

1600 NORTH CAPITOL

WASHINGTON, DC

RAPPAPORT



**URBAN GROUND
LEASE OPPORTUNITY**





FLORIDA AVENUE, NW

NORTH CAPITOL STREET, NW

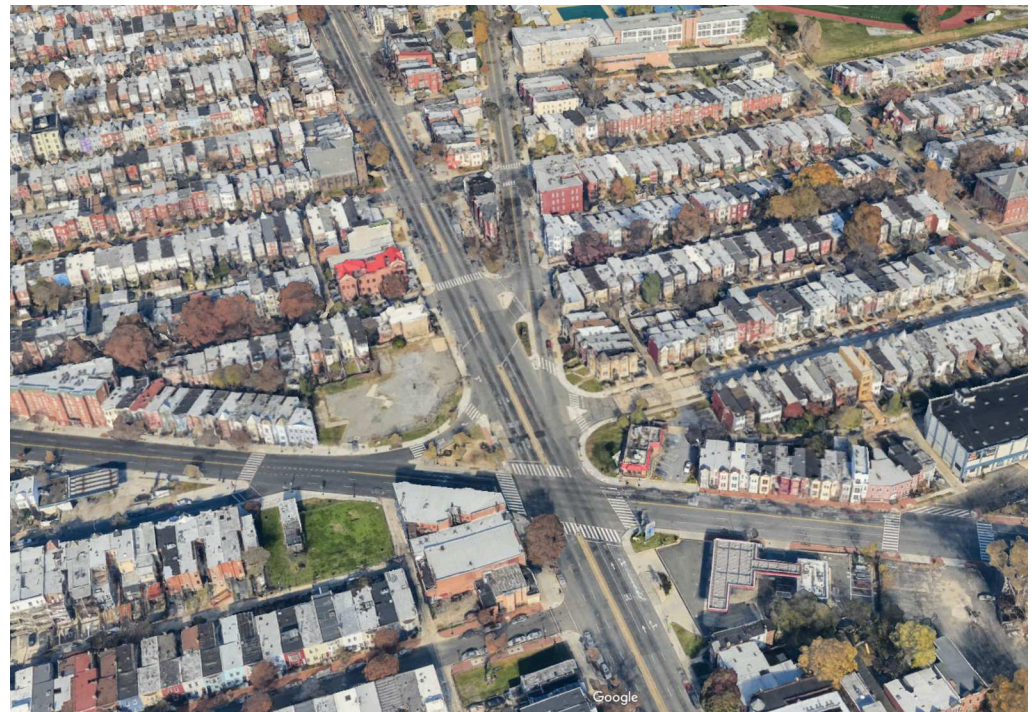
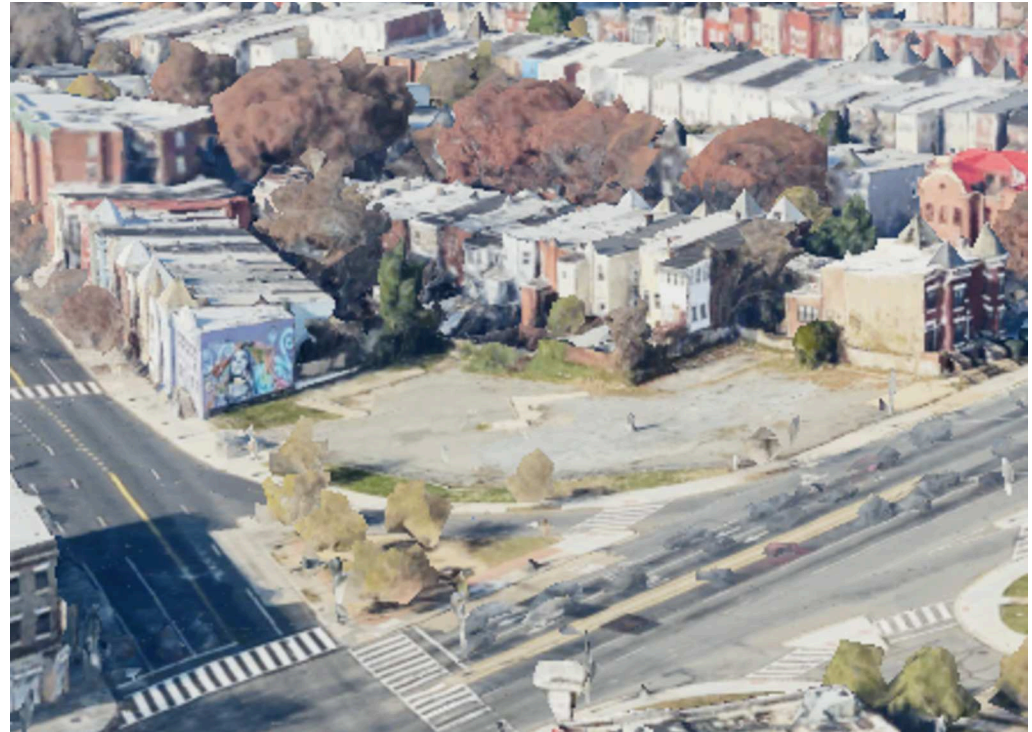
1600 NORTH CAPITOL WASHINGTON, DC

Premier ground lease opportunity in a highly residential and prosperous pocket of downtown D.C.. Impeccably positioned at the signalized intersection of Florida Avenue and North Capitol Street, this 18,984-square-foot parcel benefits from over 60,000 commuters coming in and out of the district on both major roadways. Surrounded by burgeoning submarkets such as NoMa, Shaw, Eckington, and Truxton Circle, 1600 N Capitol Street NW corners the market in this emerging and desirable D.C. community.

