

1442 PENNSYLVANIA AVE SE
WASHINGTON, DC 20003

2ND GENERATION RETAIL FOR LEASE



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OVERVIEW

1442 PENNSYLVANIA AVE SE

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2ND GENERATION RETAIL FOR LEASE

- 2,870 SF space immediately available at the corner of 15th St SE and Pennsylvania Ave SE (21,905 ADT) with unobstructed visibility in Capitol Hill.
- In close proximity to Potomac Ave Metro Station (1,751 ADR), accessible to the Blue, Orange, and Silver lines.
- Metered, street parking available in front of site.

NEARBY RETAILERS:



BANK OF AMERICA



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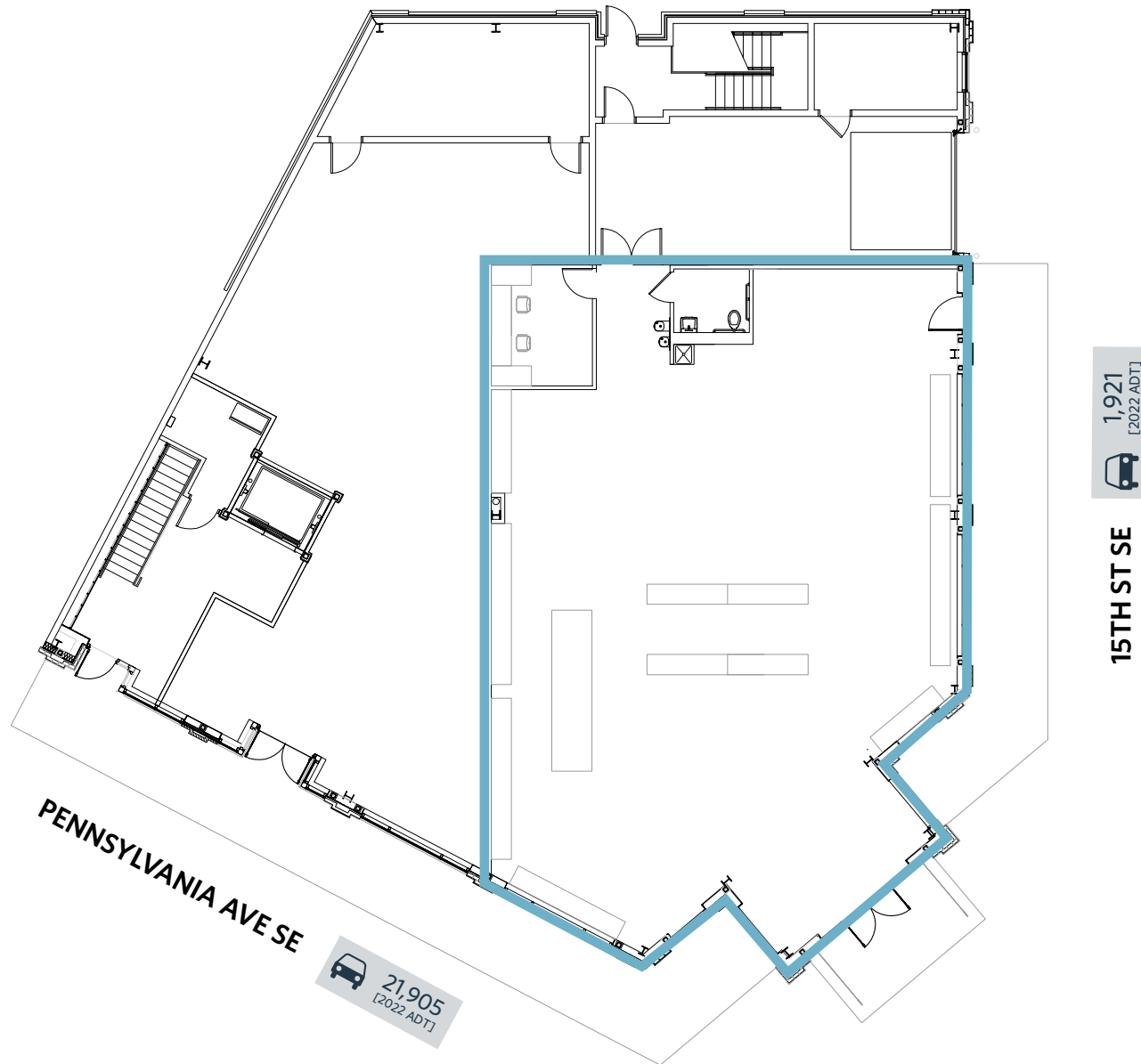
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SITE PLAN

