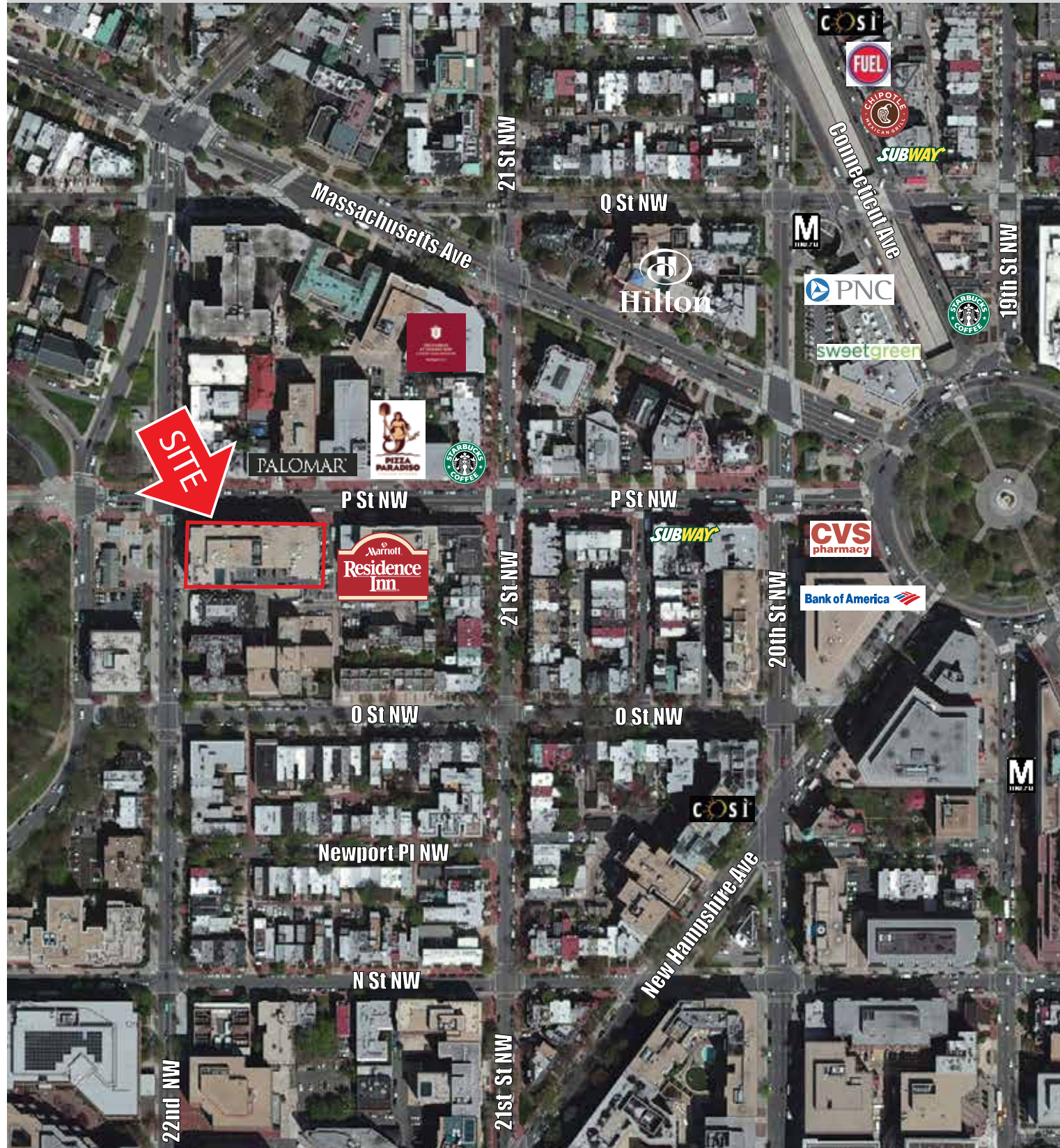


# RAPPAPORT

**2130 P STREET, NW**  
Washington, DC

1,150 & 1,463 SF Retail SpaceS Available

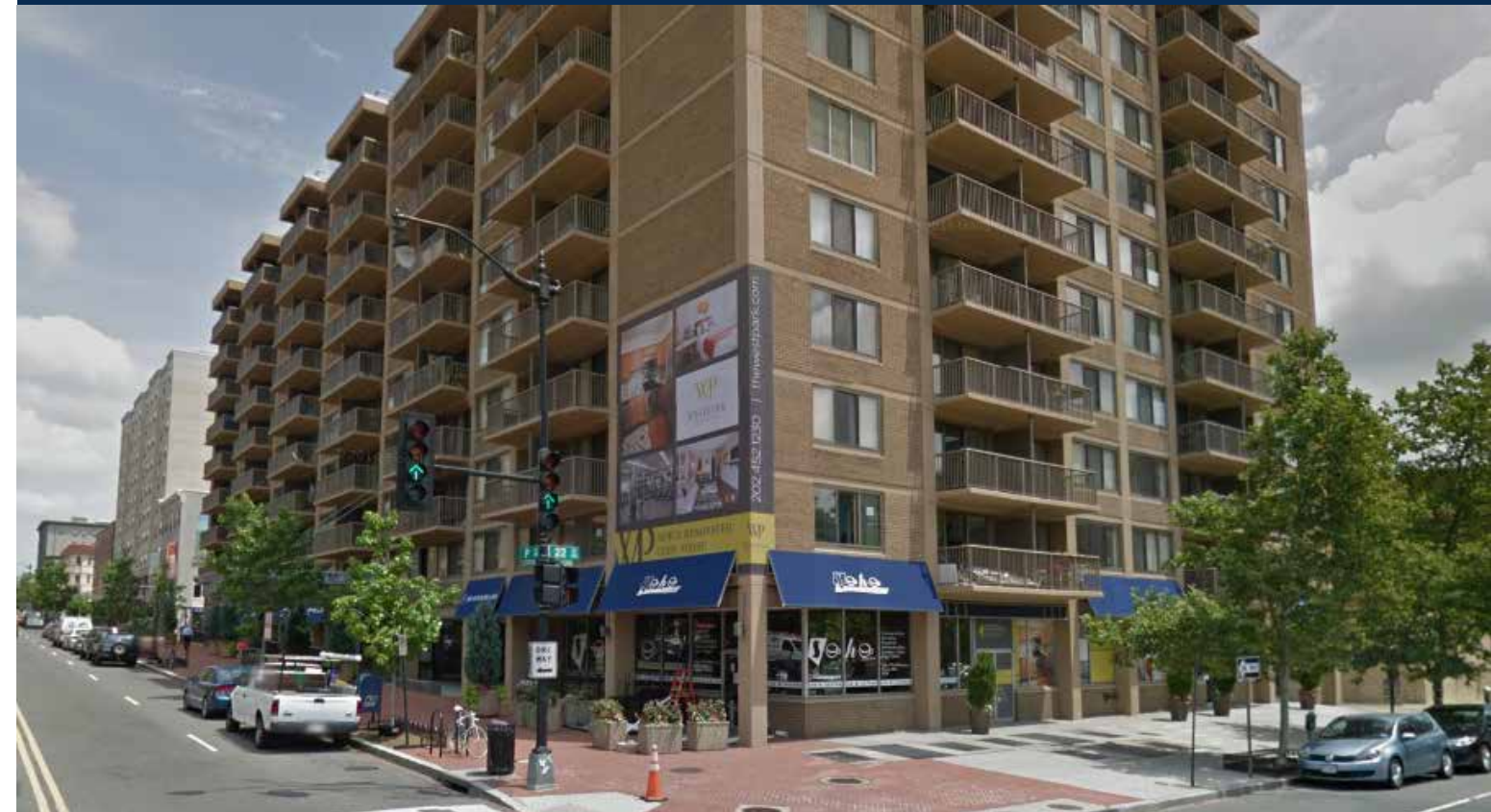


8405 Greensboro Drive | 8th Floor | McLean, VA 22102-5121 | (T) 571.382.1290 | (F) 571.382.1210 | rappaportco.com

# RAPPAPORT

**2130 P STREET, NW**  
Washington, DC

1,150 & 1,463 SF Retail SpaceS Available



## STATISTICAL SNAPSHOT 1-MILE RADIUS, 2016 DEMOS



POPULATION  
**68,401**

AVG HH INCOME  
**\$146,292**



TRAFFIC COUNTS  
**10,000 VPD**  
(21<sup>st</sup> and P St)



DAYTIME POPULATION  
**203,359**



AREA RETAILERS  
**STARBUCKS, PANERA BREAD, CVS,  
SUBWAY, ANN TAYLOR LOFT, COSI,  
BOOKS-A-MILLION, RUTH CHRIS,  
THAI CHEF, ALERO, BENETTON**

## 2130 P ST FACTS AT-A-GLANCE

- 1,150-1,463 SF of retail space in prestigious neighborhood
- Short walk to Dupont Circle Metro (red line) with an average weekly ridership count of 23,878
- Close proximity to GW University and Georgetown campuses
- Highly affluent neighborhood where just under 50% of the population has obtained a graduate degree
- Surrounded by national retailers and hotels including Starbucks, Panera Bread, Pizza Paradiso, Hotel Palomar & DC Marriott

