

CANAL PARK

WASHINGTON, DC

RAPPAPORT






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Second generation restaurant space available in Canal Park, a local gathering spot in a growing office and residential neighborhood. The site is surrounded by new development and has dense daytime demographics. Canal Park hosts dozens of community events throughout the year including a fountain feature in the summer and skating rink in the winter located just outside of the space. Two blocks from Navy Yard Metro Station and just blocks from Nationals Park.

DEMOGRAPHICS 2024


	.5 MILE	1 MILE	2 MILES
 POPULATION	8,743	36,469	124,114
 DAYTIME POPULATION	11,108	36,788	205,140
 MEDIAN HOUSEHOLD INCOME	\$134,008	\$129,009	\$110,799


CO-TENANTS





CAVA

Mezzo Grill











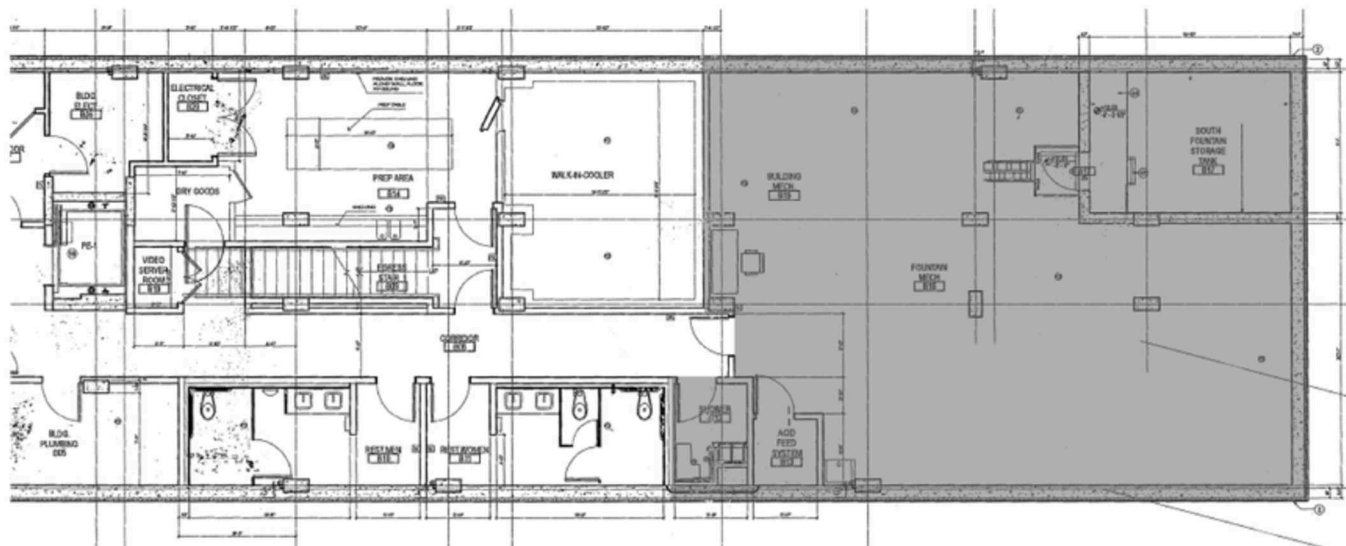
SITE PLAN

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CANAL PARK
WASHINGTON, D.C.
3,500 SF



MAIN FLOOR
2,500 SF



BASEMENT FLOOR
1,000 SF

SEASONAL PLAN

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CANAL PARK - AN ACTIVE ENVIRONMENT

WASHINGTON, D.C.

