

1010 VERMONT AVENUE  
NW  
WASHINGTON, DC

RAPPAPORT



  
THE  
LIVING ROOM

1010

1010

MODERN market  
FARM FRESH EATERY

  
MODERN  
market  
FARM FRESH EATERY



# 1010 VERMONT AVENUE NW

## WASHINGTON, DC

Renovated storefronts and facade with excellent opportunity for a fast casual restaurant with wide pedestrian friendly sidewalks and outdoor seating. Located in highly underserved downtown area with limited food options and dense daytime demographics. Exceptional daytime demographics with more than 50,000 employees within a 1/4-mile radius. Located within walking distance to several hotels including: The Westin, Residence Inn, Washington Plaza and Crowne Plaza.

### DEMOGRAPHICS 2024

	.25 MILE	.5 MILE	1 MILE
 POPULATION	2,458	16,422	73,073
 DAYTIME POPULATION	51,691	135,638	303,966
 HOUSEHOLD INCOME	\$114,649	\$122,011	\$126,575
 TRAFFIC COUNTS	24,200 on K Street at Vermont Avenue		

### AREA RETAILERS



1010 VERMONT AVENUE NW  
WASHINGTON, DC



90  
VERMONT AVENUE

COZZITTO GARD NAILS & SPA

Bank of America

1018

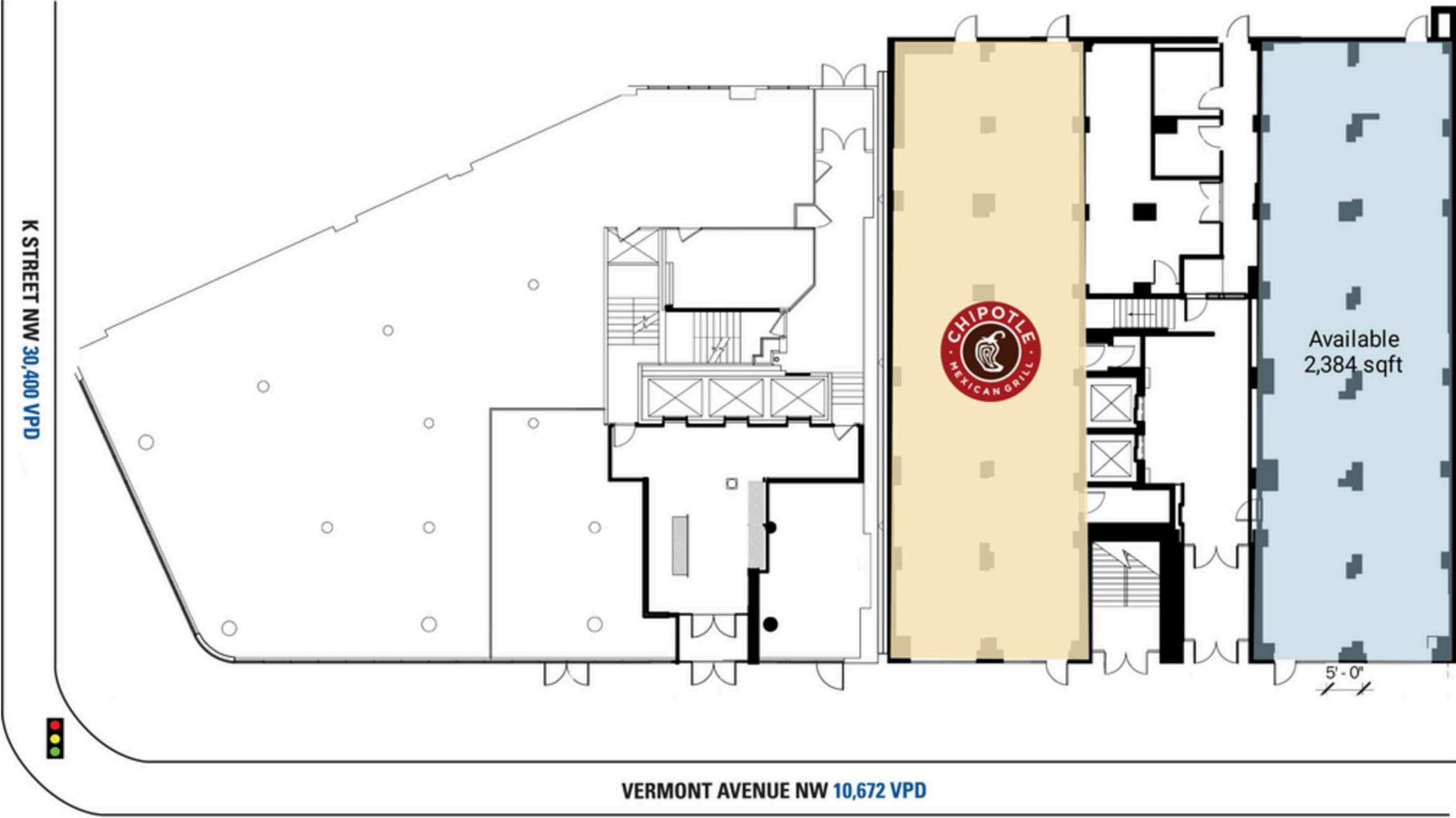
1090  
PROPERTY

REPAIRS  
AVAILABLE  
671.121.280

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# SITE PLAN

1010 VERMONT AVENUE NW | WASHINGTON, DC



# PLAN 2

1010 VERMONT AVENUE NW | WASHINGTON, DC



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**NW**  
WASHINGTON, DC



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