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	5,359	19,757	67,934
 DAYTIME POPULATION	2,108	12,936	73,676
 HOUSEHOLD INCOME	\$122,278	\$103,457	\$106,728
 TRAFFIC COUNTS	34,800 on North Capitol Street NW		

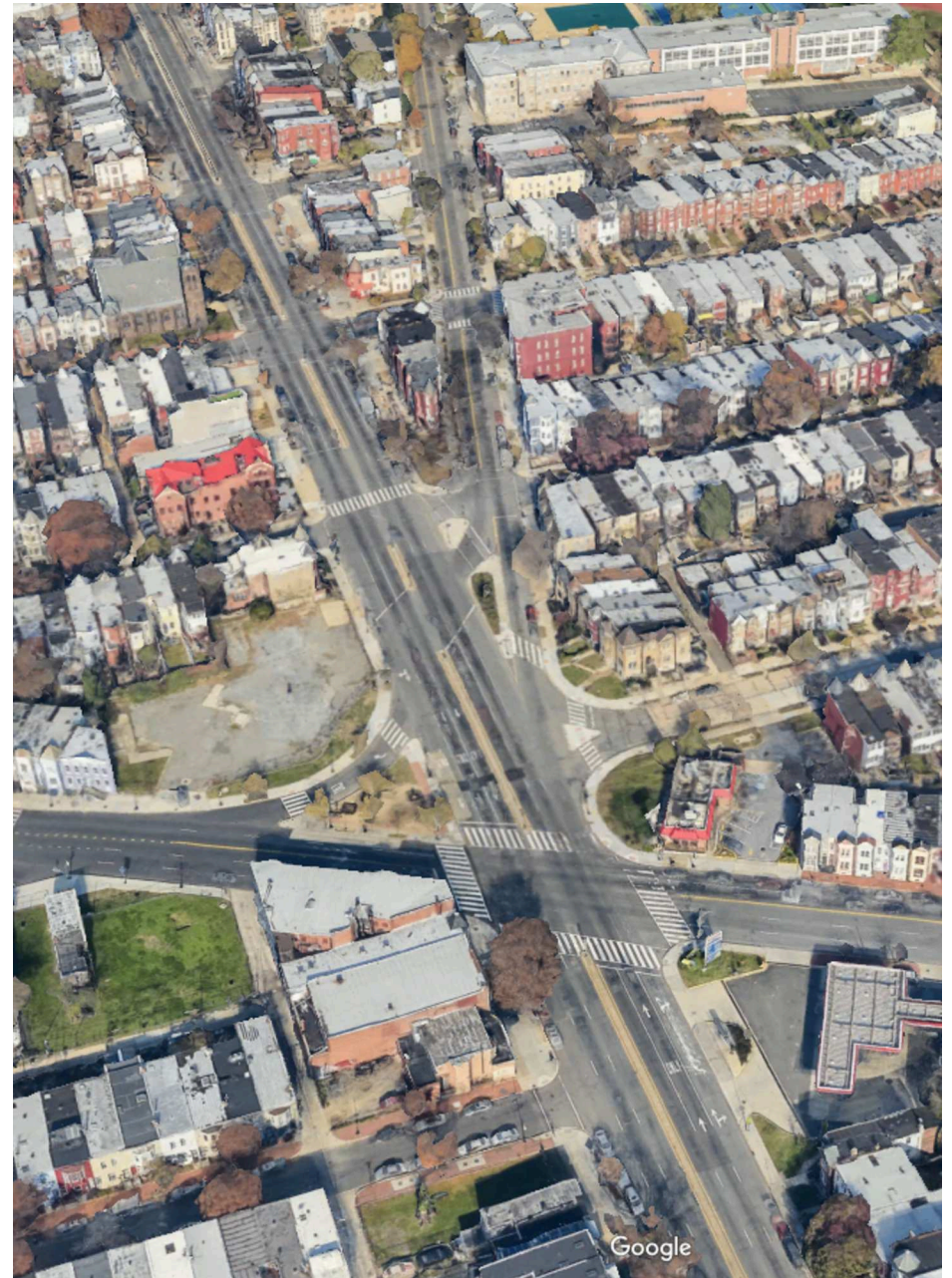
CO-TENANTS



1600 NORTH CAPITOL | WASHINGTON, DC



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