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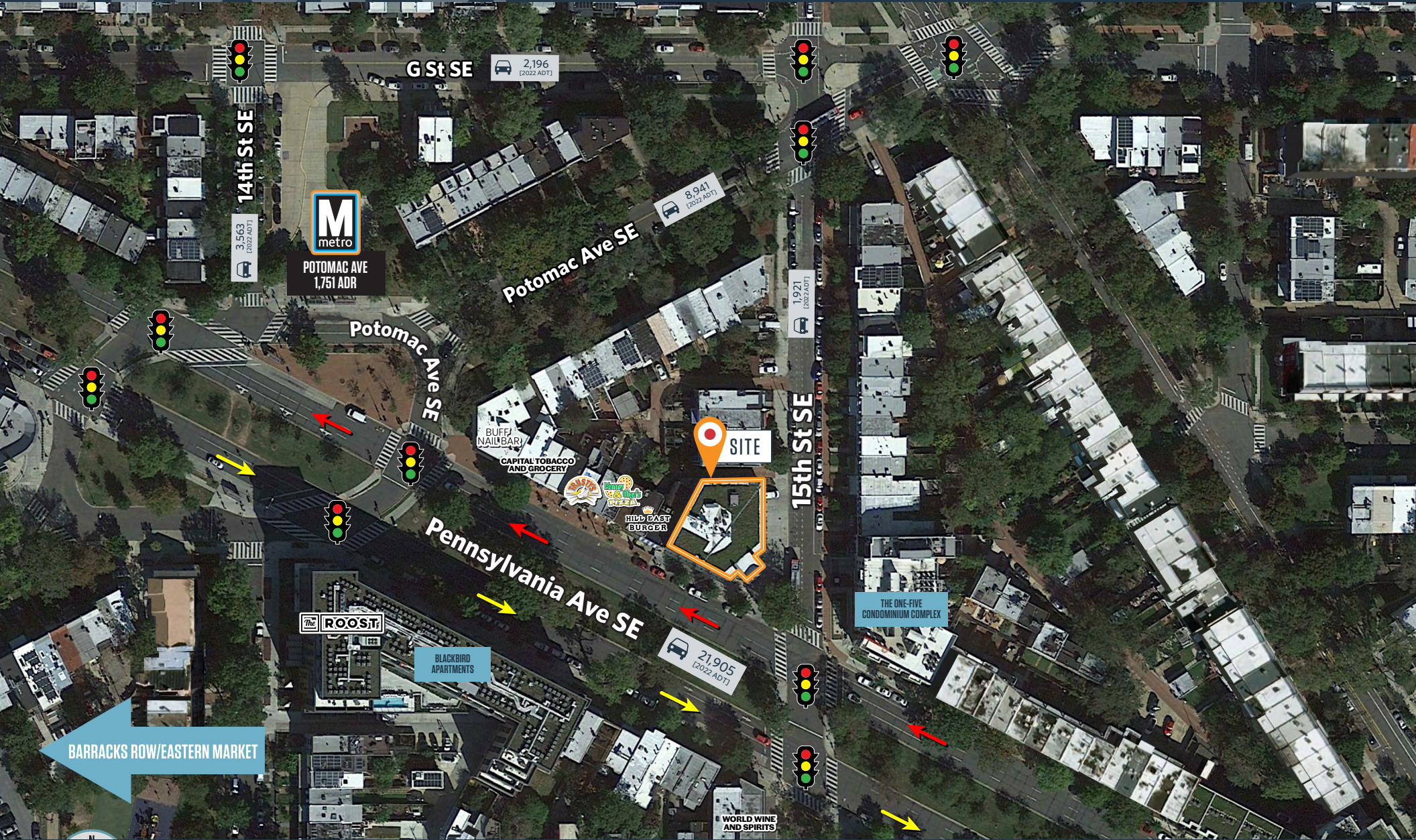
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CLOSE UP

