



DISCREET
LISTING:
DO NOT
DISTURB

JOIN THESE RETAILERS

WHOLE FOODS MARKET PLANTA

sweetgreen

SOUTH BLOCK



RETAIL FOR SUBLEASE

- 2,700 SF 2nd Gen Retail for Sublease
- Adjacent to Whole Foods with 12,764 ADT on P Street NW
- Over 3,600 Residential Units, 1,032 Hotel Keys and 1.4M SF of Office within .25 Miles

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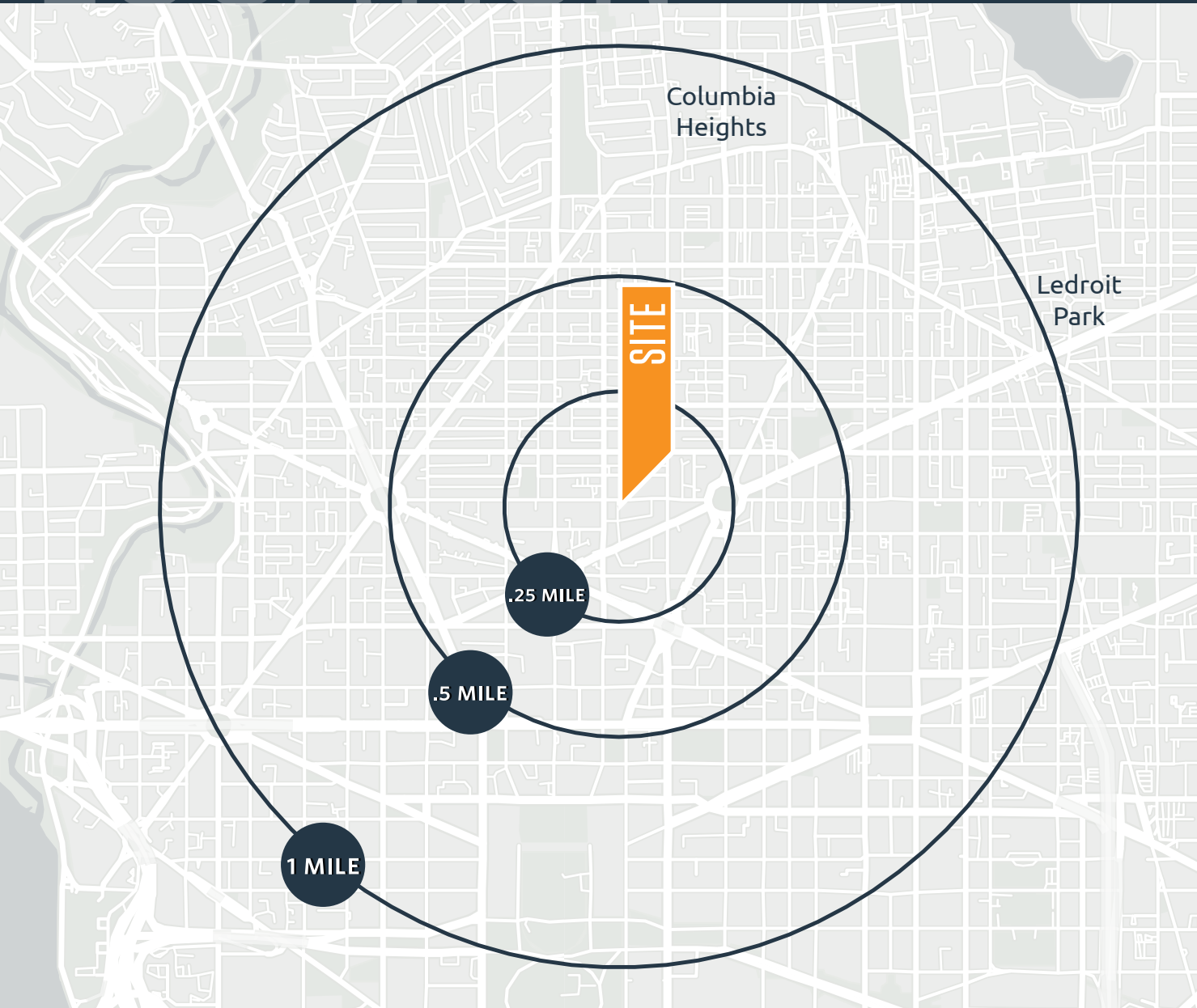
KELLY ATKINSON