DEMOGRAPHICS (2016)	.25 MILE	.5 MILES	1 MILES
<b>POPULATION</b>	4,766	18,808	68,401
<b>AVG HH INCOME</b>	\$141,810	\$101,311	\$146,292
<b>EMPLOYEES</b>	7,090	105,682	203,359

### SITE FACTS

**SPACE:** 950- 1,463 SF  
**TRAFFIC COUNTS:** 10,000 VPD on 21<sup>st</sup> and P St

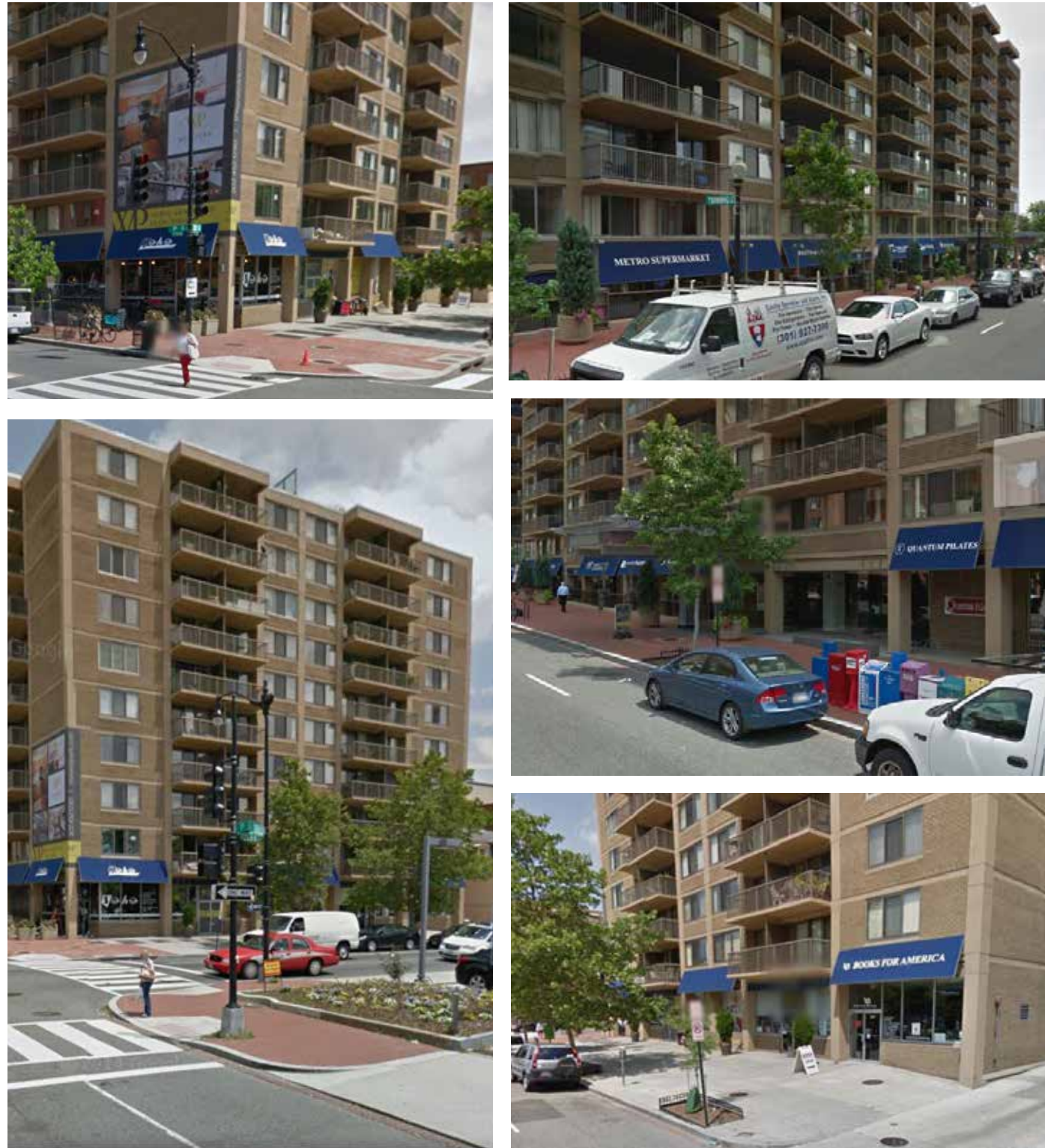
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## 22nd STREET

