



NEARBY RETAILERS



Tatte **La COLOMBE**
BAKERY & CAFÉ COFFEE ROASTERS



ardente

RETAIL FOR LEASE

- 12,993 SF of ground level retail, formerly occupied by CVS. Immediately adjacent, outdoor play area available
- Located at the confluence of Massachusetts Ave NW (31,390 VPD), H St NW (10,404 VPD), and 4th St NW (10,146 VPD) with unobstructed visibility
- Immediately accessible to I-395 South and approximately a 10-minute walk from Mt Vernon Square (3,586 ADR), Gallery Place (12,558 ADR), and Judiciary Square (3,706 ADR) Metro stops
- In search of daycare, medical, dog daycare or similar uses.

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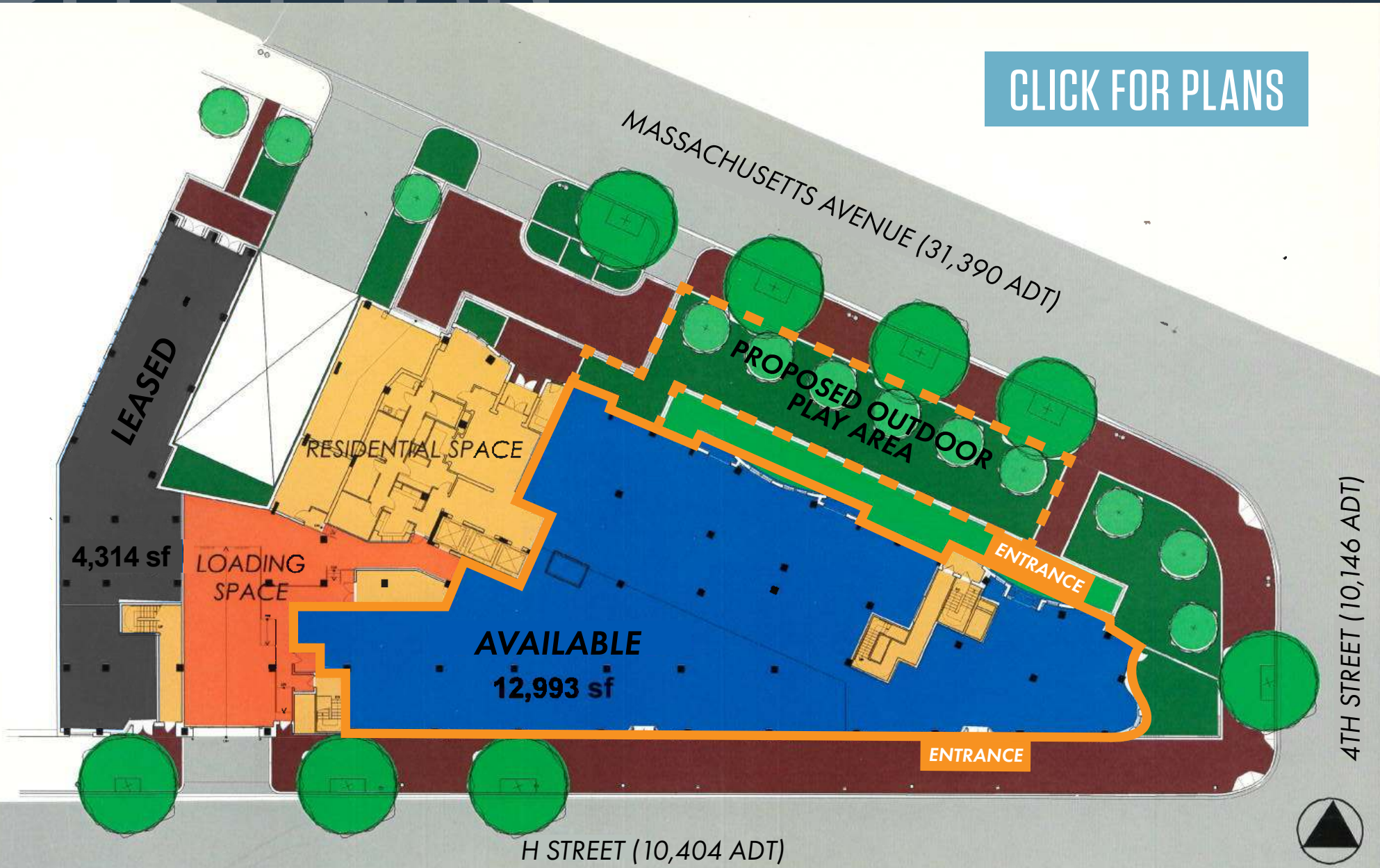
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SITE PLAN

