



RETAIL FOR LEASE

- 2nd Gen. Retail/Corner Store space with large outdoor patio available
- Zoning RF-1 which permits a "Corner Store"
- 1,132 SF (1st floor) + 987 SF (basement)
- 1,100 SF (outdoor/patio)

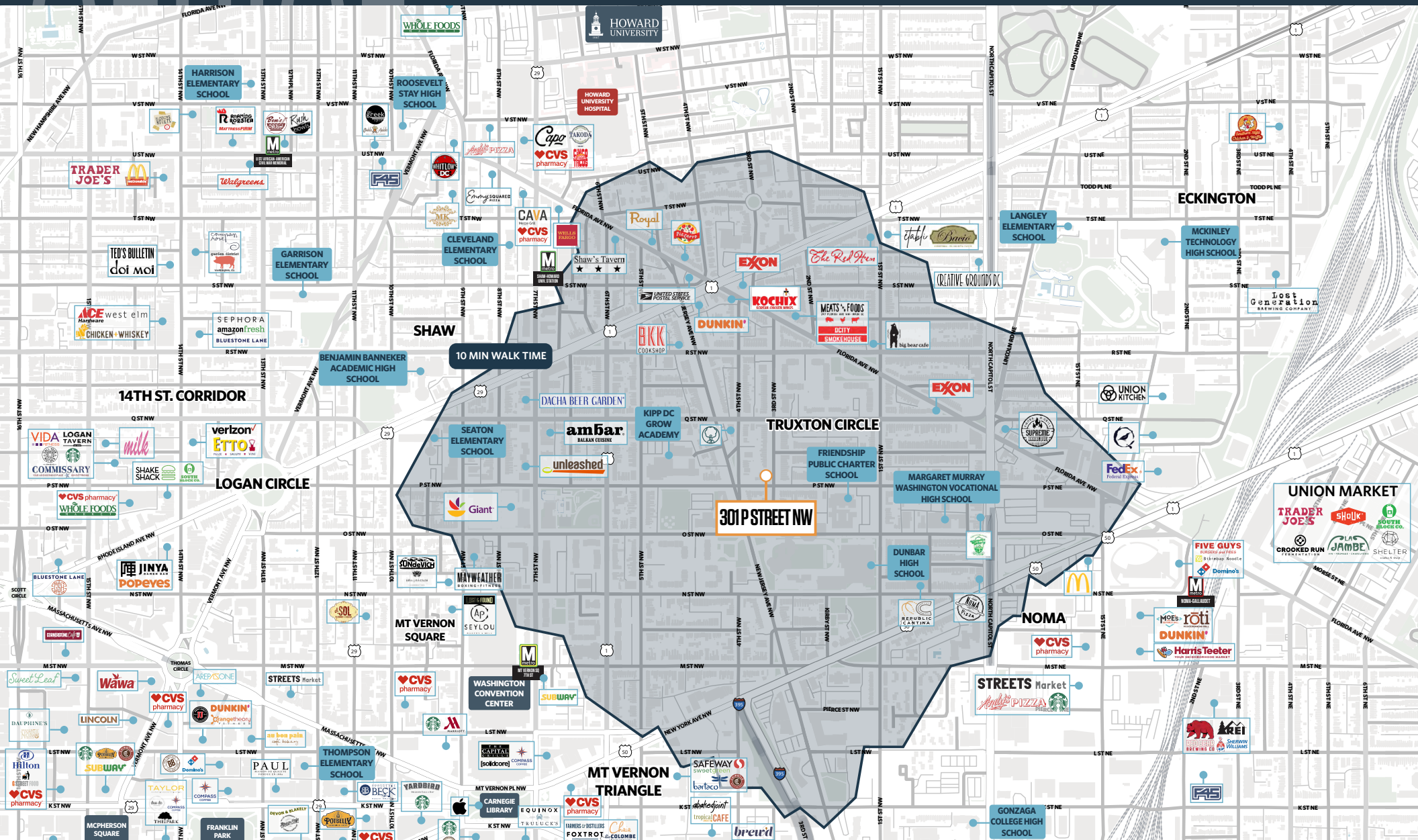
[CLICK TO VIEW FULL ZONING LANGUAGE FOR CORNER STORE](#)

10-MINUTE WALK DEMOGRAPHICS

Population	19,129
Daytime Population	10,341
Households	9,513
Average HH Income	\$168,551

