



1129 20TH STREET NW

WASHINGTON, DC 20036

RETAIL FOR LEASE

- Prime retail available in newly renovated office building at 1129 20th Street NW with excellent frontage on 20th Street NW.
- Within a 10 minute walk to 21.8 M SF of Office
- Walkable to 1,041 Apartment Units and 2,086 Hotel Rooms
- Steps from Elle - 163 Apartment Units scheduled to deliver in 2024.
- 910 SF and 3,034 SF 2nd Generation Café spaces available for lease.



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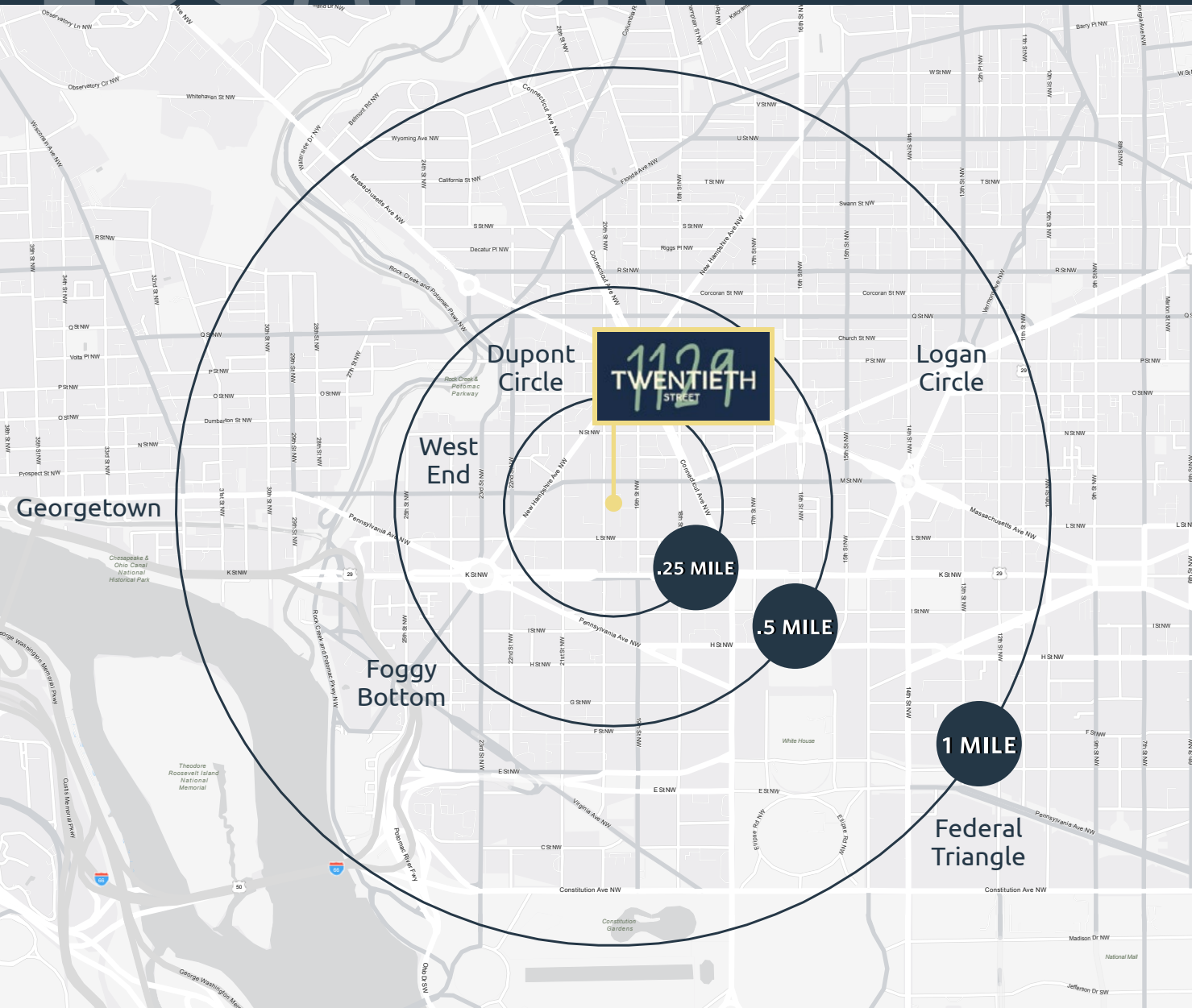
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LOCATION

1129 20TH STREET NW

WASHINGTON, DC 20036



AVAILABLE SPACE

SIZE	RATE	CONDITION
910 SF	Negotiable	Shell
3,034 SF	Negotiable	2nd Gen Cafe

DEMOGRAPHICS | 2022:

