





**WASHINGTON, DC**  
0 - 379 SF AVAILABLE

RAPIDRAPORT

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

**AREA RETAILERS**





# SITE PLAN

1000 VERMONT AVE NW | WASHINGTON, DC

0 - 379 SF AVAILABLE

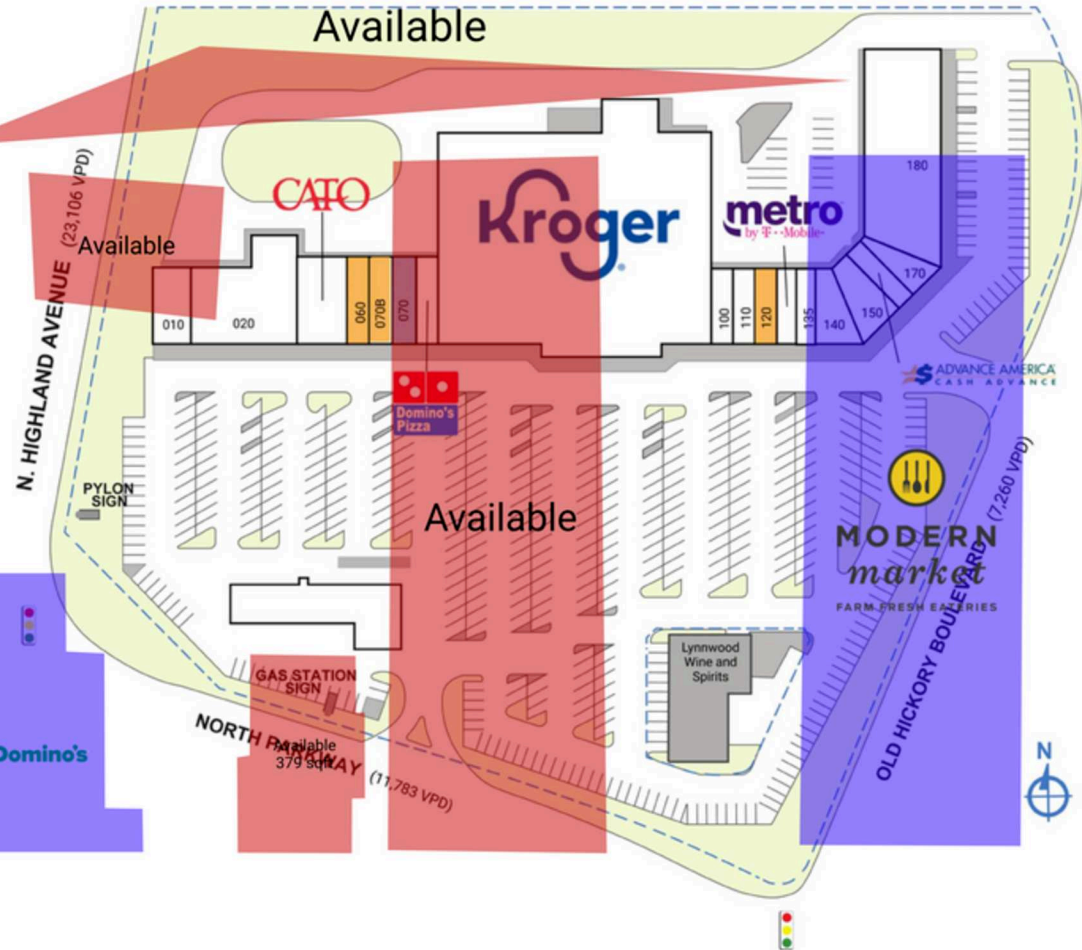
## LYNNWOOD PLACE

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	1,019 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

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



# RAPPAPORT

**1000 VERMONT AVE NW | 1000 VERMONT AVENUE NW, WASHINGTON, DC**

**Bill Dickinson | [bdickinson@rappaportco.com](mailto:bdickinson@rappaportco.com) | 703.310.6983**

**Michael Howard | [mhoward@rappaportco.com](mailto:mhoward@rappaportco.com) | 571.382.1219**

**[rappaportco.com](http://rappaportco.com)**