WINTER:
ICE-SKATING

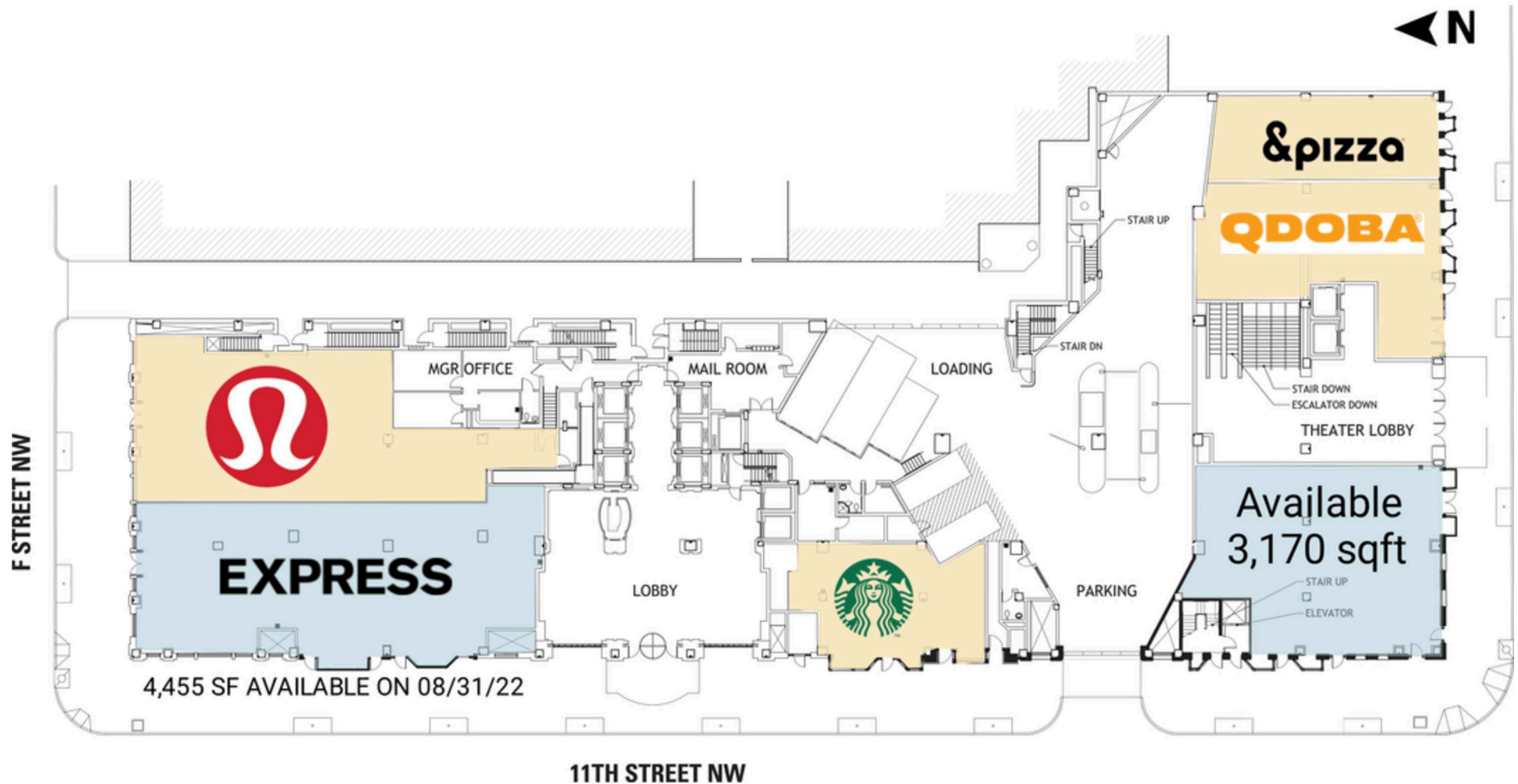


SUMMER:
FOUNTAIN

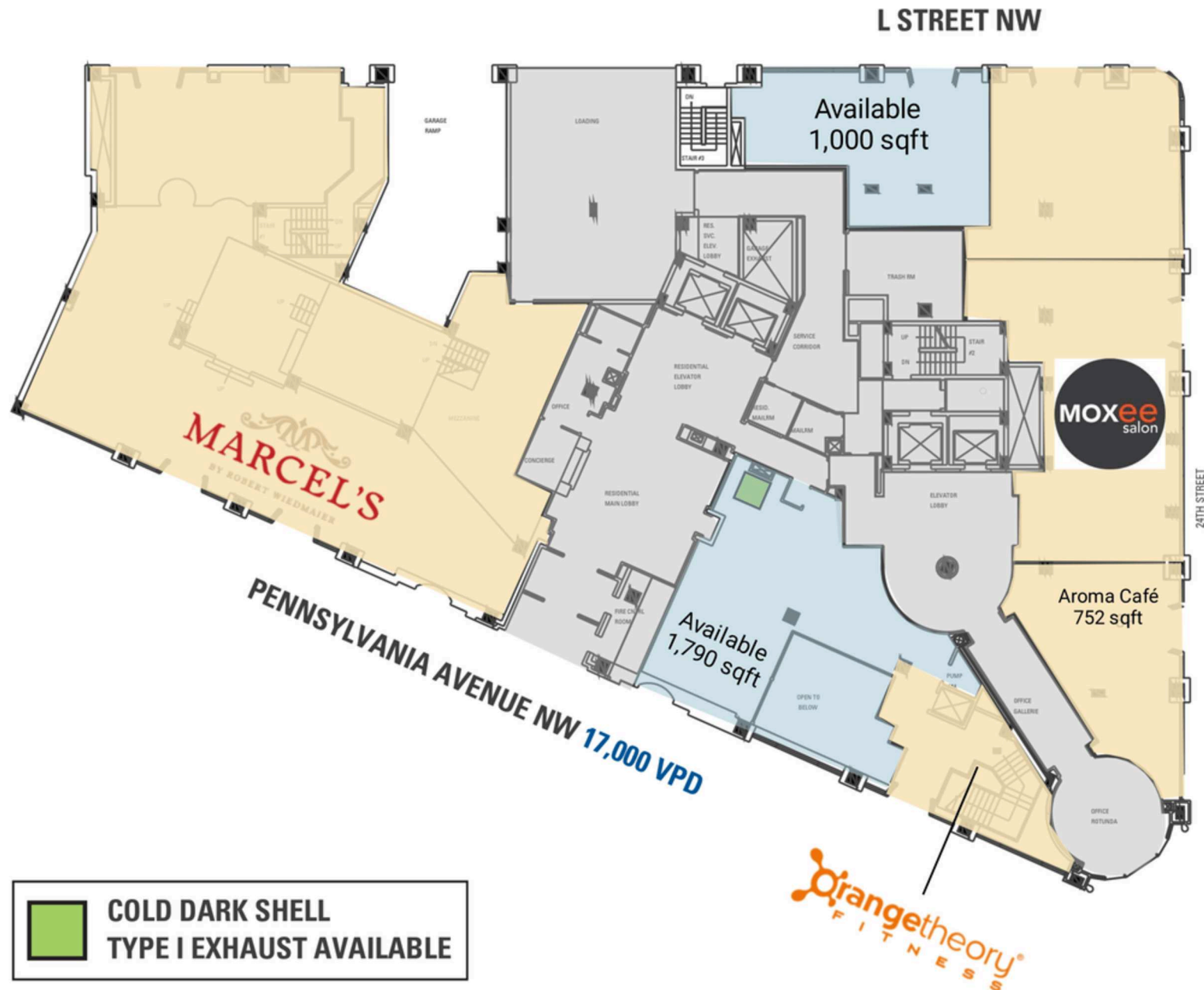


PLAN 3

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PLAN 4
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