

WASHINGTON, DC
0 - 379 SF AVAILABLE

RAIPAPORT

1000 VERMONT AVE NW WASHINGTON, DC

- | -Unique small footprint space available, great for service use
- | -Located directly on McPherson Square with high visibility in the bustling downtown work district of Washington, D.C. and a short distance from three major metro stations, including Farragut West, Farragut North, and McPherson Square
- | -Large consumer base in the immediate trade area with a 429,733 daytime population within a 1-mile radius and a Walk Score of 97
- | -Situated among a diverse range of regional and national tenants along with great co-tenants, including Chipotle, Gregory
- | -Positioned along a major pedestrian commuter route

DEMOGRAPHICS 2024

	0.25 MILE	0.5 MILE	1 MILE
 POPULATION	1,593	16,525	73,977
 DAYTIME POPULATION	63,375	183,880	429,733
 HOUSEHOLD INCOME	\$131,252	\$138,405	\$142,876
 TRAFFIC COUNTS	10,672 on Vermont Avenue NW		

AREA RETAILERS



SITE PLAN

1000 VERMONT AVE NW | WASHINGTON, DC

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LYNNWOOD PLACE 941 North Parkway | Jackson, TN 38305

SPACE TENANT	SQ. FT.
Shad1. Lynnwood Wine and Spirits	
010 Dragon City	2,800 SF
020 Charter Media and Charter Communications	7,500 SF
040 CATO	4,000 SF
060 AVAILABLE	1,600 SF
070 LEASED/AVAILABLE	1,600 SF
070B Paul's Kitchen & 	1,600 SF
080 Domino's Pizza	1,600 SF
090 Kroger	49,296 SF
100 In His Image	1,400 SF
110 Jackson's Smoke Shop	1,400 SF
120 AVAILABLE	1,400 SF
130 Metro by T-Mobile	1,250 SF
135 GDI Integrated Facility Services	1,246 SF
140 Avalon Nail Spa	1,199 SF
150 American Wings	2,520 SF
160 Advance America	1,260 SF
170 Brolashis by Rima	1,260 SF
180 Fitness 1440	12,915 SF
TOTAL SQ. FT.	96,666

SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

RAPPAPORT

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