

UNION SQUARE

WASHINGTON, DC





RAPPAPORT



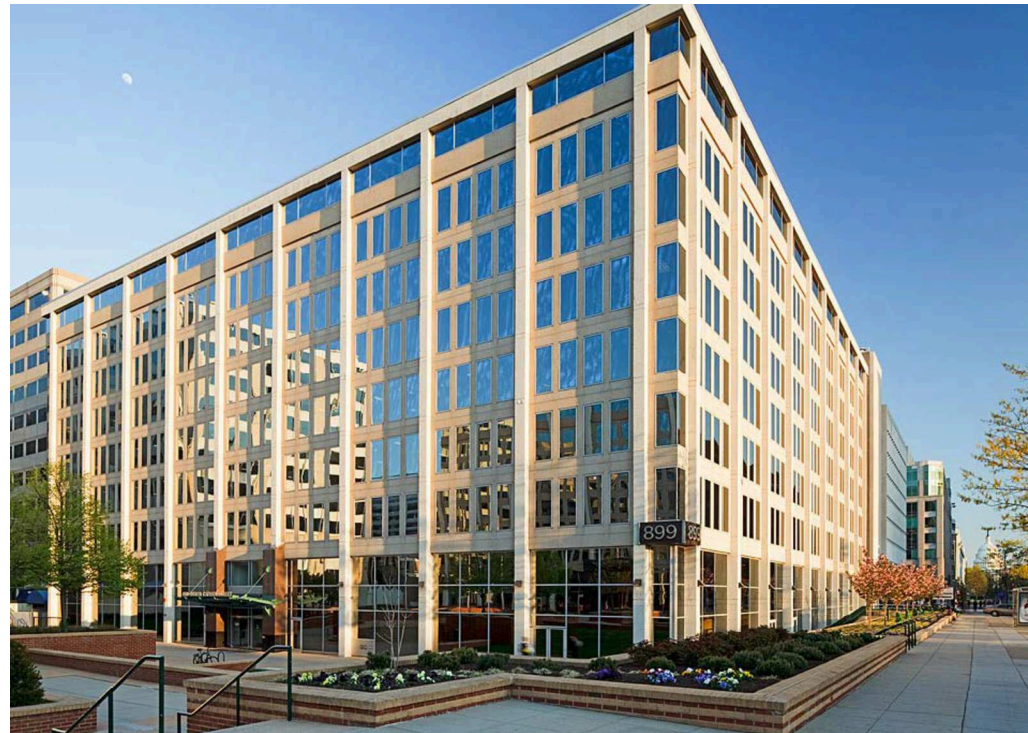
UNION SQUARE WASHINGTON, DC

Just steps from Union Station, this newly renovated mixed-use property in the heart of the thriving NoMA neighborhood of Washington, D.C. boasts incredibly high foot traffic along N Capitol Street. With the Department of Health as the primary office tenant above as well as multiple major companies in the surrounding area, Union Square is an ideal location for fast-casual and full-service restaurants, fitness or café uses for professionals, commuters, and residents to enjoy. The new hotel addition will deliver larger retail opportunities, all-hours foot traffic, and greater visibility along the roadway.

