

# NOVEL SOUTH CAPITOL

WASHINGTON, DC

RAPPAPORT



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Uniting two highly sought-after submarkets of downtown D.C., this new mixed-use development exemplifies modernity and luxury within the emerging Navy Yard neighborhood and nearby Capitol Hill. Deemed Novel South Capitol, 2 I Street's retail component supports 538 in-house residential units as well as numerous surrounding mixed-use developments, such as Capitol Yards, One Hill South and ORE82. This unmatched location benefits from the best of both worlds of Navy Yard, boasting enticements such as Canal Park, Nationals Stadium and D.C. United's Audi Field, as well as Capitol Hill, with major tourist attractions such as the National Mall, U.S. Capitol and several famous monuments. Right on the corner of Eye and South Capitol Streets, Novel South Capitol's turn-key restaurant opportunity is easily seen by passersby and commuters on two vibrant and bustling city streets.

### DEMOGRAPHICS 2024

	0.25 MILE	0.5 MILE	1 MILE
 POPULATION	4,231	11,993	35,208
 DAYTIME POPULATION	4,045	12,939	44,834
 HOUSEHOLD INCOME	\$127,383	\$117,165	\$129,249
 TRAFFIC COUNTS	47,000 on South Capitol Street SE		

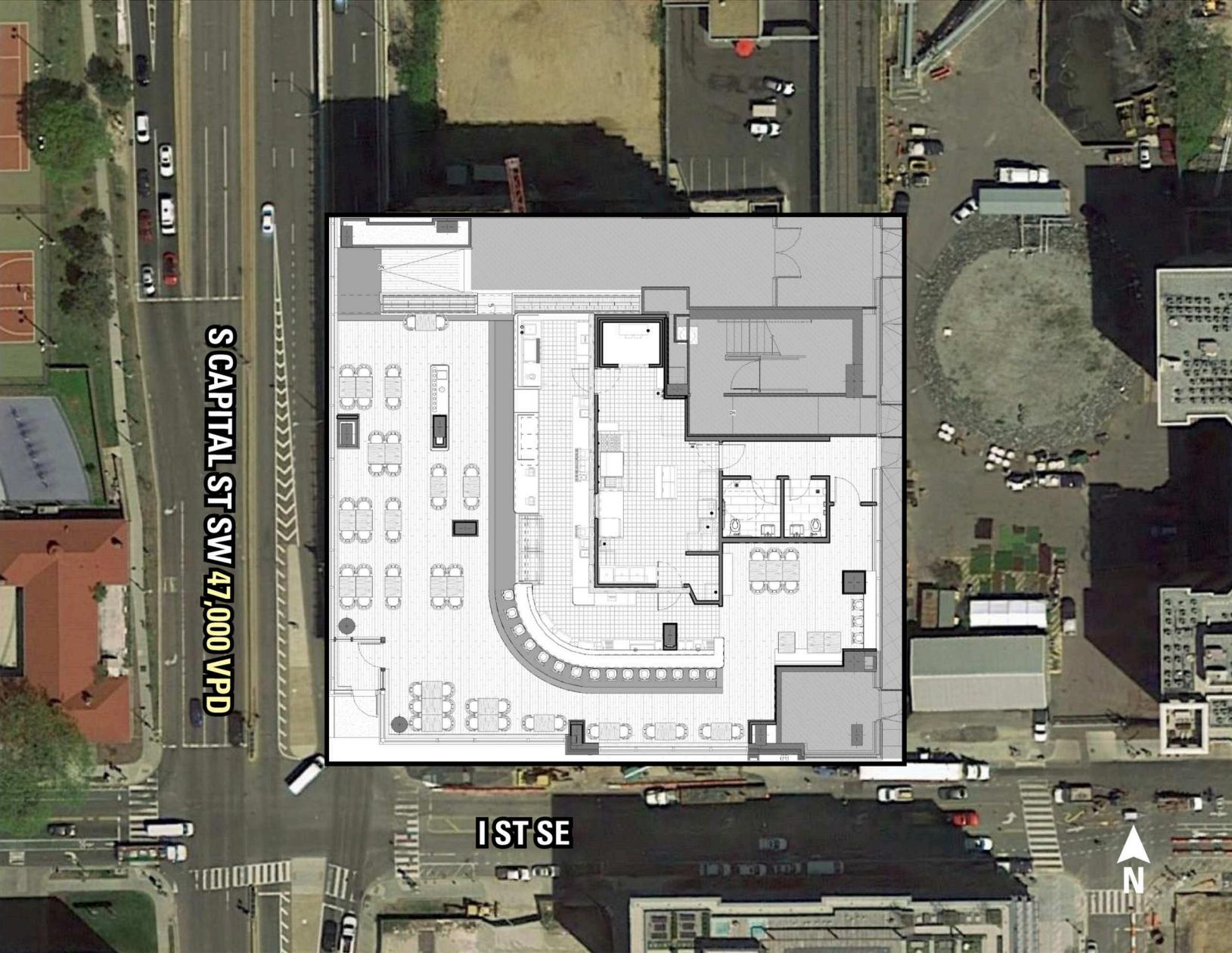
### AREA RETAILERS





# SITE PLAN

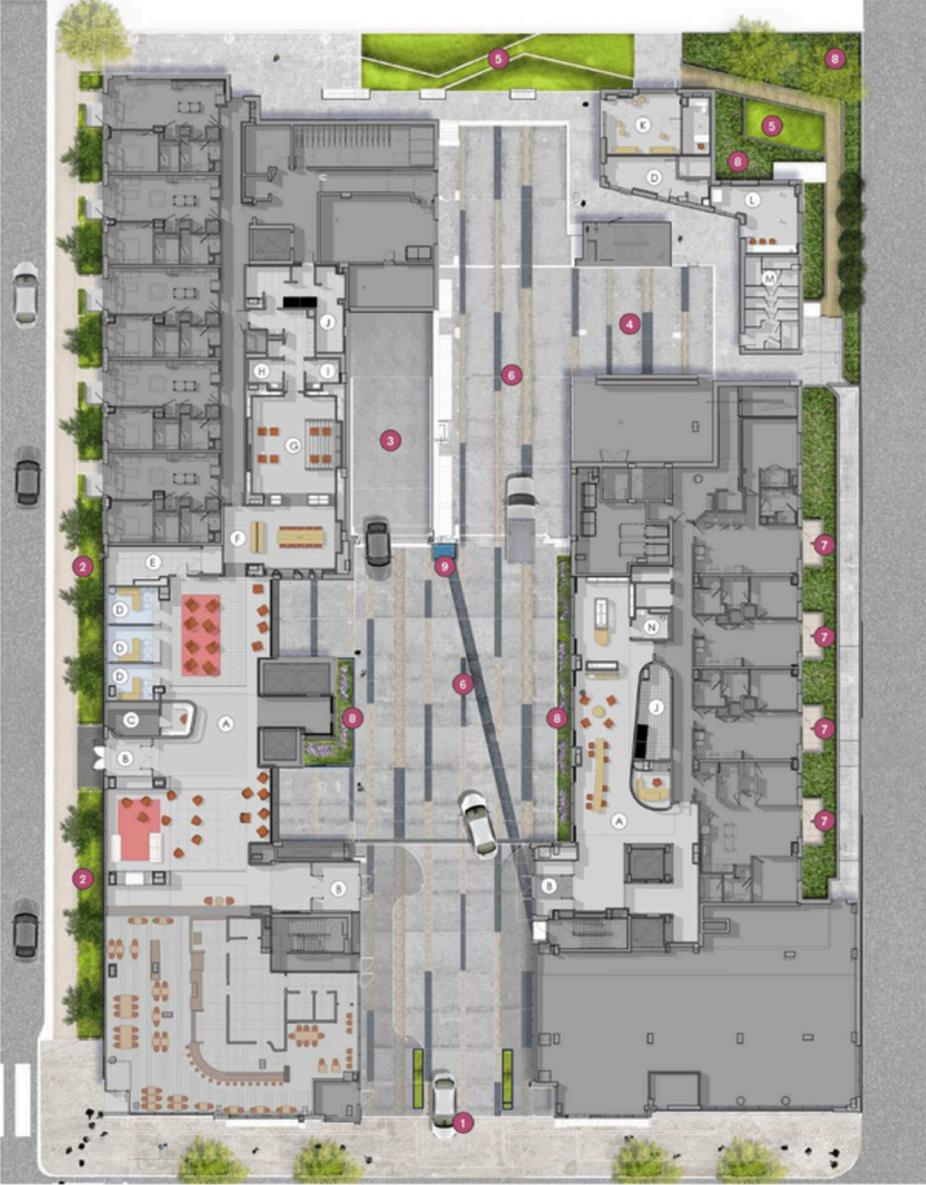
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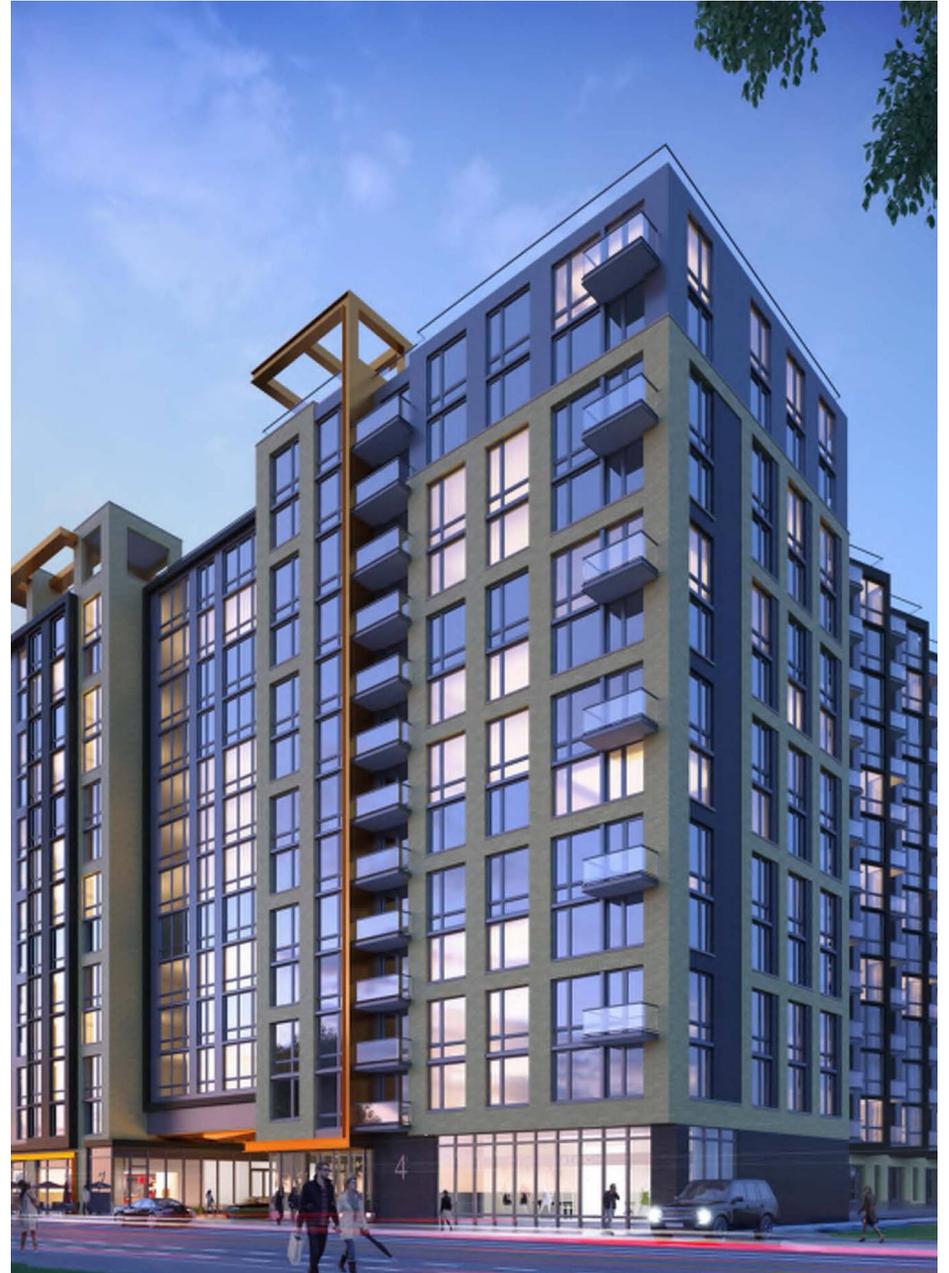
S CAPITOL STREET SE 47,000 VPD



I STREET SE



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**NOVEL SOUTH CAPITOL | 2 EYE STREET SE, WASHINGTON, DC**

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