

PENN ELEVEN

WASHINGTON, DC

1,951 SF AVAILABLE



RAPPAPORT



FRAGER'S HARDWARE

~ 45 SF FRONTAGE

~ 13 SF
CEILINGS

SINCE
OPENING
ROUTE
NO PARKING
LOADING
UNLOADING
EXCEPT
DURING
EMERGENCY

NO PARKING
EXCEPT
DURING
EMERGENCY

1 HOUR
PARKING

SWS
Ref.
EMERGENCY PHONE

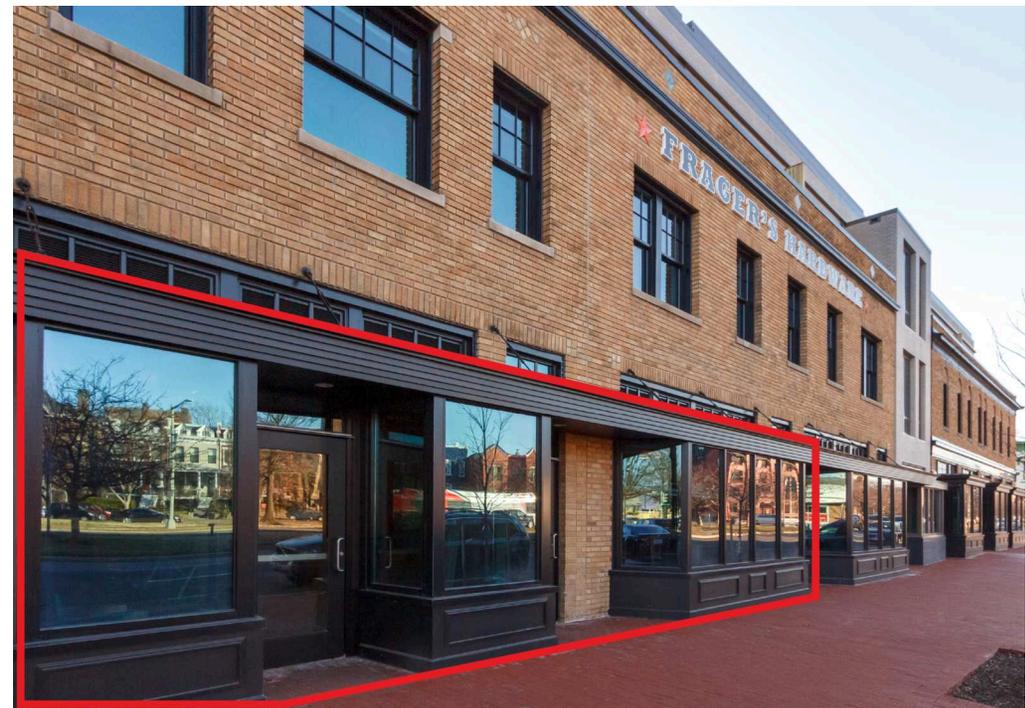
PENN ELEVEN WASHINGTON, DC

1101 Pennsylvania Avenue SE is located just a few blocks from Barrack's Row in Southeast DC with high visibility from the corners of Pennsylvania Avenue SE, 11th Street SE, and E Street SE. The space is in excellent proximity to transit stations, including Potomac Ave and Eastern Market Metro Stations and the area was awarded a 94 Walk Score. Situated near a variety of restaurants, shops, and cafes, this property is also conveniently located between Trader Joe's and Harris Teeter, two prominent grocery stores in the area.

