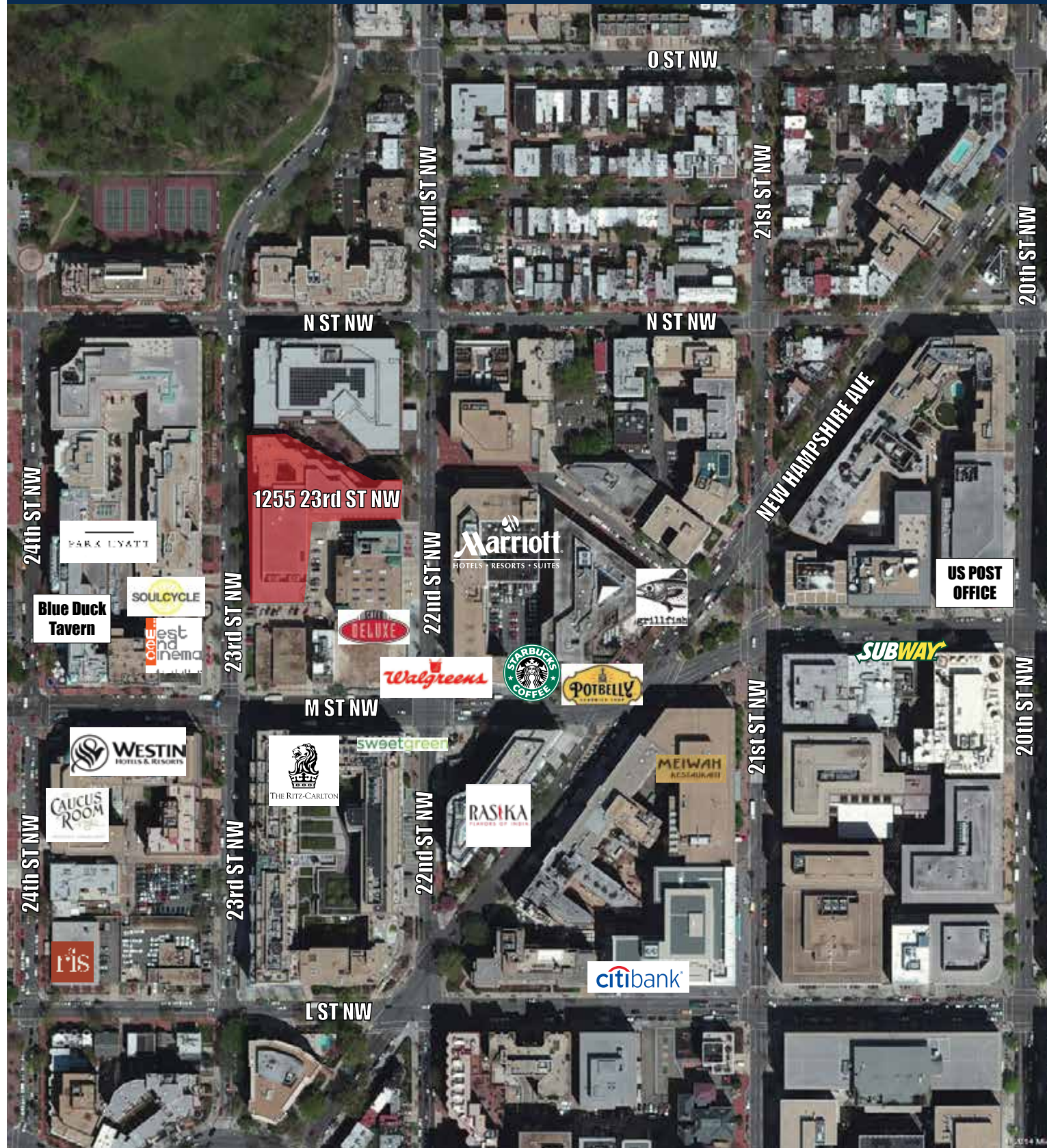


RAPPAPORT

1255 23rd Street, NW
Washington, D.C.

1,700-Square-Foot Retail Space Available



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STATISTICAL SNAPSHOT

1-MILE RADIUS, 2013 DEMOS



POPULATION
54,726

AVG HH INCOME
\$110,959



TRAFFIC COUNTS
16,600 VPD
(23RD ST)



AREA HOTELS
**HYATT, MILLENIUM, MARRIOTT,
RITZ CARLTON, DOUBLETREE,
FAIRMONT, EMBASSY SUITES,
WESTIN GRAND**



DAYTIME
POPULATION
201,353

NEARBY UNIVERSITIES
**GEORGE
WASHINGTON &
GEORGETOWN**

1255 23RD STREET FACTS AT-A-GLANCE

- 1,700-square-foot space available with large storefront facing 23rd Street
- Co-tenants include: Consulate of Peru and Orange Spoon, Le Printemps and Regina Valet
- Excellent traffic counts with 16,600 VPD (23rd ST)
- Within walking distance to several major areas in the district, including: Georgetown, Dupont Circle, K Street, Golden Triangle and Foggy Bottom

DEMOGRAPHICS (2013)	1/4 MILE	1/2 MILE	1 MILE
POPULATION	4,894	15,414	54,726
AVG HH INCOME	\$105,730	\$105,247	\$110,959
EMPLOYEES	21,492	85,265	201,353
SITE FACTS			

SPACE: 1,700 SF of Space Available
TRAFFIC COUNTS: 16,600 VPD (23RD ST)/14,300 VPD (22ND ST)

CONTACT:

Bill Dickinson
bdickinson@rappaportco.com
(T) 703.310.6983

Mike Howard
mhoward@rappaportco.com
(T) 571.382.1219

Melissa Webb
mwebb@rappaportco.com
(T) 571.382.1227

