

# 1801 PENNSYLVANIA AVE NW

WASHINGTON, DC  
4,200 SF AVAILABLE

RAPPAPORT



## 1801 PENNSYLVANIA AVE NW

### WASHINGTON, DC

Ideally situated on the corner of H and 18th Streets, 1801 Pennsylvania Avenue NW is a central attraction in the heart of Washington, D.C.. Just two blocks from the White House and steps from Farragut West Metro station (Blue, Orange and Silver lines), this 4,200-square-foot retail space boasts high ceilings, expansive outdoor patio space, views of Edward R. Murrow Park and incredible glass frontage easily seen from several high-traffic District streets. With 23 million square feet of office space within a quarter mile and over \$136K average household incomes, 1801 Pennsylvania Avenue NW benefits from a highly educated, high-income immediate trade area with significant spending power.

### DEMOGRAPHICS 2024

1 MILE



**POPULATION** 54,812



**DAYTIME POPULATION** 266,644

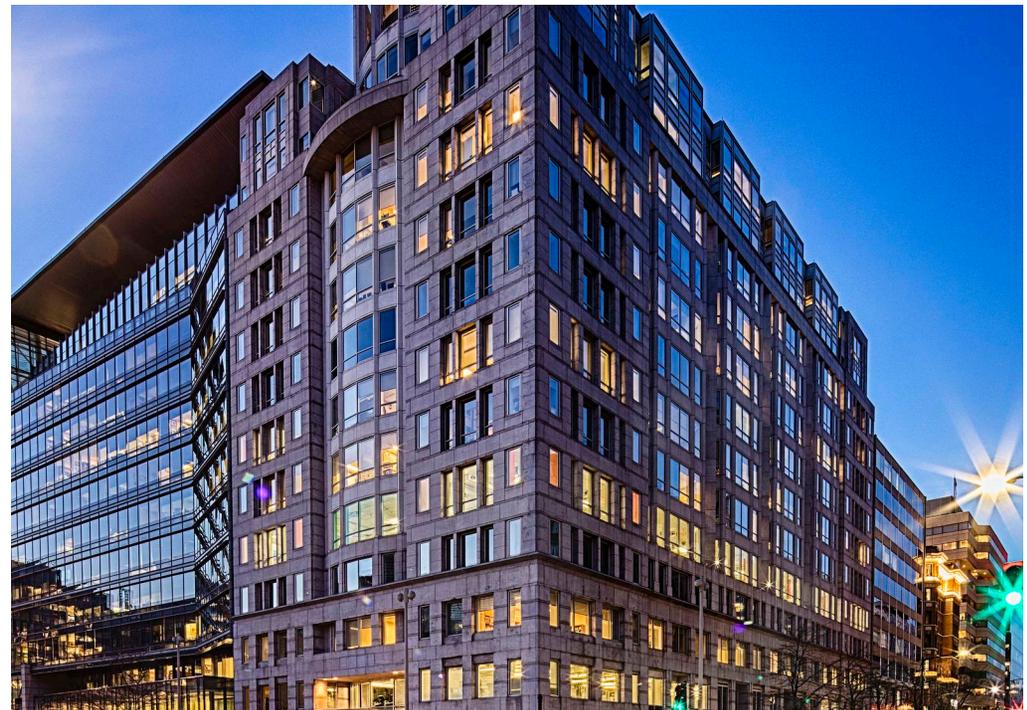


