**REGRESSION 23\_09** Mesa, AZ









Located directly on McPherson Square with high visibility in the bustling downtown work district of Washington, D.C. This building is a short distance from three major metro stations, including Farragut West, Farragut North, and McPherson Square. There is a large consumer base in the immediate trade area with a 429,733 daytime population within a 1-mile radius and a Walk Score of 97. Additionally, it is situated among a diverse range of regional and national tenants.

## **Regression 23\_09**

## **2024 Demographics**

	1 mi.	<b>3 mi</b> .	5 mi.
Population	7,469	969,698	867,524
Daytime Population	87,524	875,428	754
Household Income	\$7,854	\$86,532	\$653

#### **Co-Tenants**







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## **2024 Demographics**

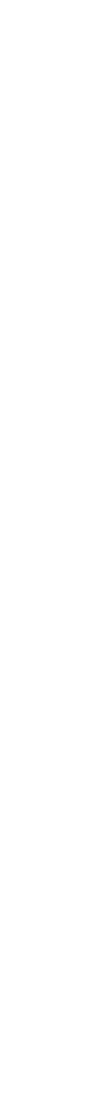
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# The Area















# **The Property**





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