

1901 PENNSYLVANIA AVENUE NW

WASHINGTON, DC

2,806 SF AVAILABLE





RAPPAPORT



1901 PENNSYLVANIA AVENUE NW
WASHINGTON, DC

Prime location in CBD at the corner of Pennsylvania Avenue (19,000 VPD) and 19th Street (11,900 VPD). Adjacent to George Washington University with 25,613 students and 2,260 full-time faculty. The property is surrounded by a dense daytime workforce population with 139,305 employees within .5 miles of the site. The location is one block from Farragut West Metro Station with 23,514 daily riders. This is an opportunity to captivate a sttract underserved market with World Bank, IMF and GW.

DEMOGRAPHICS 2024

	0.25 MILE	0.5 MILE	1 MILE
 POPULATION	1,149	14,850	52,617
 DAYTIME POPULATION	12,847	138,968	259,994
 HOUSEHOLD INCOME	\$79,175	\$121,407	\$139,939
 TRAFFIC COUNTS	19,000 on Pennsylvania Avenue		

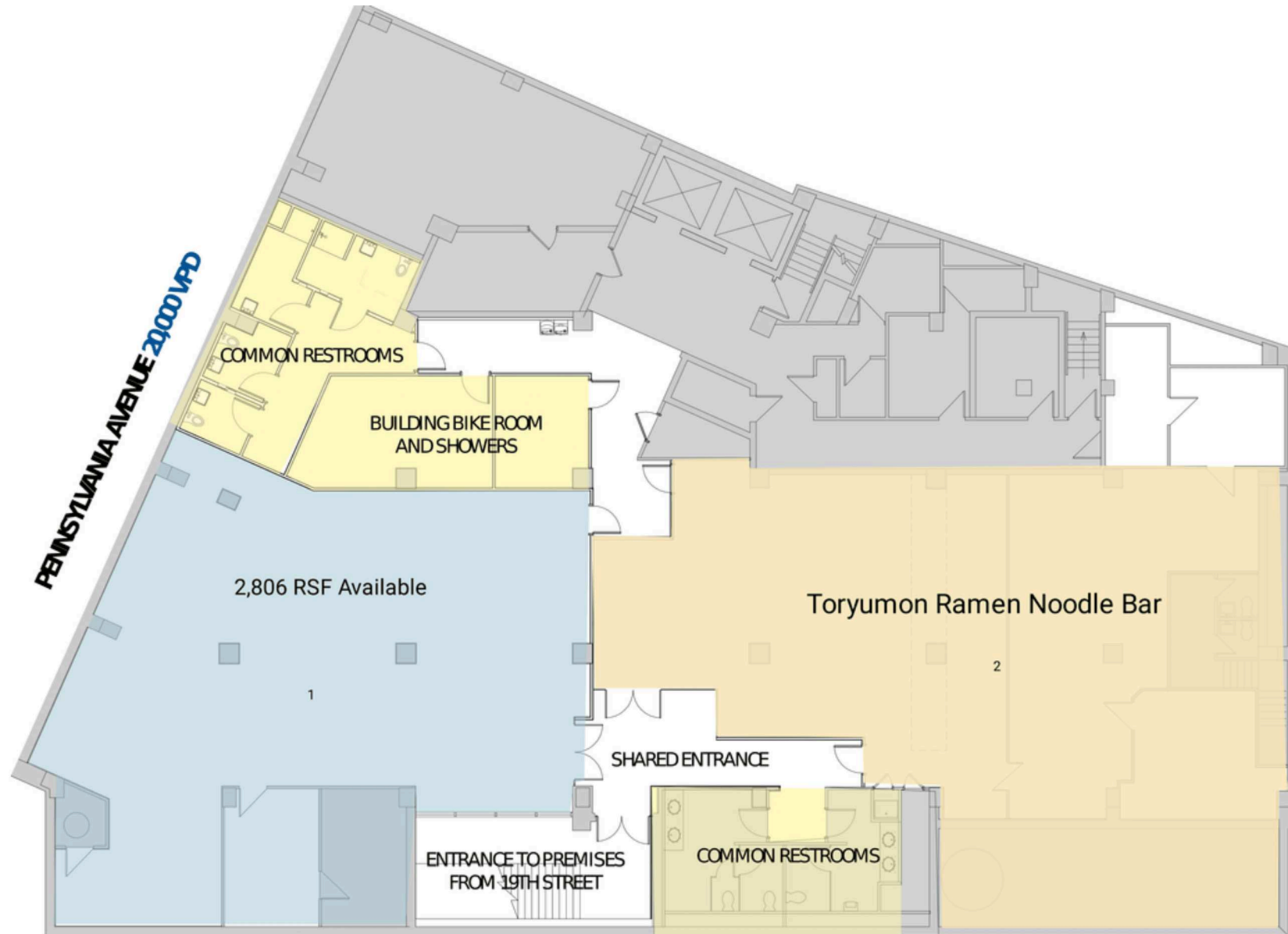
AREA RETAILERS



SITE PLAN

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19TH STREET



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