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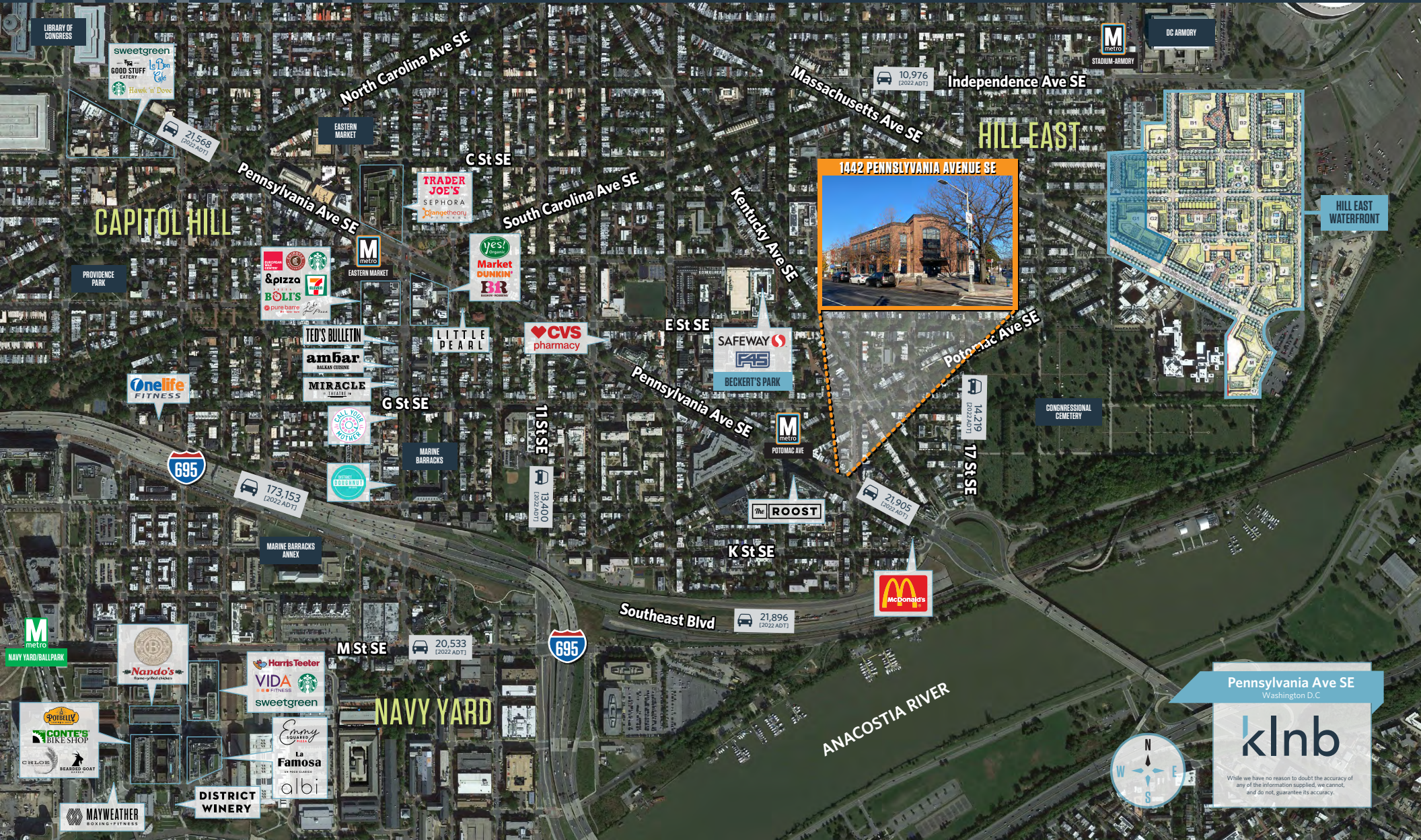
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AERIAL

1442 PENNSYLVANIA AVE SE

WASHINGTON, DC 20003



1442 Pennsylvania Ave SE
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While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.