400 MASSACHUSETTS AVE NW

WASHINGTON, DC 20001

[CLICK FOR PLANS](#)



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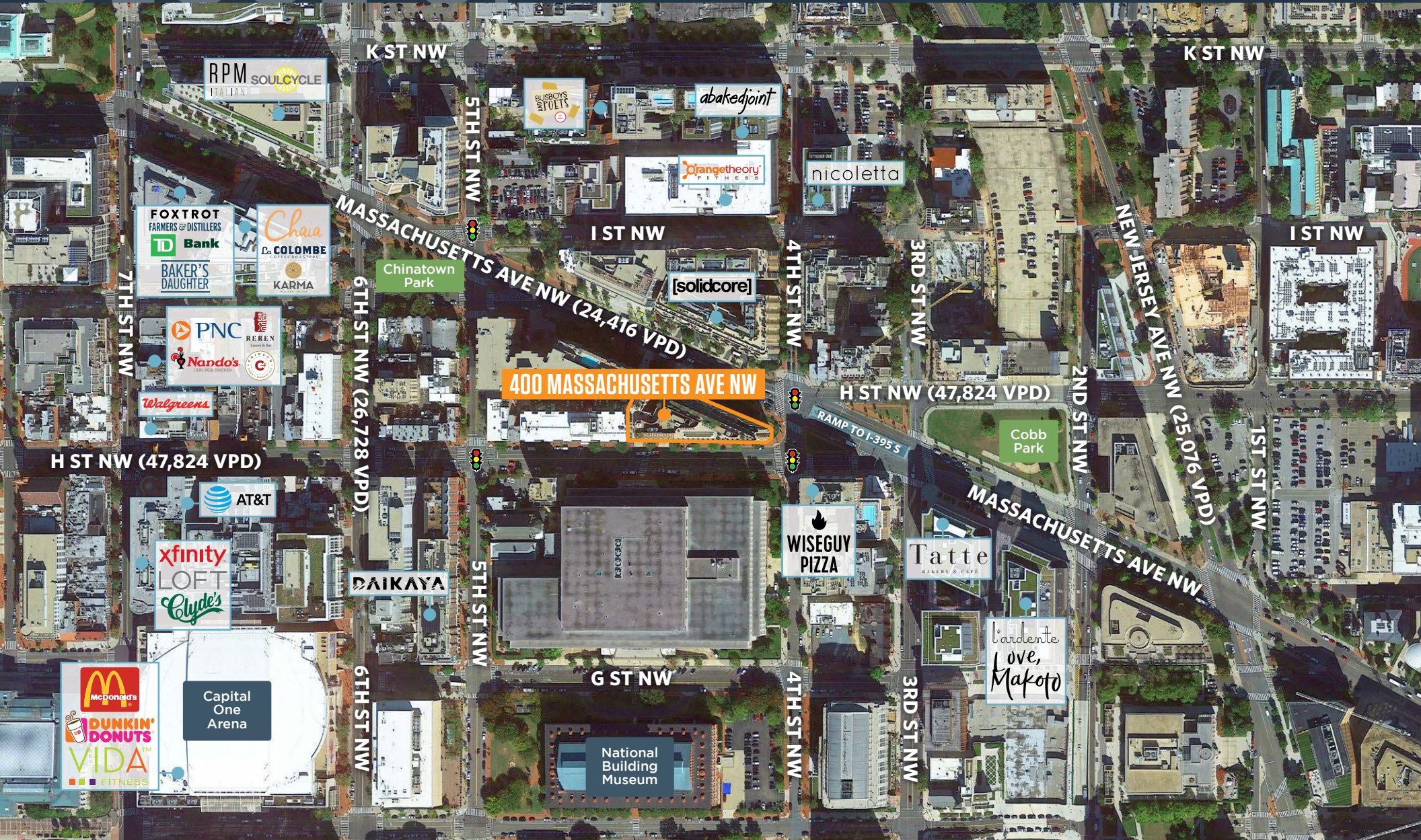
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CLOSEUP

