



NEARBY RETAILERS



Tatte
BAKERY & CAFÉ

COLOMBE
COFFEE ROASTERS



ardente

RETAIL FOR LEASE

- Currently occupied by CVS (12,993 SF)
- Located at the confluence of Massachusetts Ave NW (24,416 VPD), H St NW (47,824 VPD), and 4th St NW (16,422 VPD) with unobstructed visibility
- Immediately accessible to I-395 South and approximately a 10-minute walk from Mt Vernon Square (2,391 ADR), Gallery Place (8,820 ADR), and Judiciary Square (2,816 ADR) Metro stops
- Ground level retail of luxury condos with 256 units on 13 levels

VICTOR SALCIDO

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240-755-2704

JOE FLEISCHMANN

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KIM STEIN

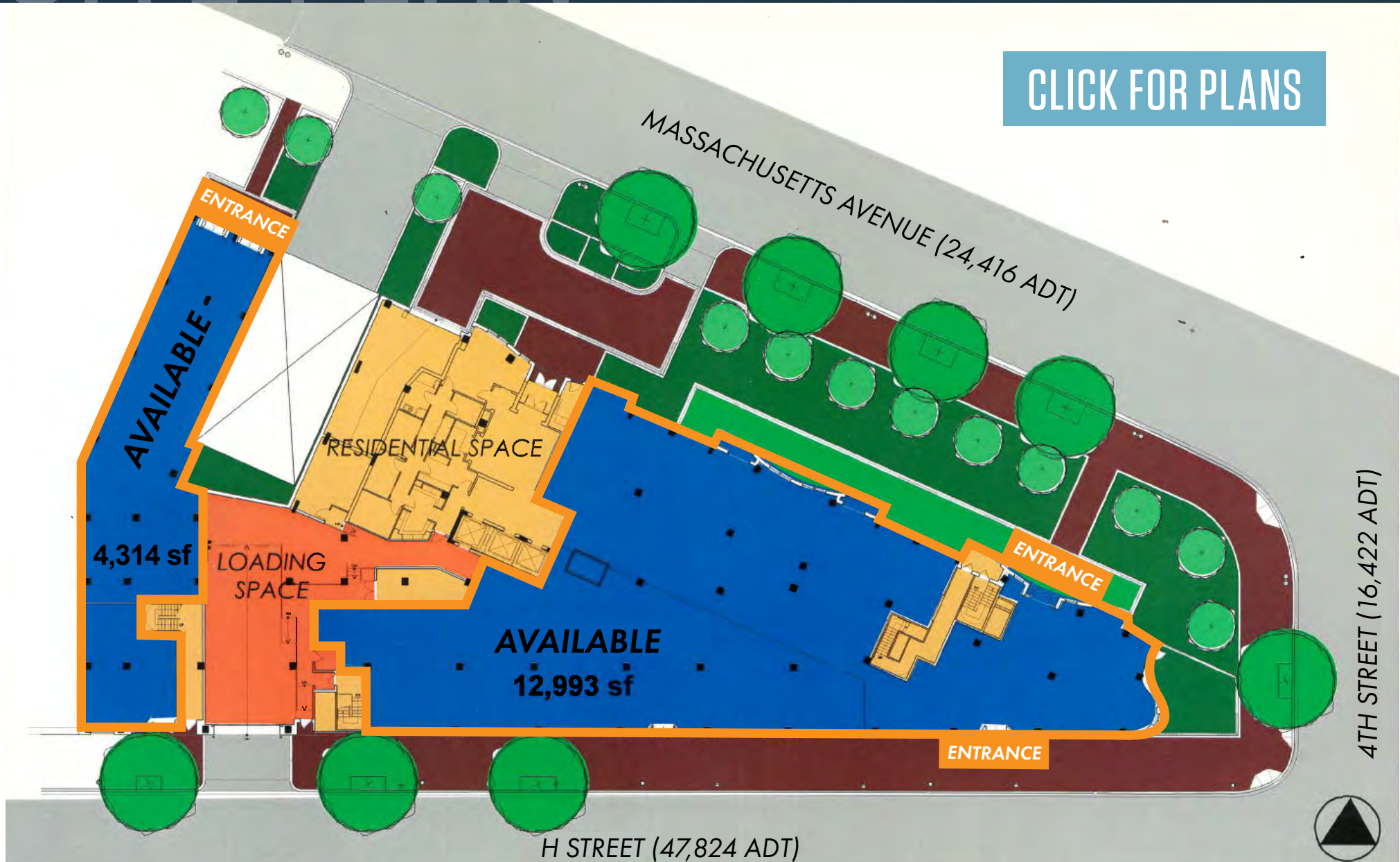
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SITE PLAN

