

1901 PENN AVE

WASHINGTON, DC

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TERRANIA
— NORTH AMERICA —

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SPACE CAN BE
DEMISED AND VENTED

6,996 SF AVAILABLE



6,996 SF CORNER FOR LEASE

- Prominent retail corner located in the booming heart of Washington DC's central business district.
- 174 feet of prime frontage along the intersection of Pennsylvania Ave NW and 19th Street NW.
- Demising scenarios available with fully vented options.
- Ceiling heights: 11' 6" finished | 14' 10" slab to slab.
- Conveniently located in walking distance to GW University (25,613 Students), IMF (3,100 employees) & World Bank (12,300 employees)

NEARBY ATTRACTIONS



THE GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON, DC



Gong cha



THE WORLD BANK

WHOLE FOODS
MARKET



FOUNDING
FARMERS





DENSE RIDERSHIP

A short walk from 2 Metrorail lines:

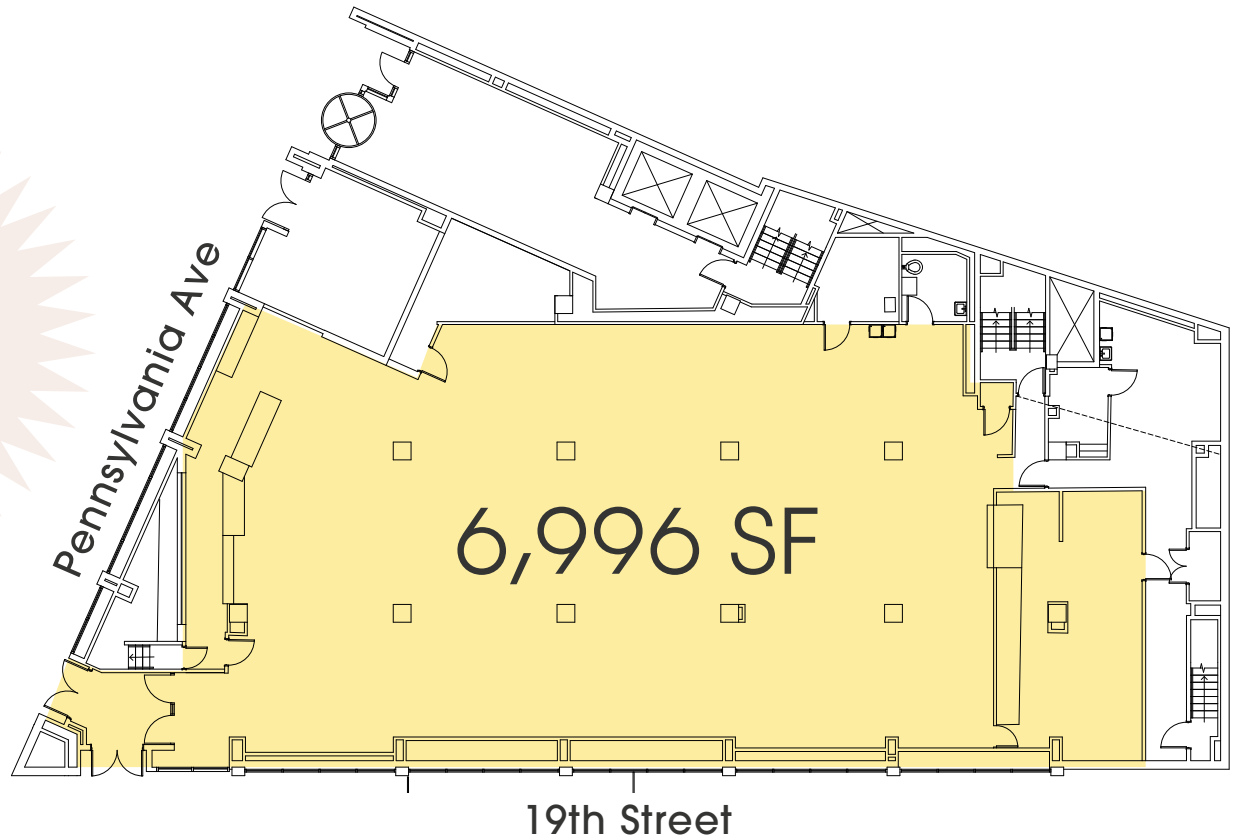
Farragut West
9,548 avg. entries per day