.25-MILE	.5-MILE	1-MILE
Population	Population	Population
3,072	18,240	66,014
Daytime Population	Daytime Population	Daytime Population
43,379	118,687	284,261
Average HH Income	Average HH Income	Average HH Income
\$126,519	\$152,102	\$185,644
Spent on Food Away From Home	Spent on Food Away From Home	Spent on Food Away From Home
\$11,896,194	\$66,198,842	\$301,341,939

TRAFFIC COUNTS | 2022:

L Street NW	29,388 ADT
M Street NW	31,974 ADT
20th Street NW	15,122 ADT

FOGGY BOTTOM
9,724 ADR

DUPONT CIRCLE
7,308 ADR

FARRAGUT NORTH
8,921 ADR

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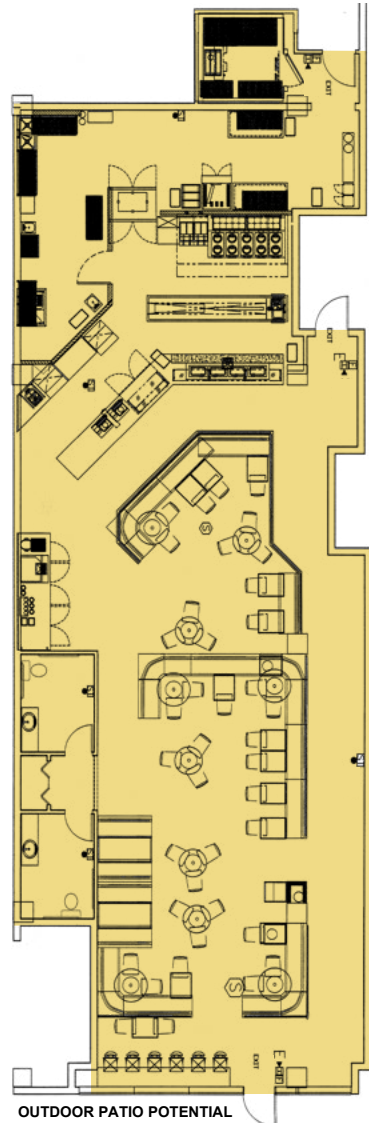
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3,034 SF AVAILABLE SECOND GEN CAFE

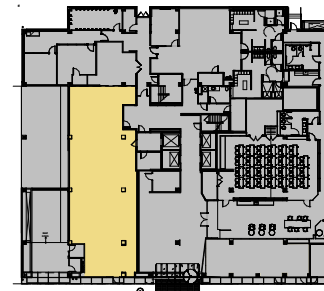


OUTDOOR PATIO POTENTIAL

20th St NW (15,122 VPD)



OUTDOOR PATIO POTENTIAL



BUILDING KEY PLAN

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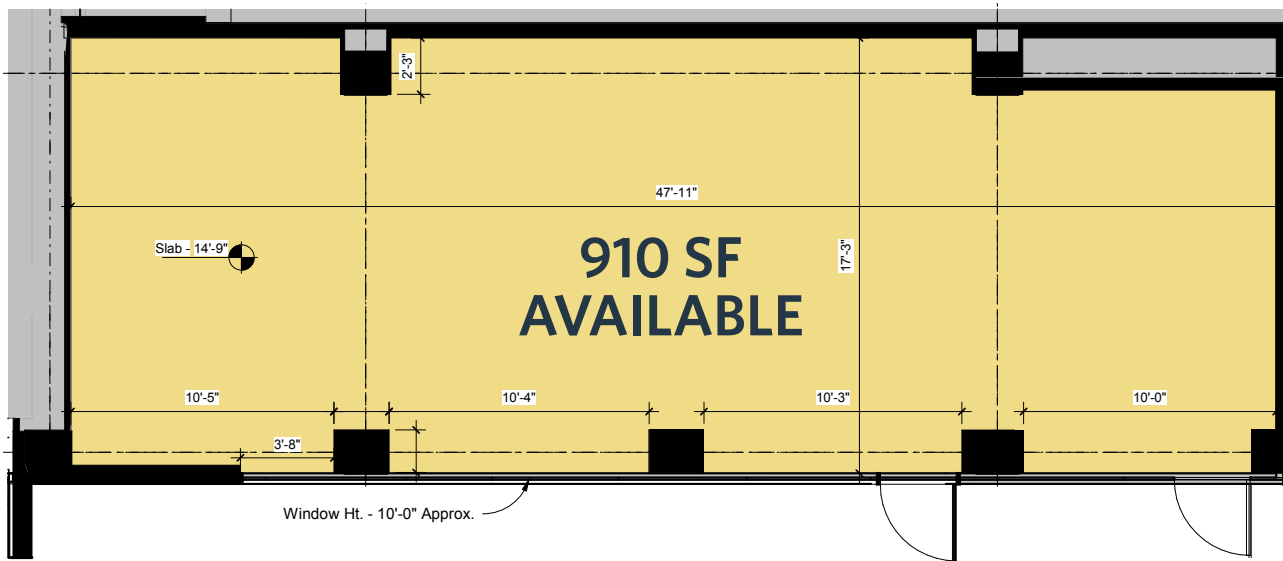
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SITE PLAN