DEMOGRAPHICS 2024

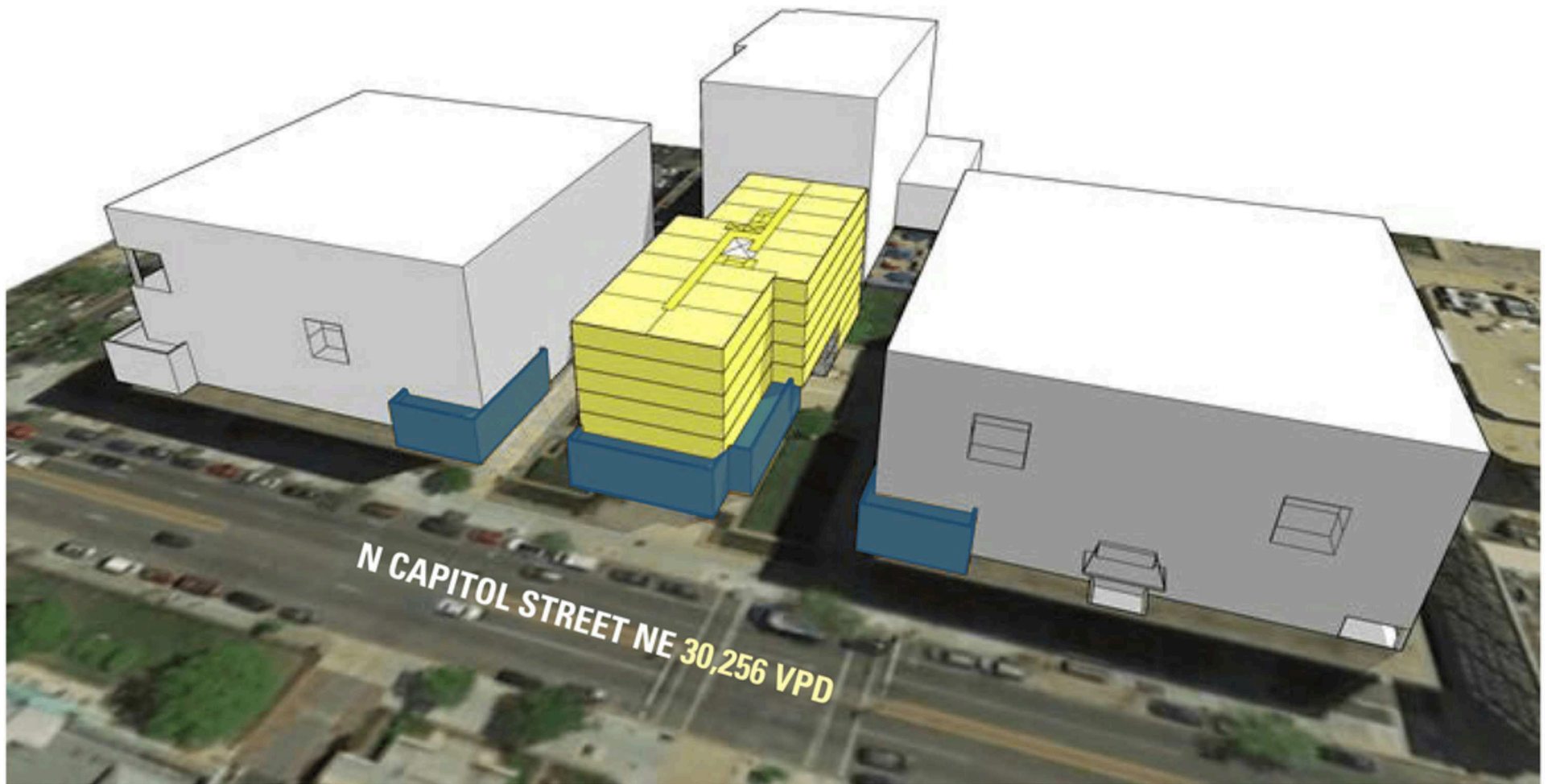
	0.5 MILE	.75 MILE	1 MILE
 POPULATION	21,671	44,271	71,412
 DAYTIME POPULATION	48,417	84,402	117,544
 HOUSEHOLD INCOME	\$120,411	\$118,464	\$124,647
 TRAFFIC COUNTS	30,256 on N Capitol Street		

AREA RETAILERS



RENDERING

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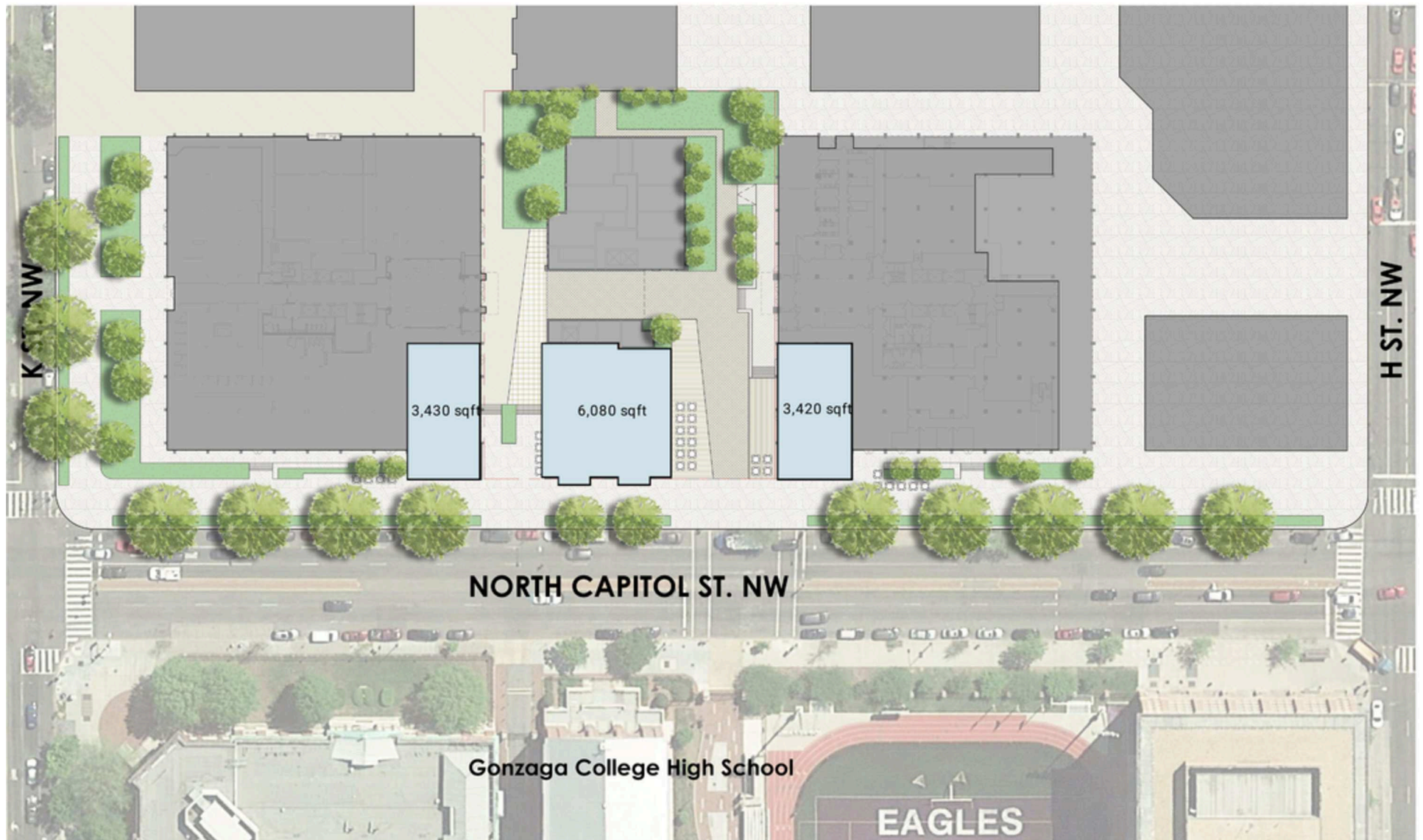
AVAILABLE RETAIL