Foggy Bottom
12,880 avg. entries per day



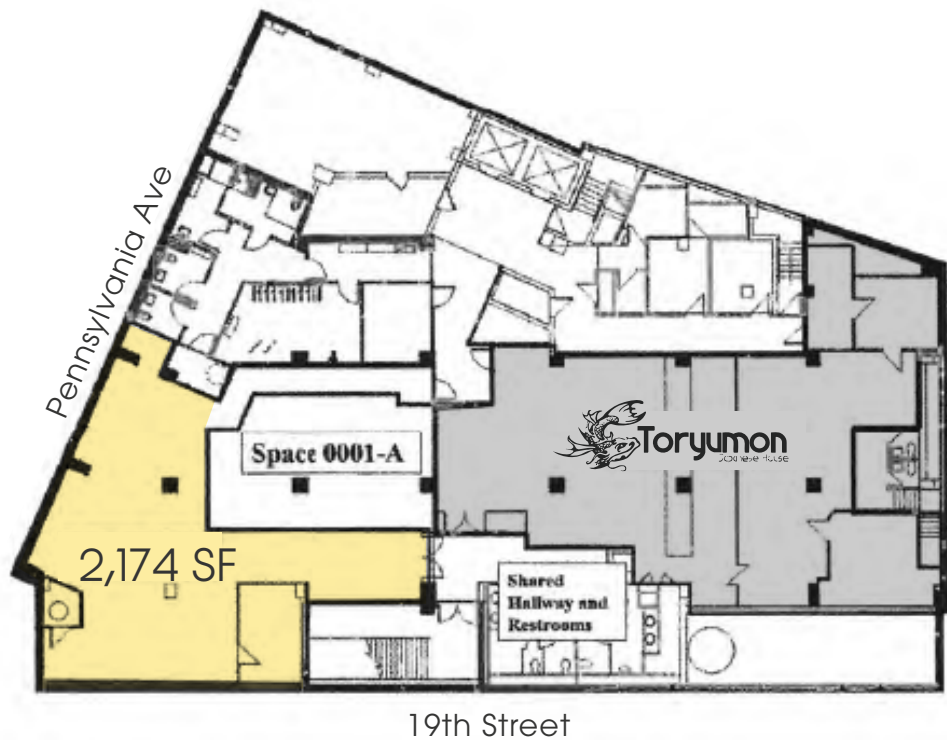
HIGH VOLUME FOOT TRAFFIC

Proximity to GW University with a high student population and intersection density account for increased pedestrian traffic.



[CLICK HERE TO DOWNLOAD ID PLANS](#)

SECOND-GENERATION 2,174 SF CAFÉ SPACE





DEMOGRAPHICS

| 1-MILE | 1.5-MILE | 2-MILE |
|--------------------|-----------|-----------|
| Population | | |
| 49,285 | 103,927 | 185,759 |
| Daytime Population | | |
| 313,593 | 445,500 | 601,009 |
| Households | | |
| 27,716 | 59,283 | 100,056 |
| Average HH Income | | |
| \$165,524 | \$183,807 | \$178,431 |

| 7 MIN WALK | 10 MIN WALK | 15 MIN WALK |
|--------------------|-------------|-------------|
| Population | | |
| 4,431 | 10,554 | 26,087 |
| Daytime Population | | |
| 85,307 | 128,266 | 215,358 |
| Households | | |
| 651 | 3,750 | 13,085 |
| Average HH Income | | |
| \$98,980 | \$135,233 | \$148,937 |

TRAFFIC COUNTS

| | |
|---------------------|------------|
| Pennsylvania Ave NW | 22,873 VPD |
| 19th Street NW | 12,728 VPD |

METRO COUNTS

| | |
|---------------|------------|
| Farragut West | 9,214 ADR |
| Foggy Bottom | 10,080 ADR |

PENN AVE MARKET MAP



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