400 MASSACHUSETTS AVE NW

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CLOSE UP

400 MASSACHUSETTS AVE NW

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**400 MASSACHUSETTS AVE NW,
WASHINGTON, DC 20001**

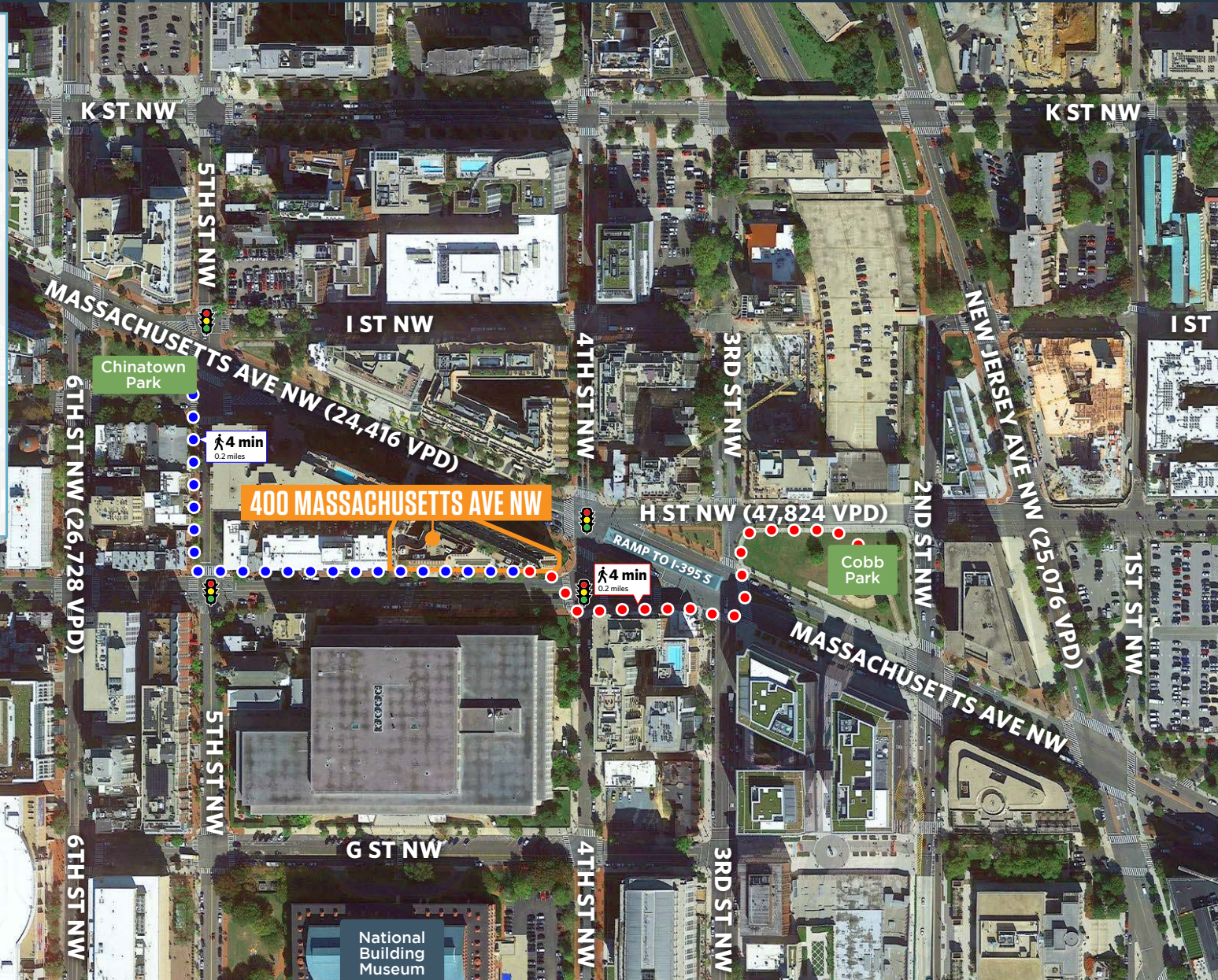
15-MINUTE DRIVE-TIME

Population: 719,075
Median Income: \$104,930
Kids 0-4: 32,313
Average spent on childcare: \$983.48 per
year per household / \$336,885,296 total