DEMOGRAPHICS 2024

| | 0.25 MILE | 0.5 MILE | 1 MILE |
|---|-------------------------------|-----------|-----------|
|  POPULATION | 3,161 | 14,640 | 48,925 |
|  DAYTIME POPULATION | 5,315 | 16,170 | 57,690 |
|  HOUSEHOLD INCOME | \$164,316 | \$173,517 | \$161,420 |
|  TRAFFIC COUNTS | 49,100 on Pennsylvania Avenue | | |

AREA RETAILERS



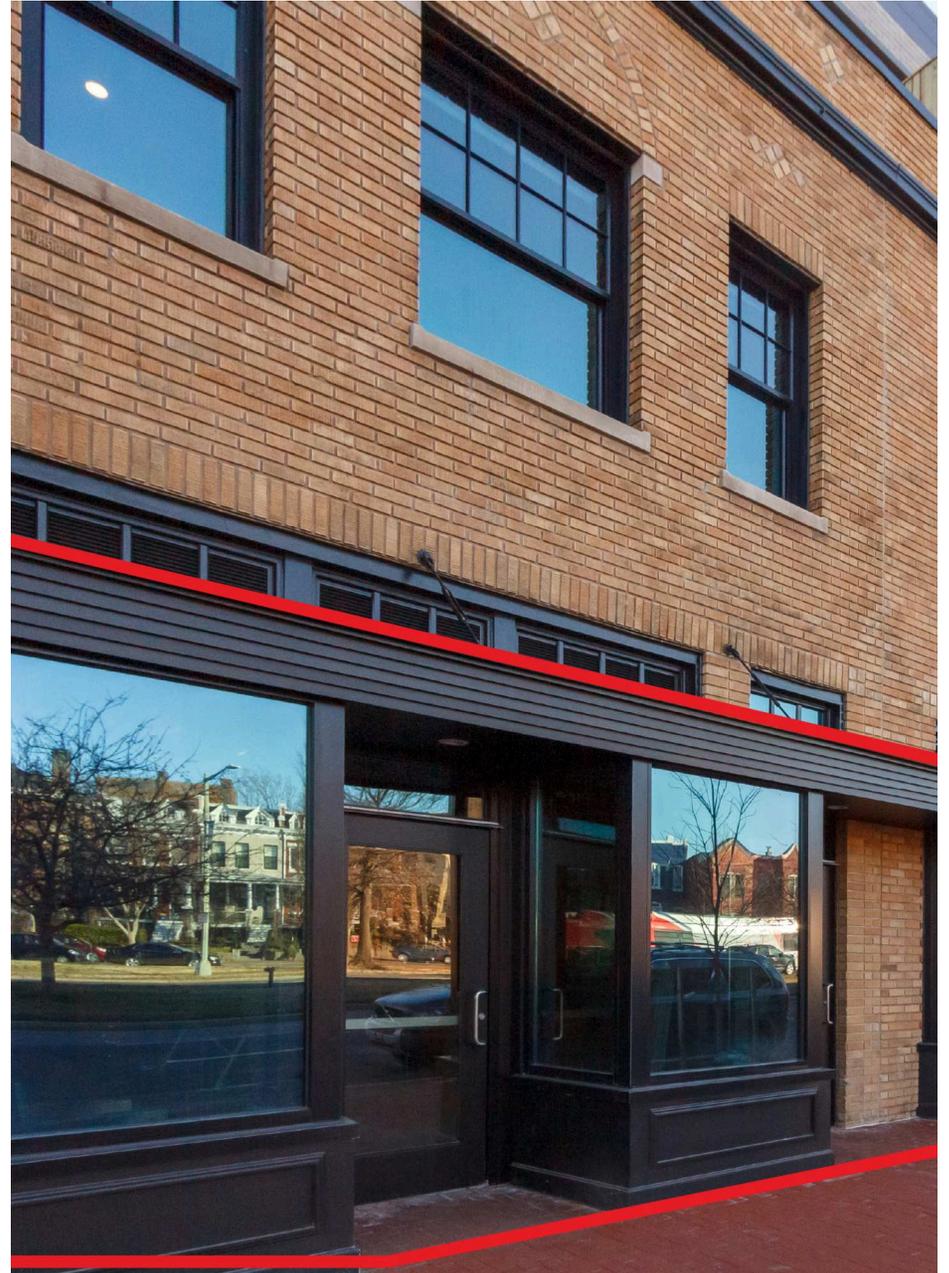
SITE PLAN

PENN ELEVEN | WASHINGTON, DC

1,951 SF AVAILABLE



PENN ELEVEN
WASHINGTON, DC



RAPPAPORT

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