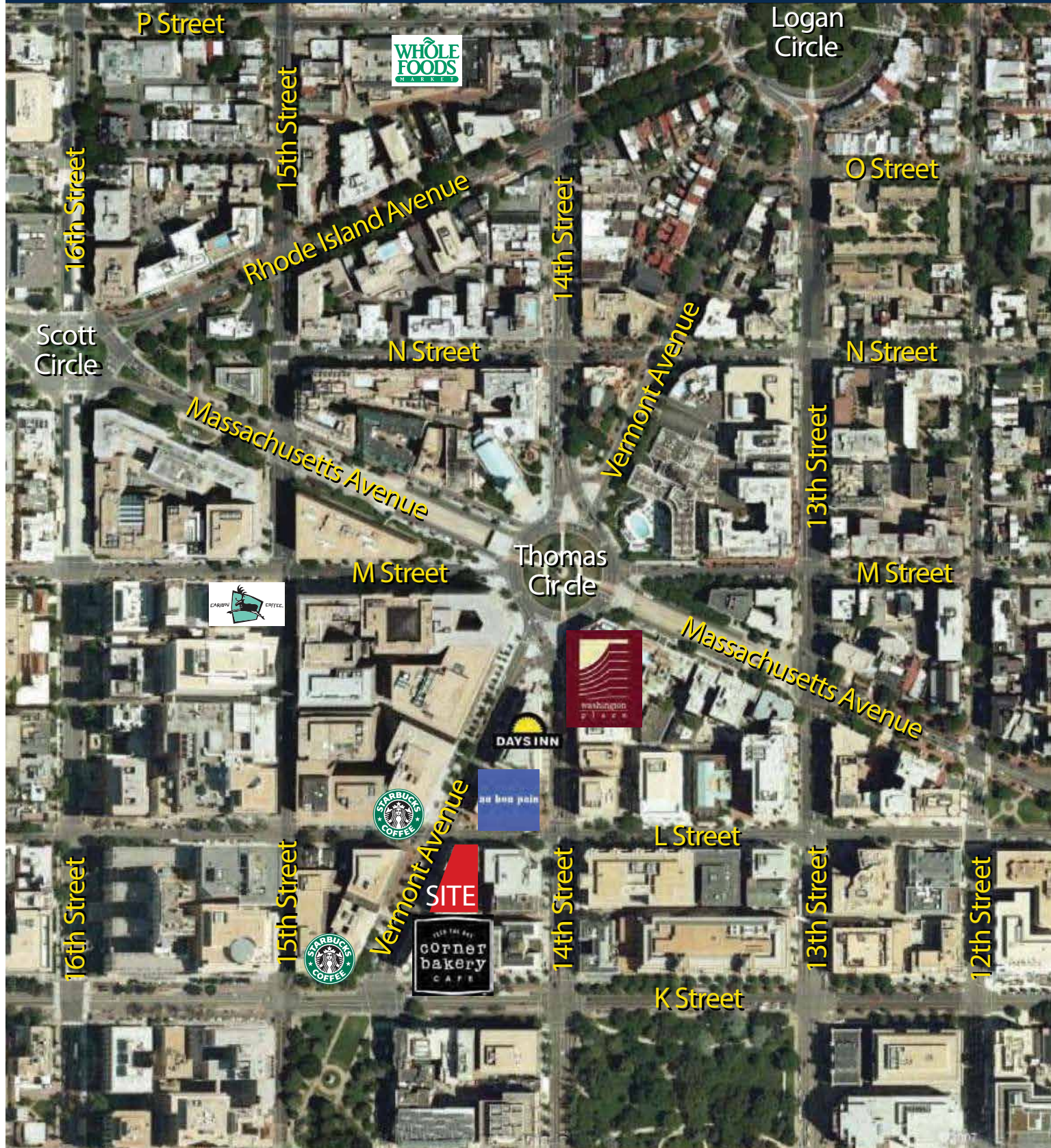


# RAPPAPORT 1025 VERMONT AVENUE, NW

Washington, DC

1,789-SF Restaurant Space Available



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

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## STATISTICAL SNAPSHOT 1 MILE RADIUS, 2013 DEMOS

POPULATION **33,411**
 AVG HH INCOME **\$112,083**
 MCPHERSON SQ METRO **17,560 RIDERS DAILY**  
**7,448 WEEKEND RIDERS**

TRAFFIC COUNTS **24,200 VPD (K St. at Vermont Ave.)**

NEARBY HOTELS AND RETAILERS  
**The Westin, Residence Inn, Washington Plaza Hotel, Days Inn, Crowne Plaza, Bank of America, PNC Bank, Starbucks, Corner Bakery, Au Bon Pain**

**CONTACT INFO:**

**Melissa Webb**  
 mwebb@rappaportco.com  
 (T) 571.382.1227

**Mike Howard**  
 mhoward@rappaportco.com  
 (T) 571.382.1219

**Bill Dickinson**  
 bdickinson@rappaportco.com  
 (T) 703.310.6983

## 1025 VERMONT AVENUE, NW FACTS-AT-A-GLANCE

- Former restaurant space available with walk-in freezer and type 2 hood
- Strategically located in the bustling downtown district, the site boasts daytime demos of more than 12,700 employees within a 1/2 mile radius
- 11,900 Vehicles passing daily
- Located near several hotels and retailers such as Starbucks, Corner Bakery & Au Bon Pain

### DEMOGRAPHIC/SITE FACTS

DEMOGRAPHICS (2013)	1/4 MILE	1/2 MILE	1 MILE
POPULATION	3,792	16,660	33,411
AVG HH INCOME	80,891	101,186	112,083
EMPLOYEES	41,359	122,562	211,988

**SITE FACTS:**  
**SPACE:** 1,789 SF of space available, vented  
**TRAFFIC COUNTS:** Vermont Ave. at K St. - 11,900 VPD  
 K St. at Vermont Ave. - 24,200 VPD

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