1-MILE RADIUS

Population: 59,076
Median Income: \$121,339
Kids 0-4: 1,713
Average spent on childcare: \$1,158 per
year per household / \$37,770,764 total

*DATA IS FROM 2022

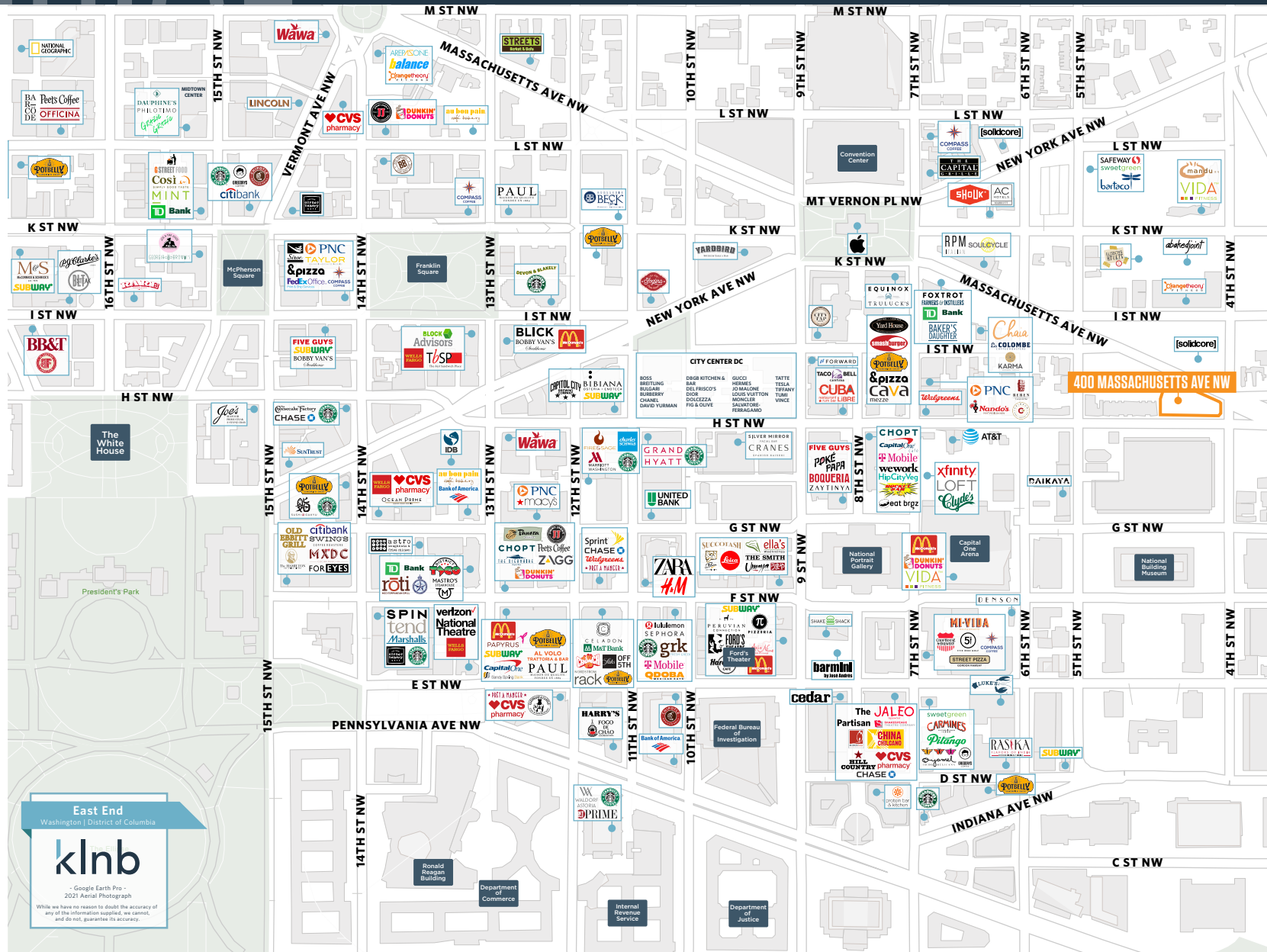


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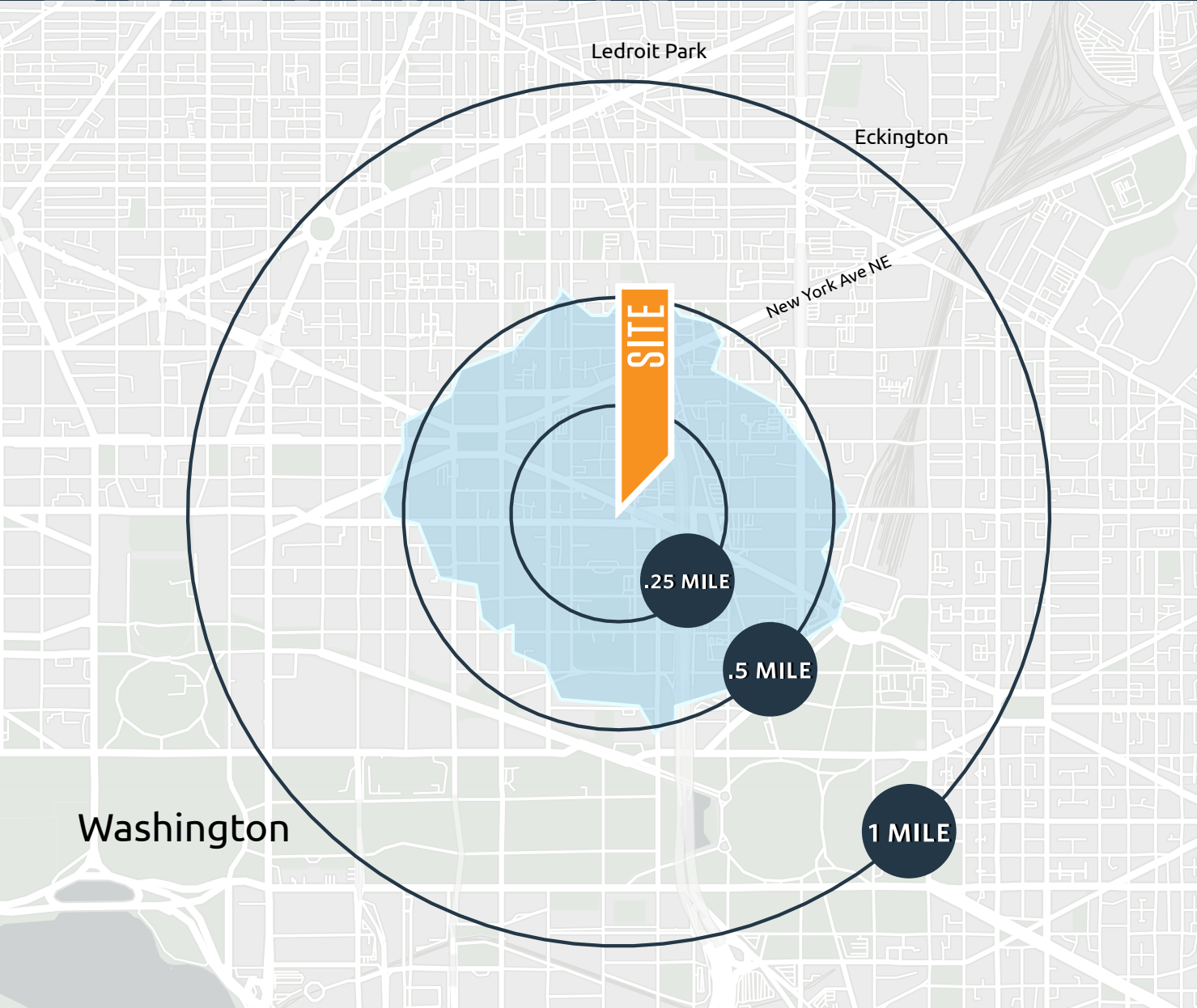
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LOCATION

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WASHINGTON, DC 20001



DEMOGRAPHICS | 2022:

WALK TIME

10-MIN	.25-MILE	.5-MILE	1-MILE
Population	8,256	17,190	59,076
Daytime Population	19,262	77,484	230,843
Households	5,269	10,207	32,591
Average HH Income	\$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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400 MASSACHUSETTS AVENUE NW

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