

# RAPPAPORT

1901 PENNSYLVANIA AVE., NW  
Washington, DC

Fully Vented Former Restaurant 7,913 SF Space



↑ STAIRS FROM STREET

WASHINGTON★REIT

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Fully Vented Former Restaurant 7,913 SF Space Available



### STATISTICAL SNAPSHOT 1-MILE RADIUS, 2016 DEMOS



POPULATION  
**52,438**

AVG HH INCOME  
**\$133,485**



TRAFFIC COUNTS  
**19,000 VPD**  
(Pennsylvania Ave)



DAYTIME POPULATION  
**253,165**



AREA RETAILERS  
**Founding Farmers, Elephant & Castle, Potbelly, Hampton Inn, The Shops at 2000 Penn, Nordstrom Rack, TGI Fridays**

### 1901 PENNSYLVANIA AVE. FACTS AT-A-GLANCE

- Prime location in CBD at the corner of Pennsylvania Avenue (19,000 VPD) and 19th Street (11,900 VPD)
- Adjacent to the George Washington University with 25,613 students and 2,260 full-time faculty
- Surrounded by a dense daytime workforce population with 139,305 employees within .5 miles of the site
- Located a block from Farragut West Metro station with 23,514 daily riders
- Dense underserved market with World Bank, IMF & GW

DEMOGRAPHICS (2016)	.5 MILE	1 MILE	2 MILES
POPULATION	15,017	52,438	183,066
AVG HH INCOME	\$126,065	\$133,485	\$132,753
EMPLOYEES	134,792	253,165	456,161

**SITE FACTS**  
**SPACE:** 7,193 SF Available  
**TRAFFIC COUNTS:** 19,000 VPD (Pennsylvania Avenue) 11,900 (19th Street)

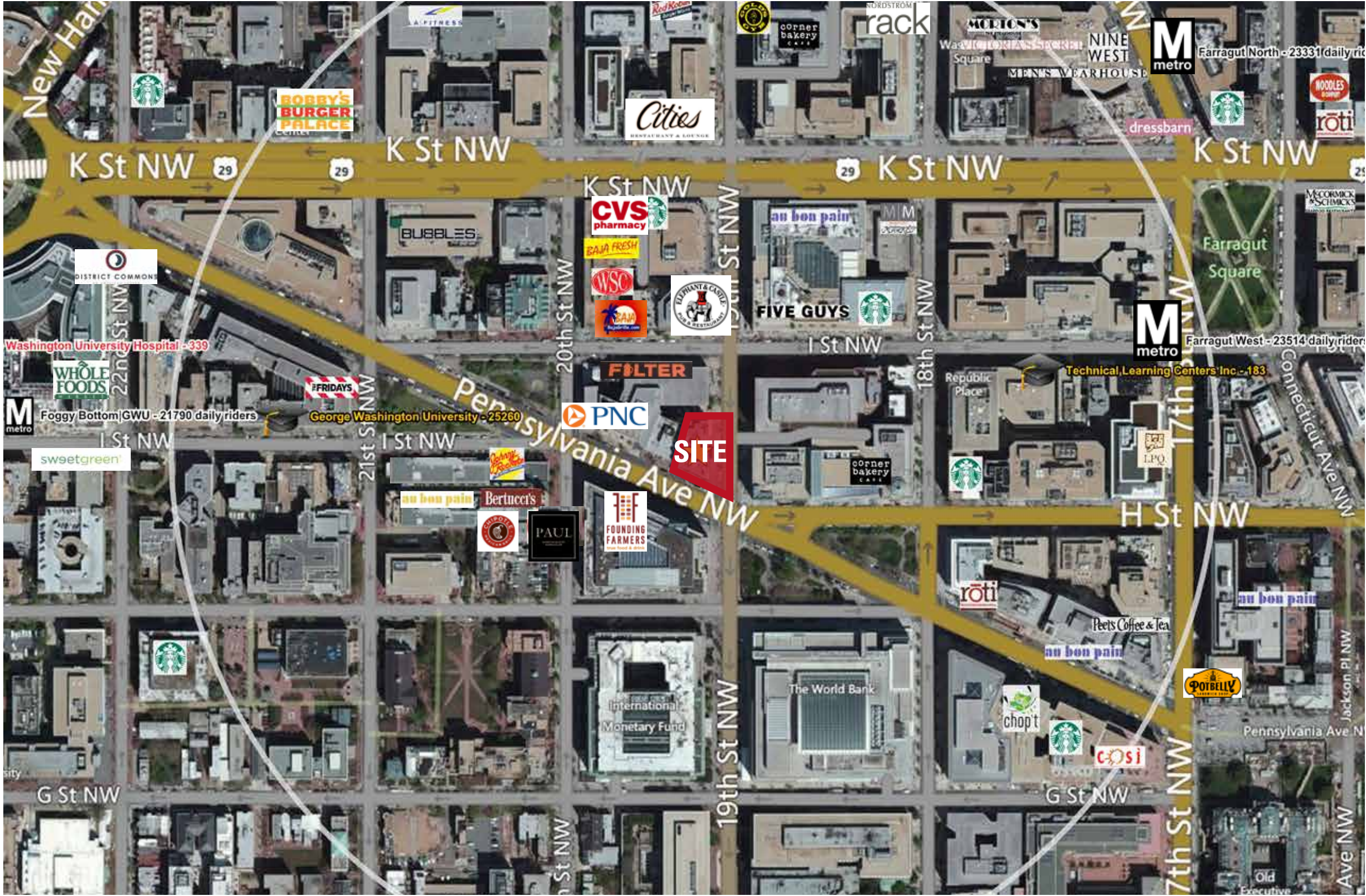
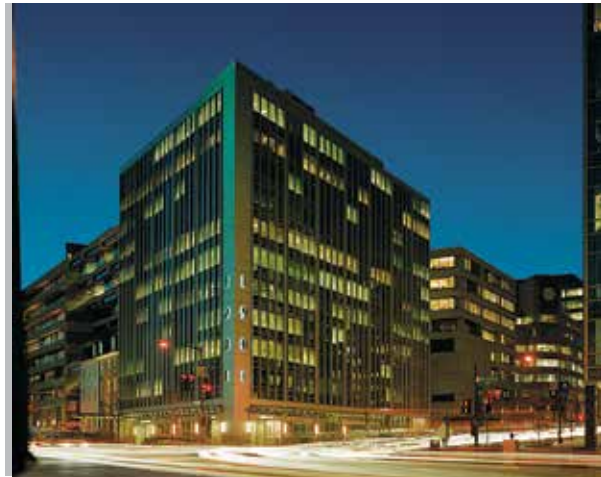
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