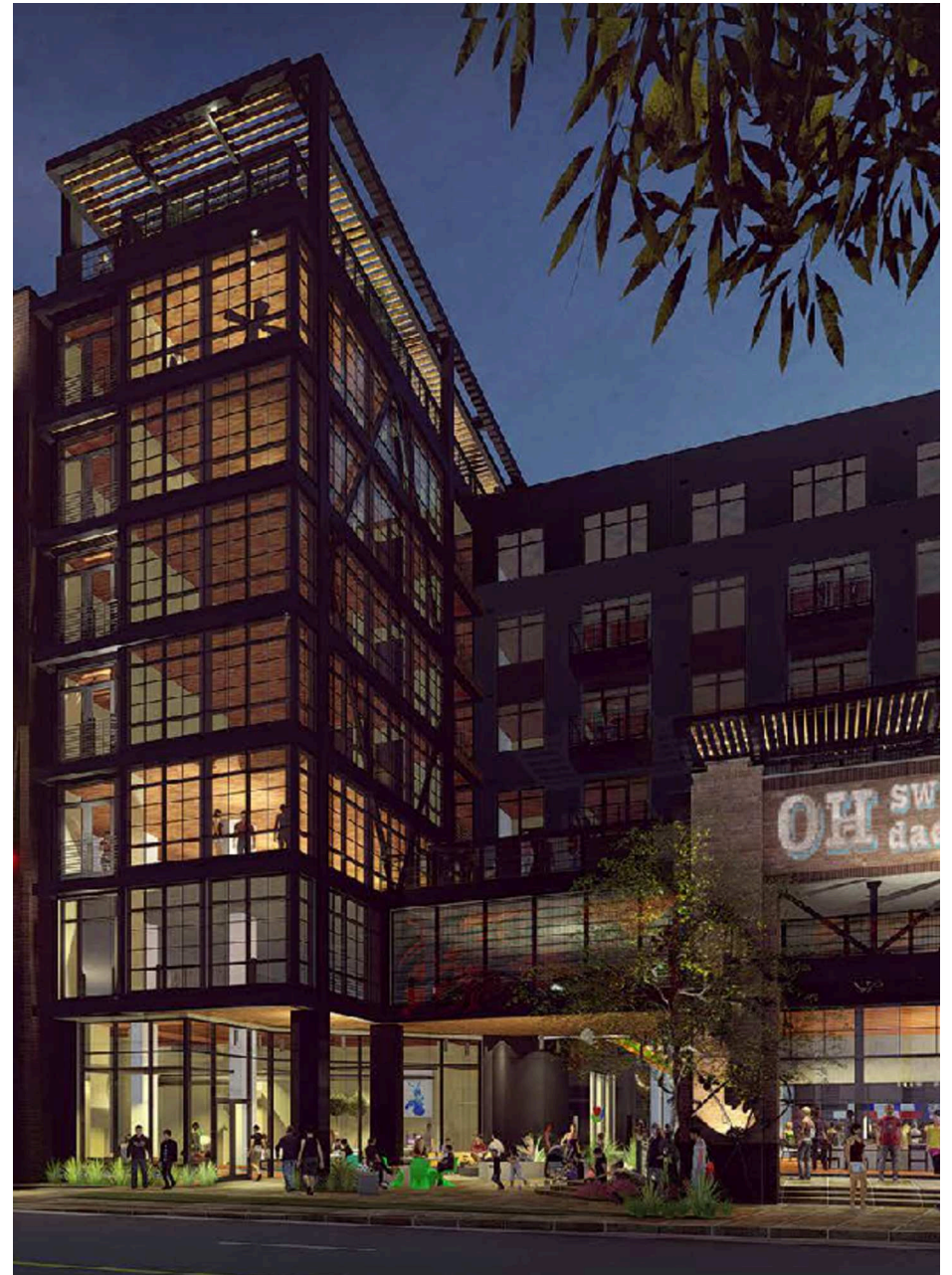
SITE PLAN

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3,420 - 6,080 SF AVAILABLE



**UNION
SQUARE**
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