**HOUSEHOLD INCOME** \$136,639



**TRAFFIC COUNTS** 9,500 on 18th Street NW

### CO-TENANTS



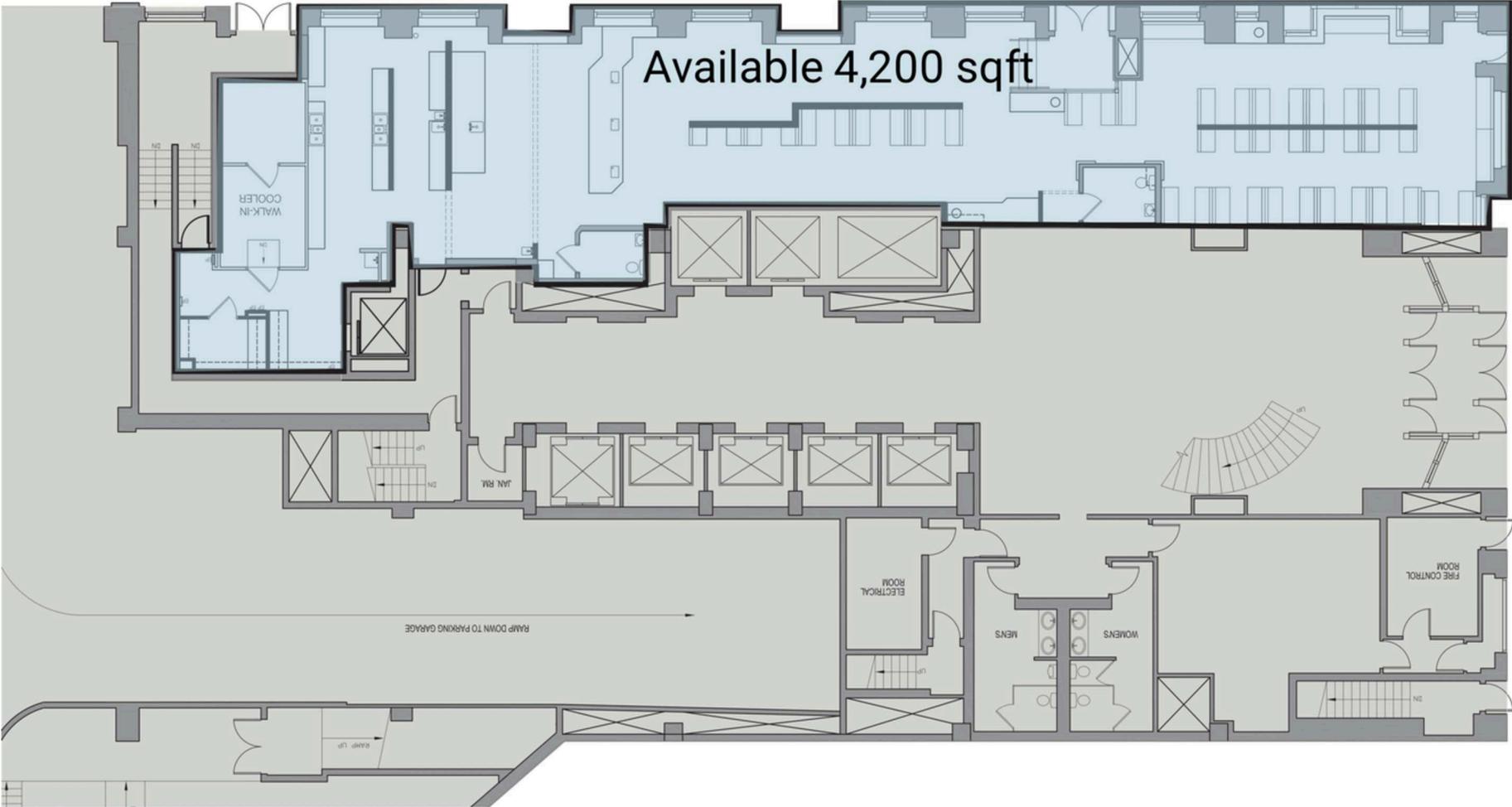


# SITE PLAN

1801 PENNSYLVANIA AVE NW | WASHINGTON, DC

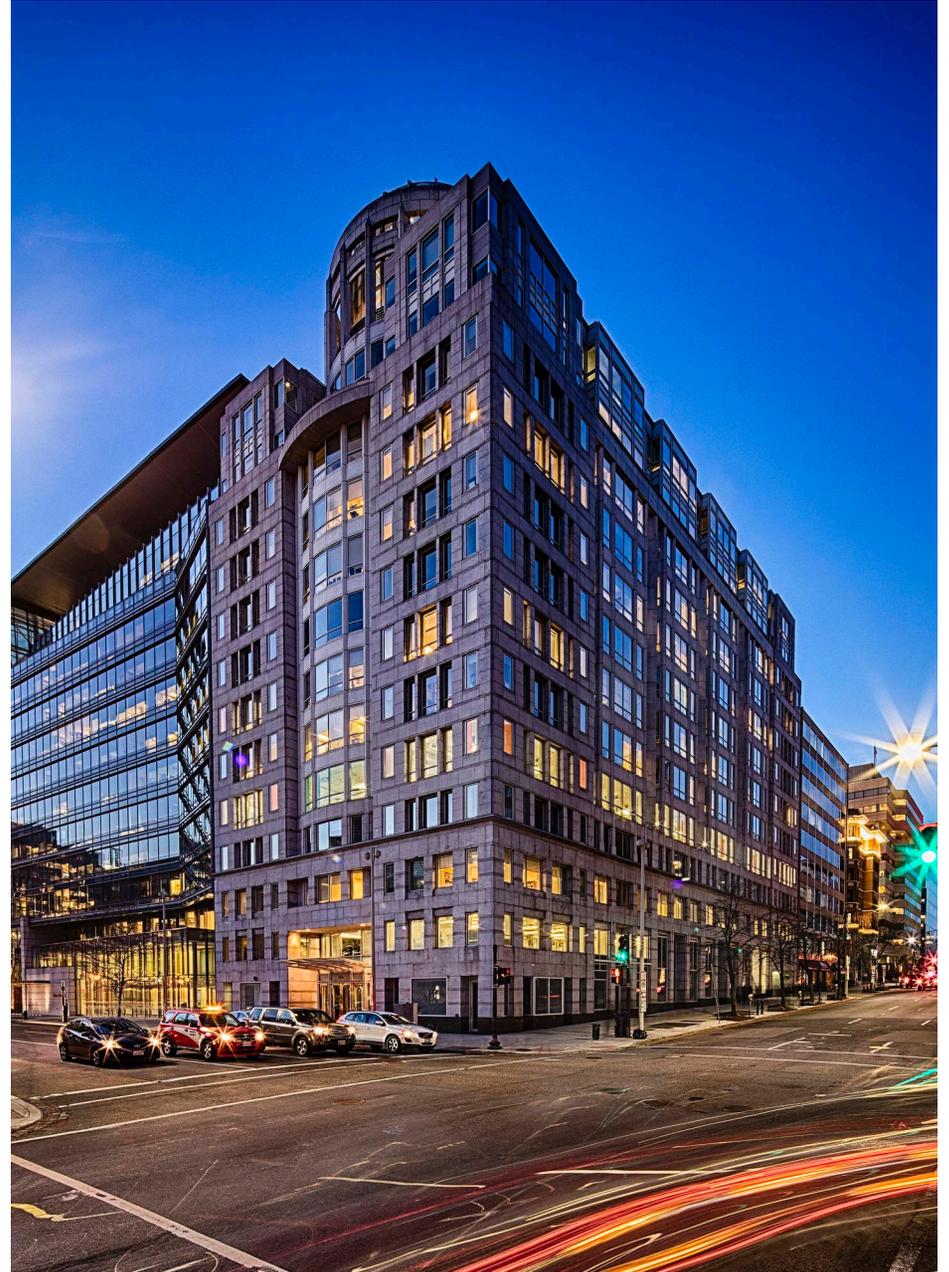
4,200 SF AVAILABLE

18TH STREET NW 9,500 VPD



H STREET NW

**1801 PENNSYLVANIA AVE**  
**NW**  
WASHINGTON, DC



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