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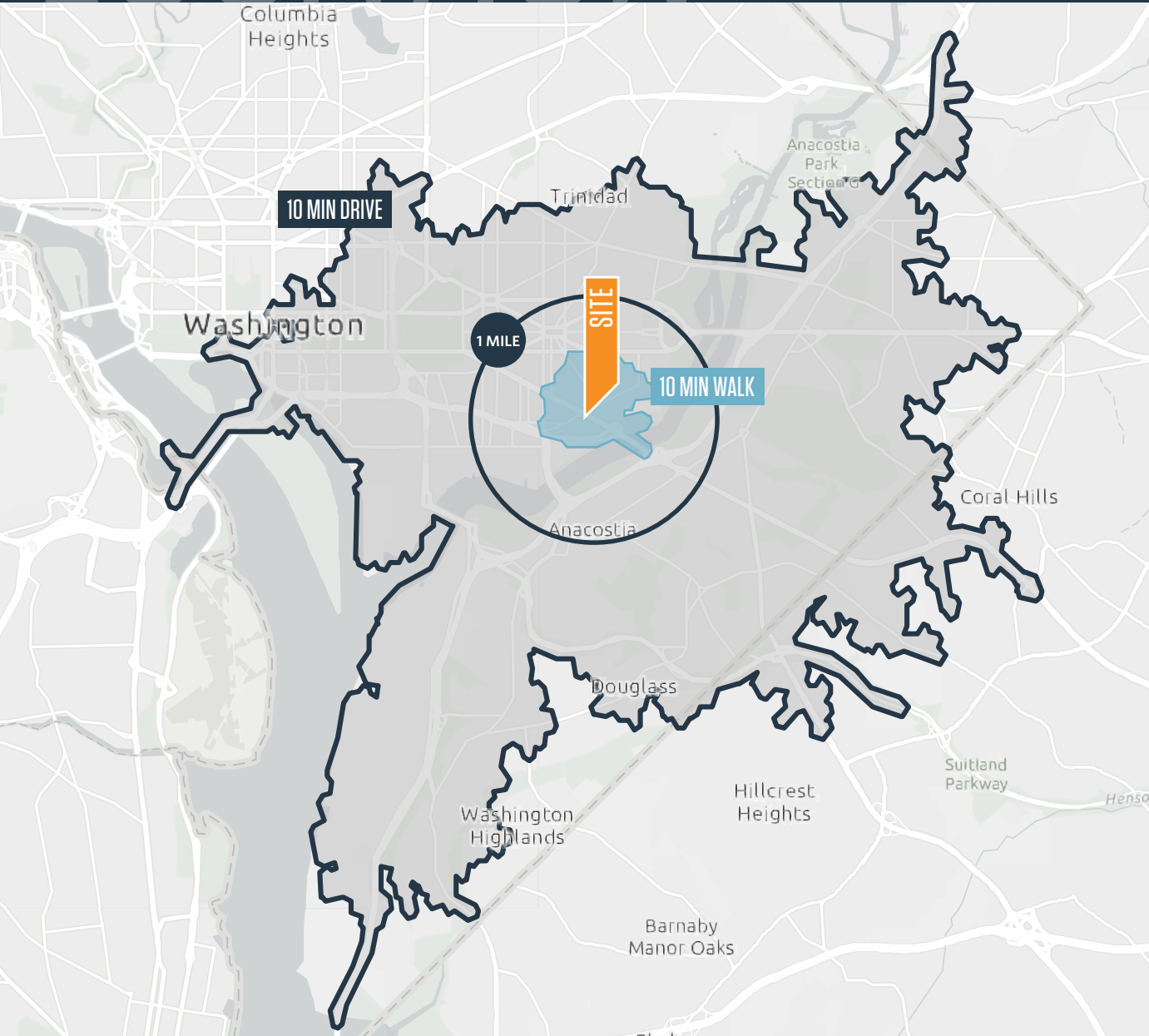
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LOCATION

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DEMOGRAPHICS | 2023:

1-MILE	10-MIN WALK	10-MIN DRIVE
Population		
39,160	10,068	233,224
Daytime Population		
34,135	7,293	364,312
Households		
17,187	4,691	110,528
Average HH Income		
\$194,817	\$214,224	\$131,981
Median Age		
37.9	38.1	36.7

[CLICK FOR 1 MILE DEMOGRAPHICS](#)

[CLICK FOR 10 MIN DRIVE DEMOGRAPHICS](#)

[CLICK FOR 10 MIN WALK DEMOGRAPHICS](#)

TRAFFIC COUNTS | 2022:

Pennsylvania Ave SE	21,905 ADT
Potomac Ave SE	8,941 ADT

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FOR MORE INFORMATION, PLEASE CONTACT:

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