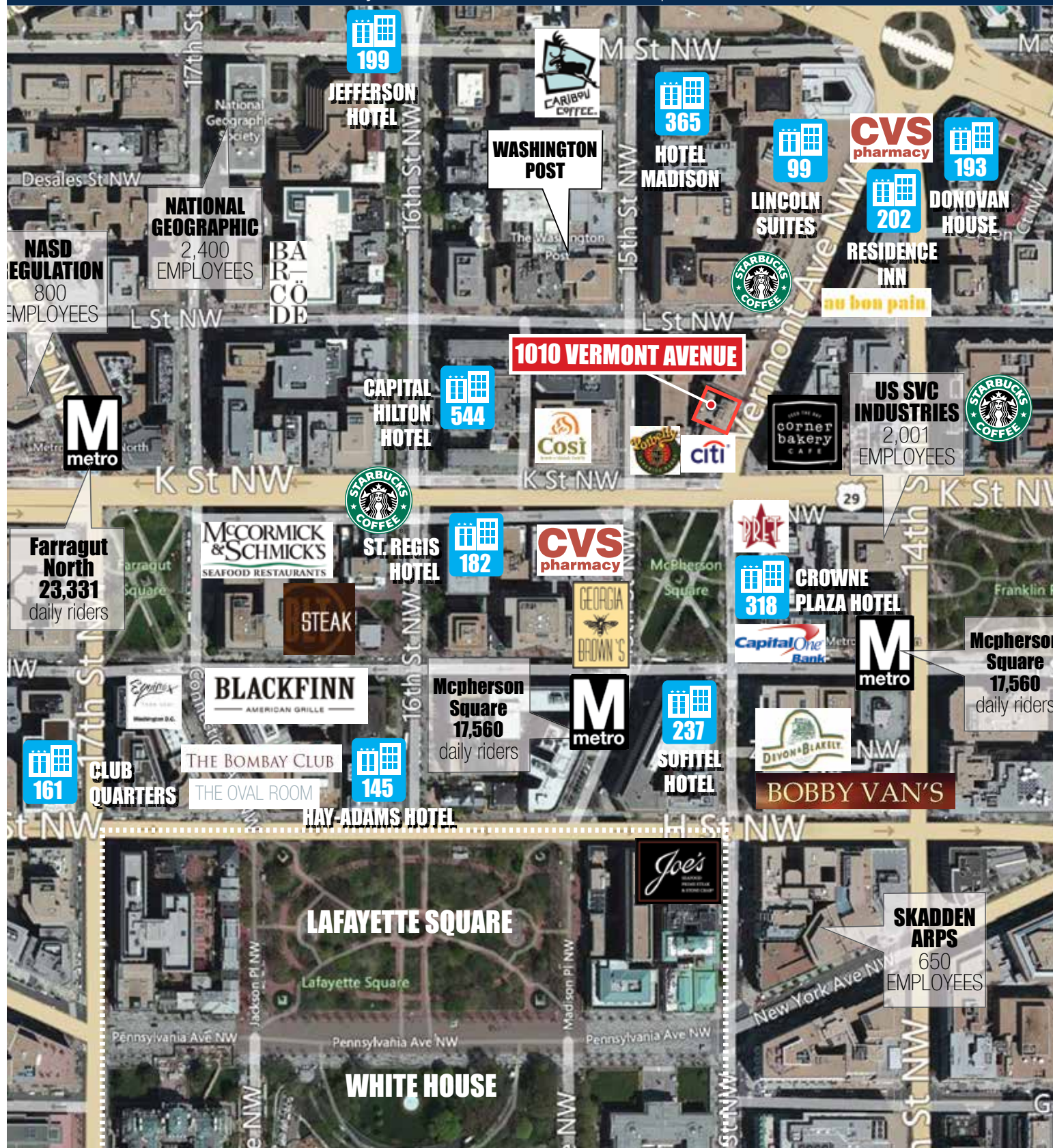


RAPPAPORT

1010 VERMONT AVENUE NW
Washington, DC

Two Fully Vented Retail & Restaurant Spaces Available: 2,343 SF & 2,384 SF



8405 Greensboro Drive | 8th Floor | McLean, VA 22102-5121 | (T) 571.382.1290 | (F) 571.382.1210 | rappaportco.com

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STATISTICAL SNAPSHOT 3/4-MILE, 2013 DEMOS



POPULATION **111,739**
AVG HH INCOME **\$111,739**



FARRAGUT NORTH METRO
23,331
RIDERS DAILY
7,502
WEEKEND RIDERS



DAYTIME POPULATION
218,086



TRAFFIC COUNTS
10,600 VPD
(VERMONT AVE-L ST)



NEARBY HOTELS
The Westin, Residence Inn, Washington Plaza and Crowne Plaza

CONTACT INFO:

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1010 VERMONT AVE FACTS AT-A-GLANCE

- Newly renovated storefronts and facade
- Excellent opportunity for fast casual restaurant with wide pedestrian friendly sidewalks and outdoor seating
- Located in highly underserved downtown area with limited food options and dense daytime demographic
- Exceptional daytime demographics with almost 40,000 employees within a 1/4-mile radius
- Within walking distance to several hotels including: The Westin, Residence Inn, Washington Plaza and Crowne Plaza

DEMOGRAPHIC/SITE FACTS

DEMOGRAPHICS (2013)	0.25 MILE	0.5 MILE	0.75 MILE
POPULATION	2,856	15,953	33,056
AVG HH INCOME	\$77,880	\$98,323	\$111,739
EMPLOYEES	44,587	126,545	218,086

SITE FACTS:

SPACE: Space A (2,343 SF) & Space B (2,384 SF)
TRAFFIC COUNTS: 10,600 VPD (Vermont Ave-L Street)

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