400 MASSACHUSETTS AVE NW

WASHINGTON, DC 20001

[CLICK FOR PLANS](#)



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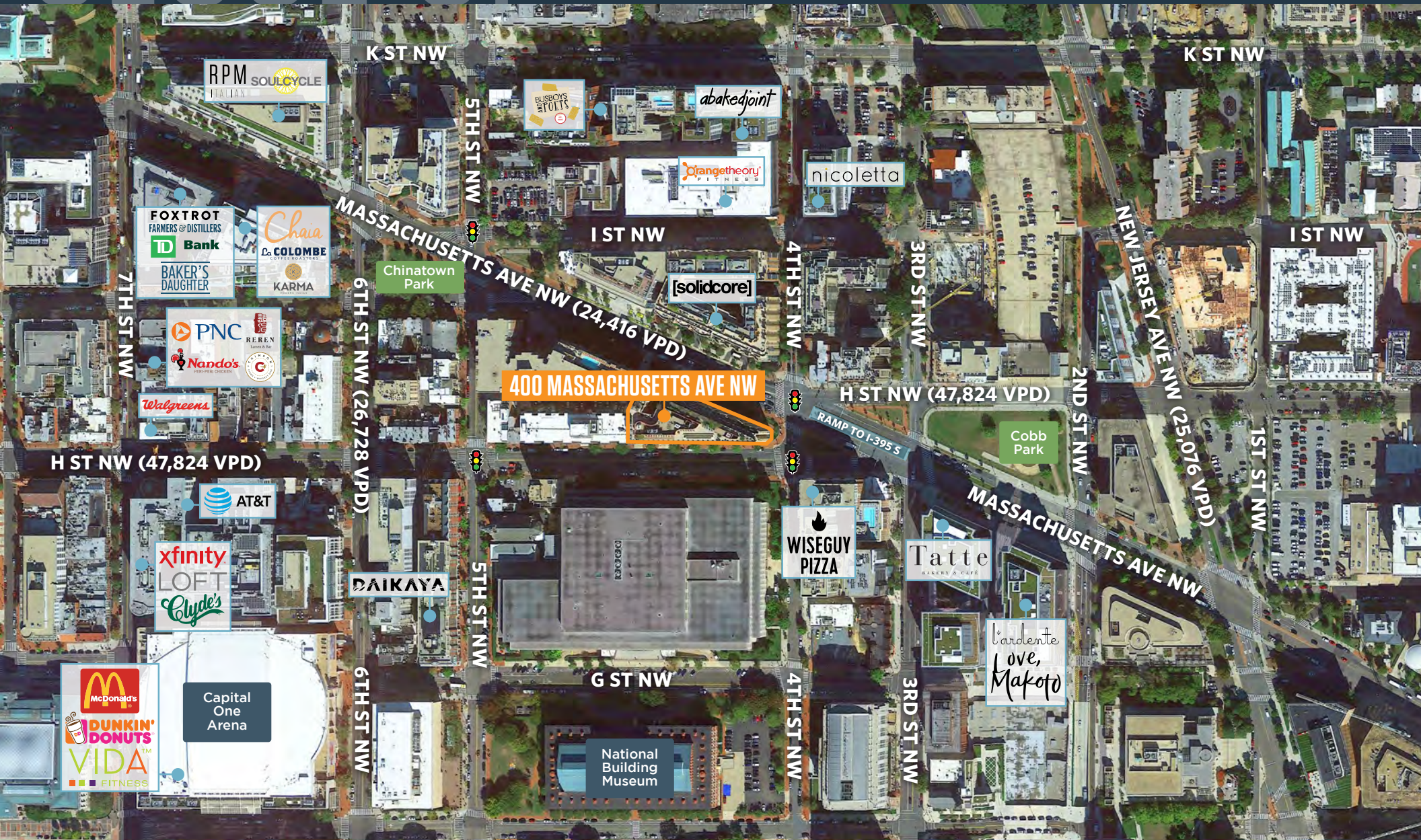
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CLOSE UP