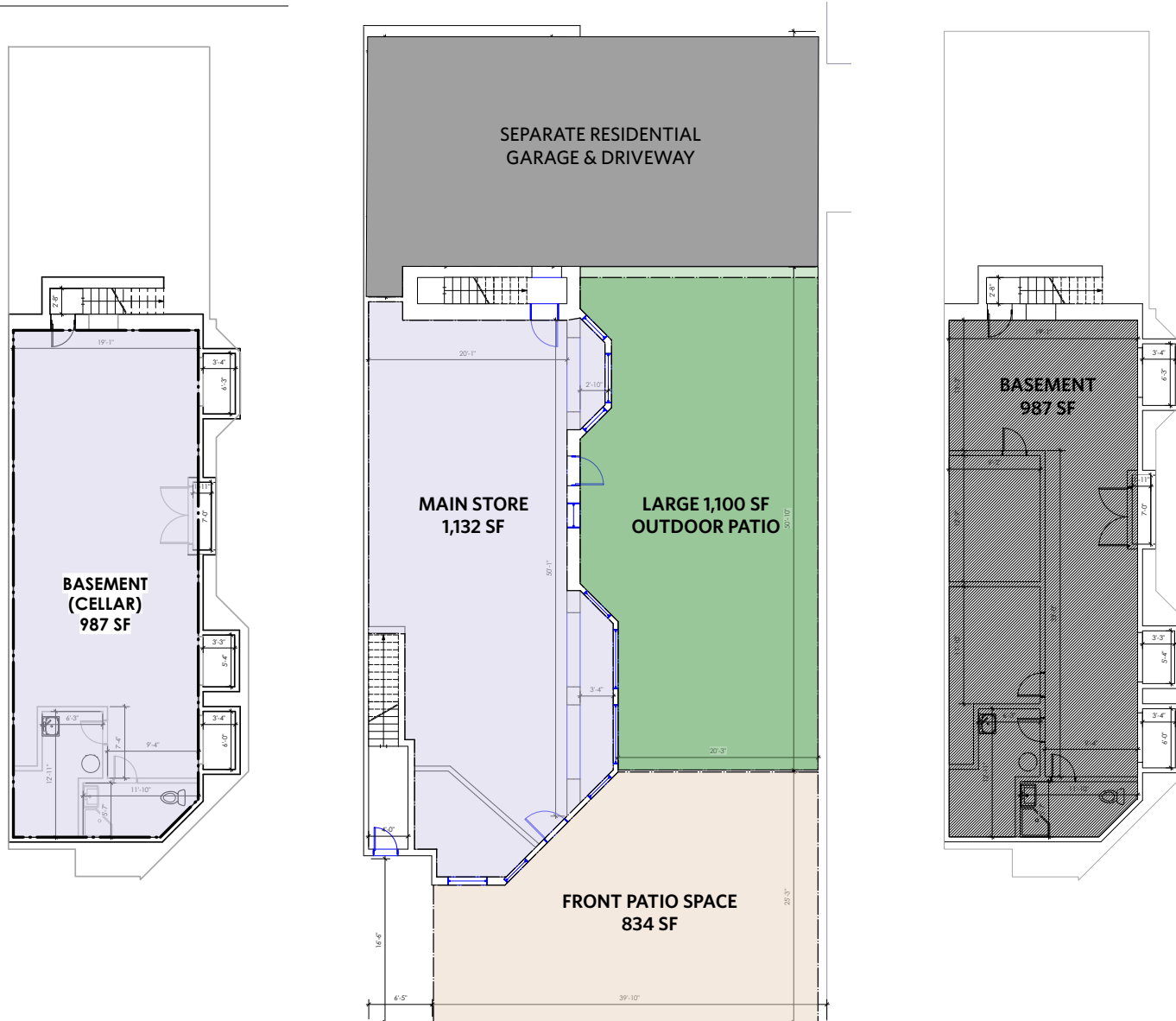
301 P STREET NW

WASHINGTON, DC 20001



SPACE PLAN | 301 P STREET NW

WASHINGTON, DC 20001



PHOTOS

301 P STREET NW

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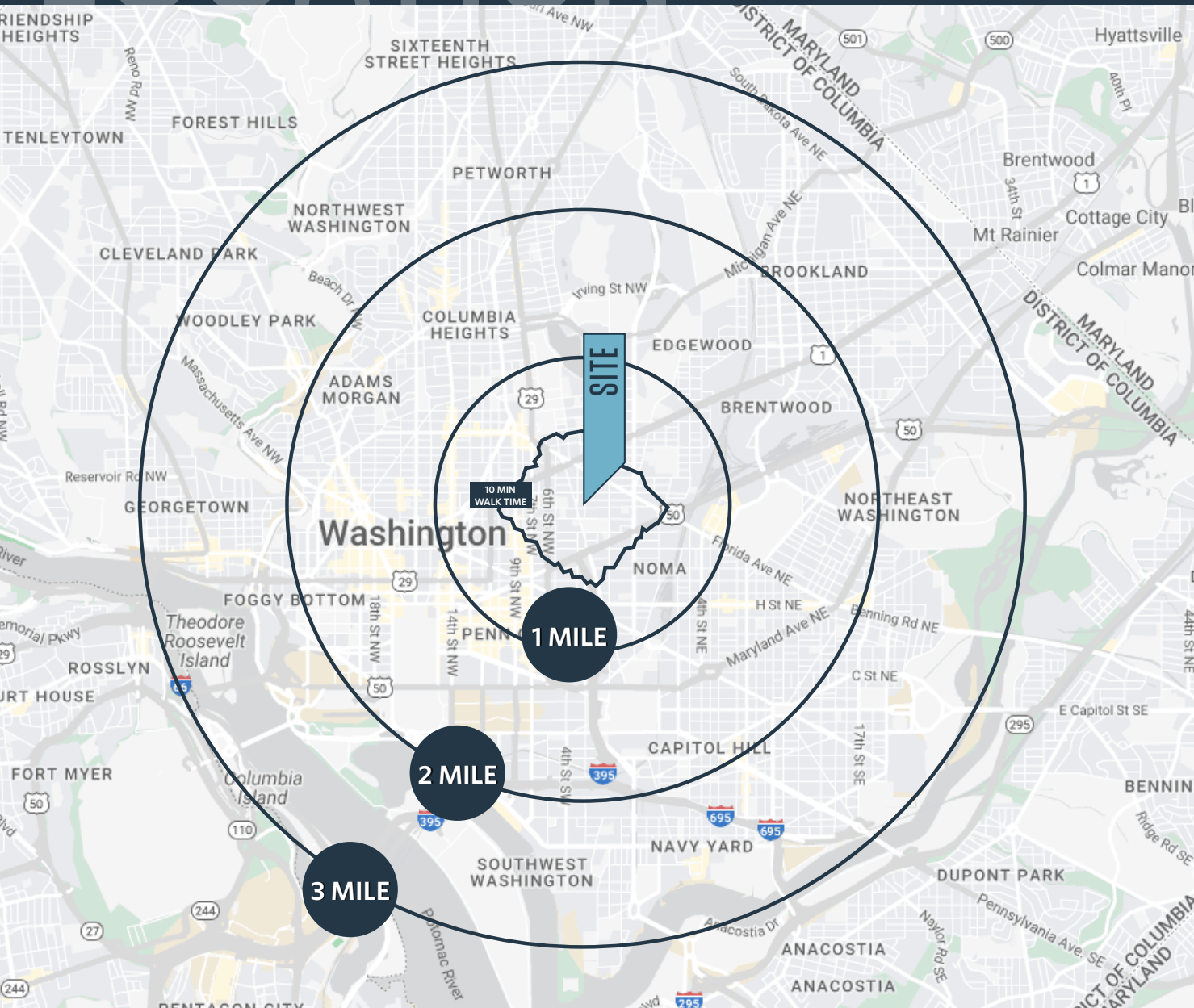
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LOCATION

301 P STREET NW

WASHINGTON, DC 20001



DEMOGRAPHICS | 2023:

1-MILE	2-MILE	3-MILE	10 MIN WALK
Population			
85,091	245,750	404,484	19,129
Daytime Population			
143,791	607,504	738,309	10,341
Households			
45,484	125,190	199,541	9,513
Average HH Income			
\$171,117	\$192,275	\$192,250	\$168,551

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

P Street NW	4,654 ADT
3rd Street NW	1,870 ADT
New Jersey Ave NW	19,182 ADT



301 P STREET NW

WASHINGTON, DC 20001

FOR MORE INFORMATION, PLEASE CONTACT:

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