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OUTDOOR PATIO POTENTIAL
20th St NW (15,122 VPD)



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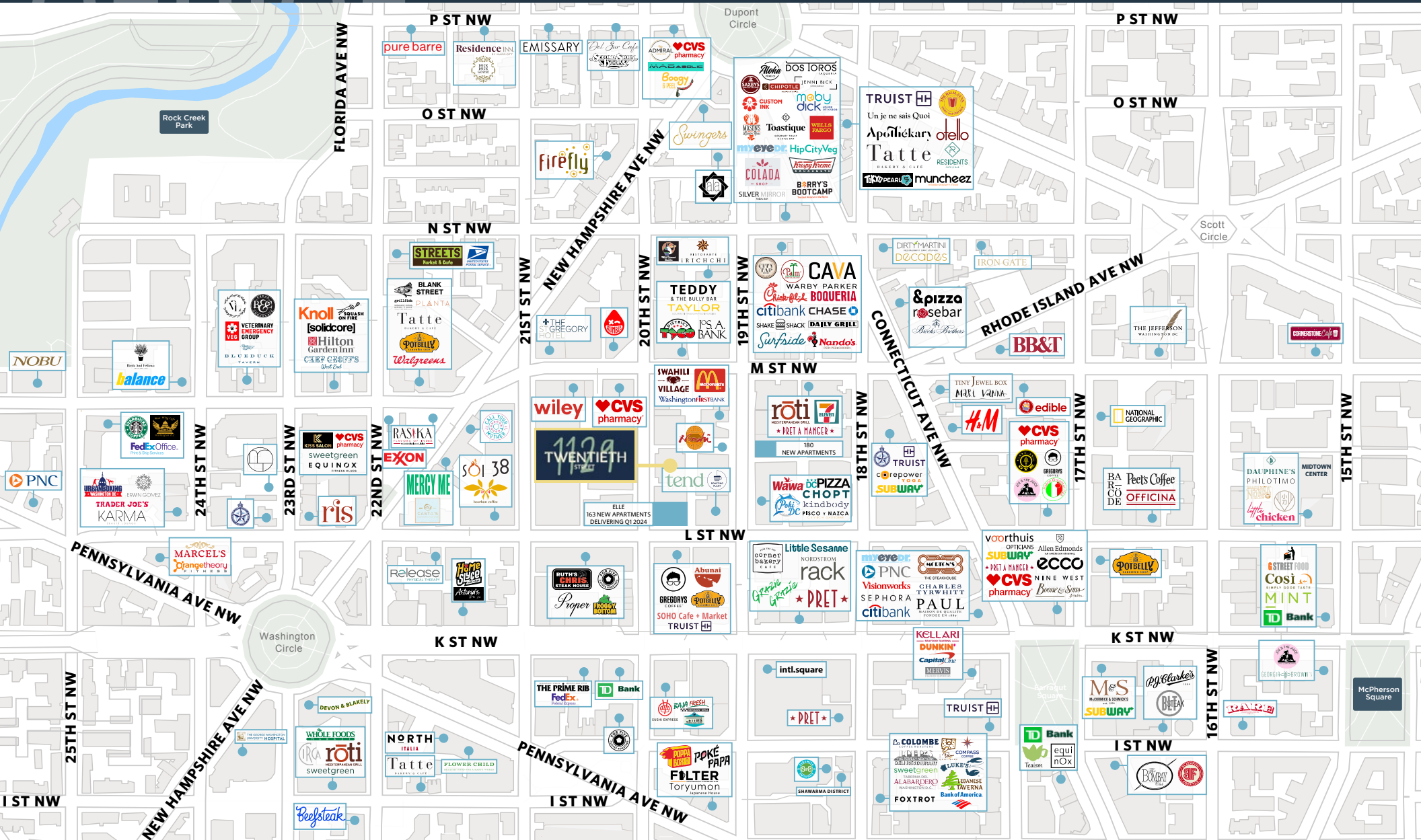
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FOR MORE INFORMATION, PLEASE CONTACT:

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