400 MASSACHUSETTS AVE NW

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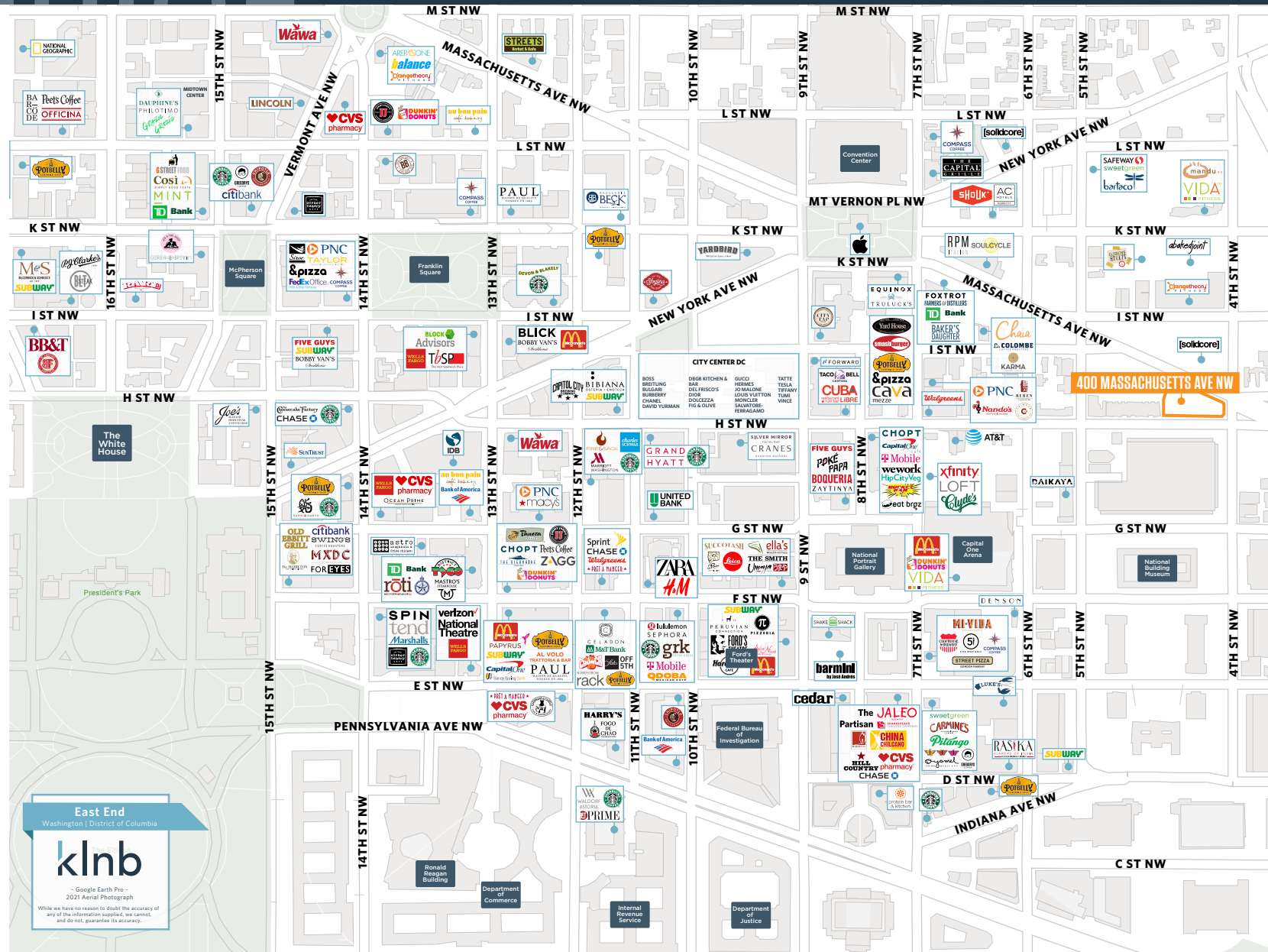
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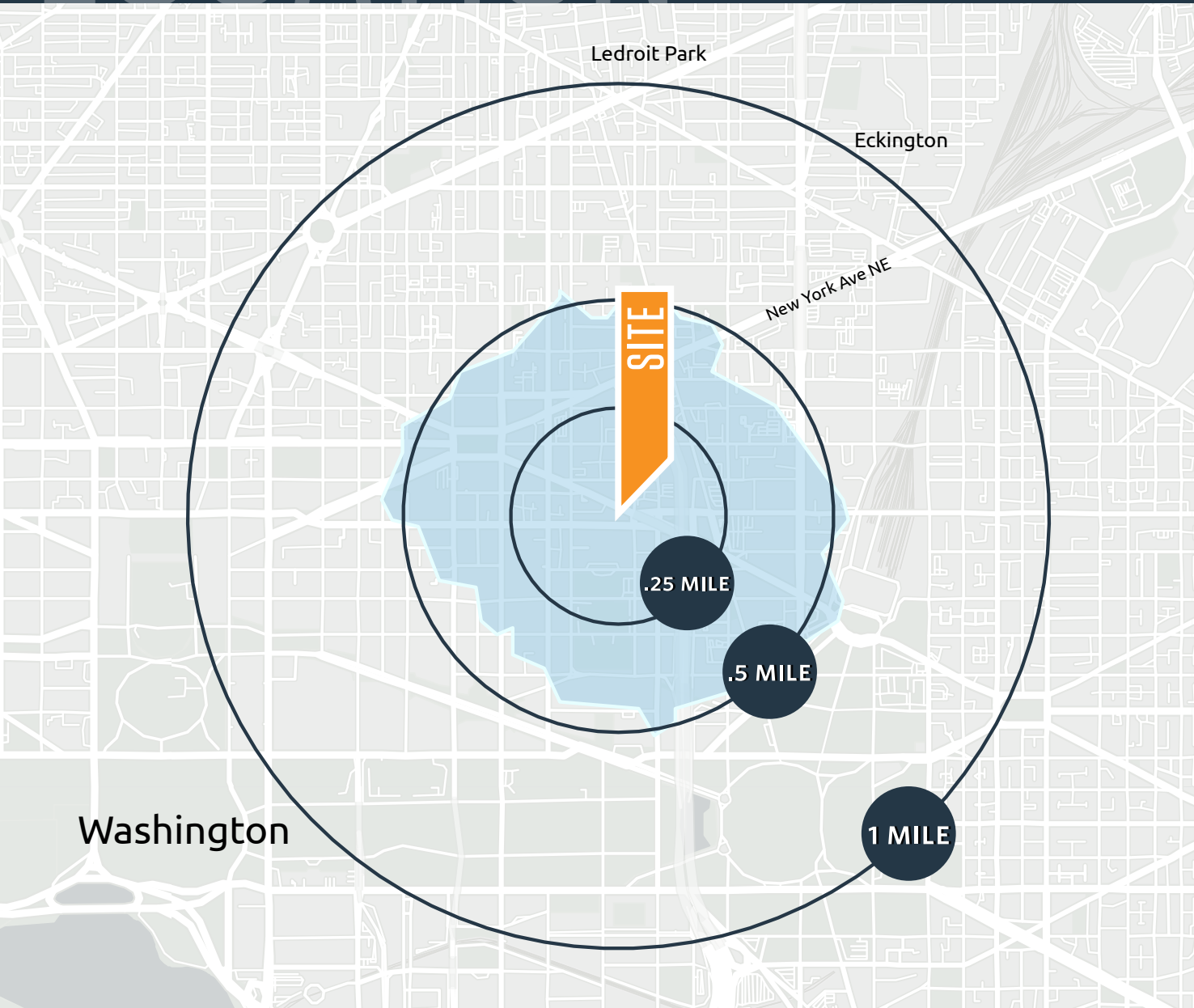
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LOCATION

400 MASSACHUSETTS AVE NW

WASHINGTON, DC 20001



DEMOGRAPHICS | 2022:

WALK TIME

10-MIN	.25-MILE	.5-MILE	1-MILE
Population			
15,428	8,256	17,190	59,076
Daytime Population			
69,971	19,262	77,484	230,843
Households			
9,198	5,269	10,207	32,591
Average HH Income			
\$156,061	\$156,757	\$161,864	\$173,530

TRAFFIC COUNTS | 2022:

Massachusetts Ave NW	24,416 ADT
H St NW	47,824 ADT

[CLICK FOR DEMOS](#)

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FOR MORE INFORMATION, PLEASE CONTACT:

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