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LOCATION

1450 P STREET NW

WASHINGTON, DC 20005



AVAILABLE SPACE

SIZE	RENT	CONDITION	TERM
2,700 SF	Negotiable	2nd Gen Space	Thru 2030

DEMOGRAPHICS | 2022:

.25-MILE	.5-MILE	1-MILE
Population 9,024	28,300	90,258
Daytime Population 10,668	63,262	244,799
Average HH Income \$177,776	\$182,249	\$187,417

TRAFFIC COUNTS | 2021:

P Street NW	12,764 ADT
14th Street NW	17,266 ADT

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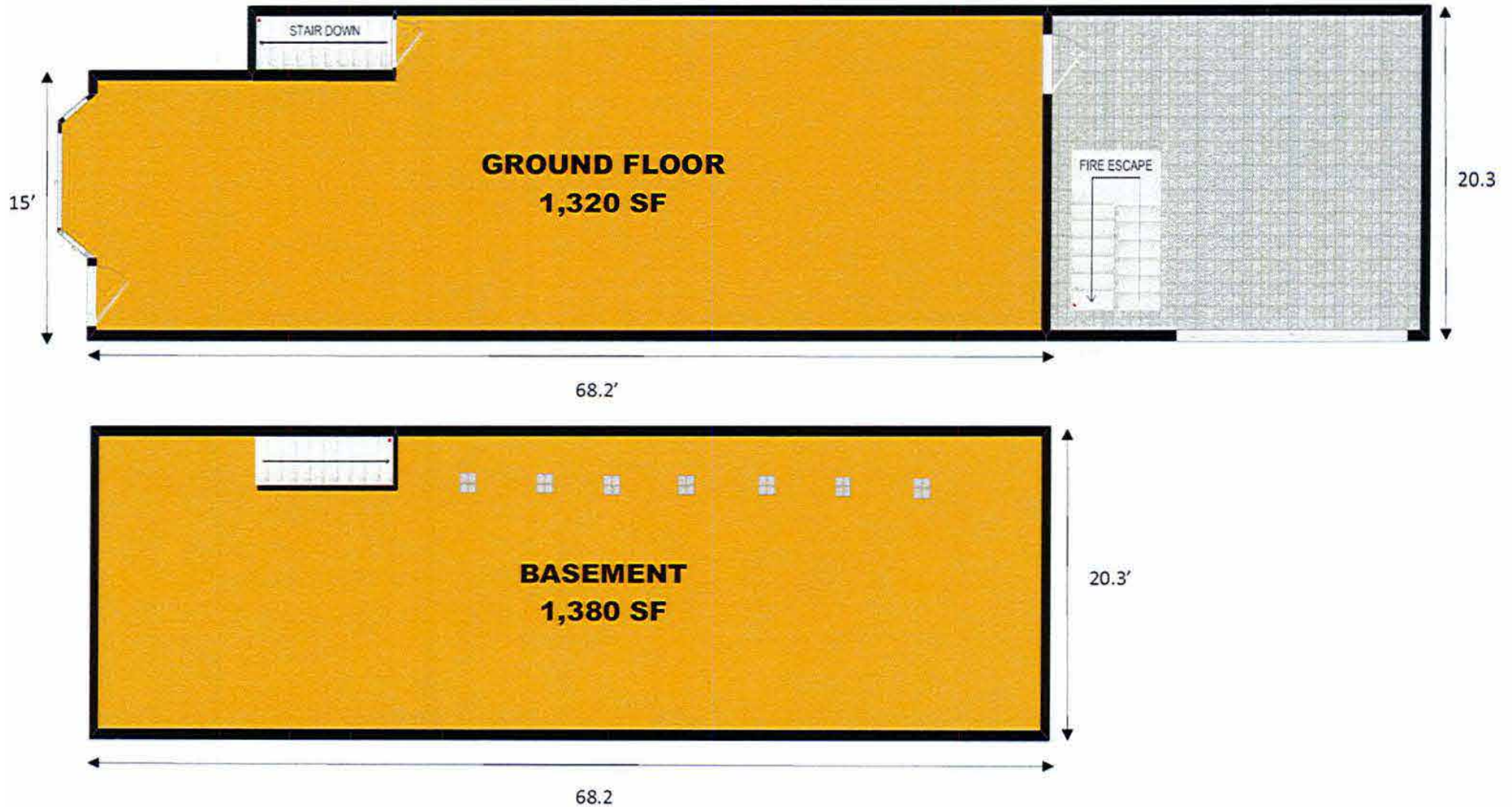
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ADDITIONAL
PHOTOS



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