

# 2401 PENNSYLVANIA AVENUE NW WASHINGTON, DC

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## 2401 PENNSYLVANIA AVENUE NW WASHINGTON, DC

Highly visible streetfront retail space within walking distance to Georgetown shops and waterfront. This offers a fully built out restaurant located near Farragut West (23,147 riders per day) and Foggy Bottom (22,053 riders per day) metro stations. The property has a walk score of 96 and is adjacent to George Washington University's main campus in a highly affluent neighborhood where 53% of its population has earned a graduate degree in half a mile from the site.

### DEMOGRAPHICS 2024

1 MILE



**POPULATION** 53,872



**DAYTIME  
POPULATION** 253,756



**HOUSEHOLD  
INCOME** \$128,900

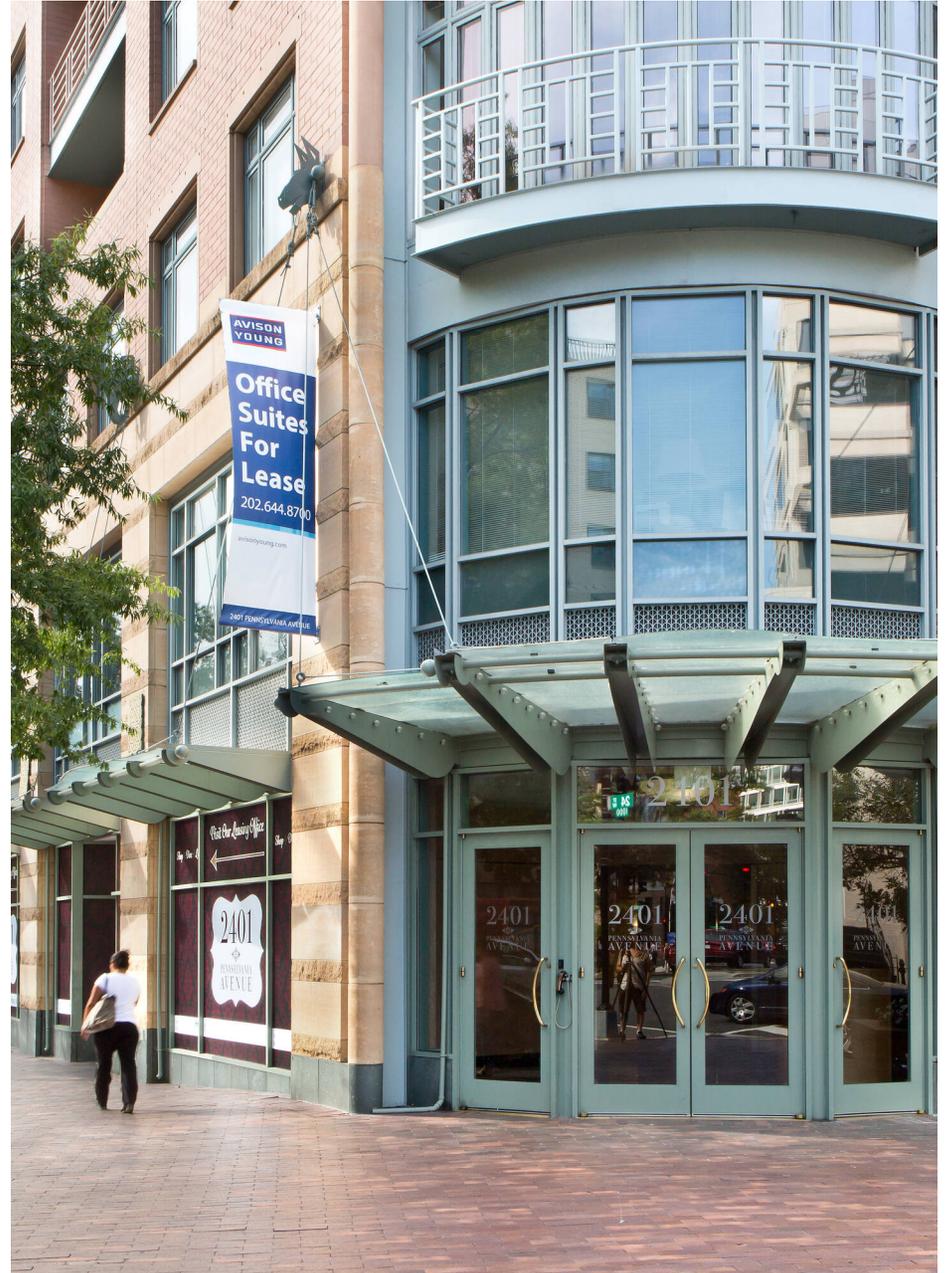




# SITE PLAN

2401 PENNSYLVANIA AVENUE NW | WASHINGTON, DC

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WASHINGTON, DC



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