



# 1029 VERMONT AVENUE NW

WASHINGTON, DC 20006



L ST NW (13,900 VPD)

1,495 SF  
AVAILABLE

VERMONT AVE NW (6,400 VPD)

**MATT SKALET**

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# PHOTOS

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## NEARBY RETAILERS



## 1,495 SF CORNER RETAIL SPACE AVAILABLE

- Situated on the corner of L Street NW and Vermont Street.
- Strong branding exposure with highly visible signage opportunities.
- Just off highly traveled Massachusetts Ave (34,600 VPD).
- Located within walking distance of all metro lines.
- Proximate to hotels, office, and Logan Circle/14th Street corridor.

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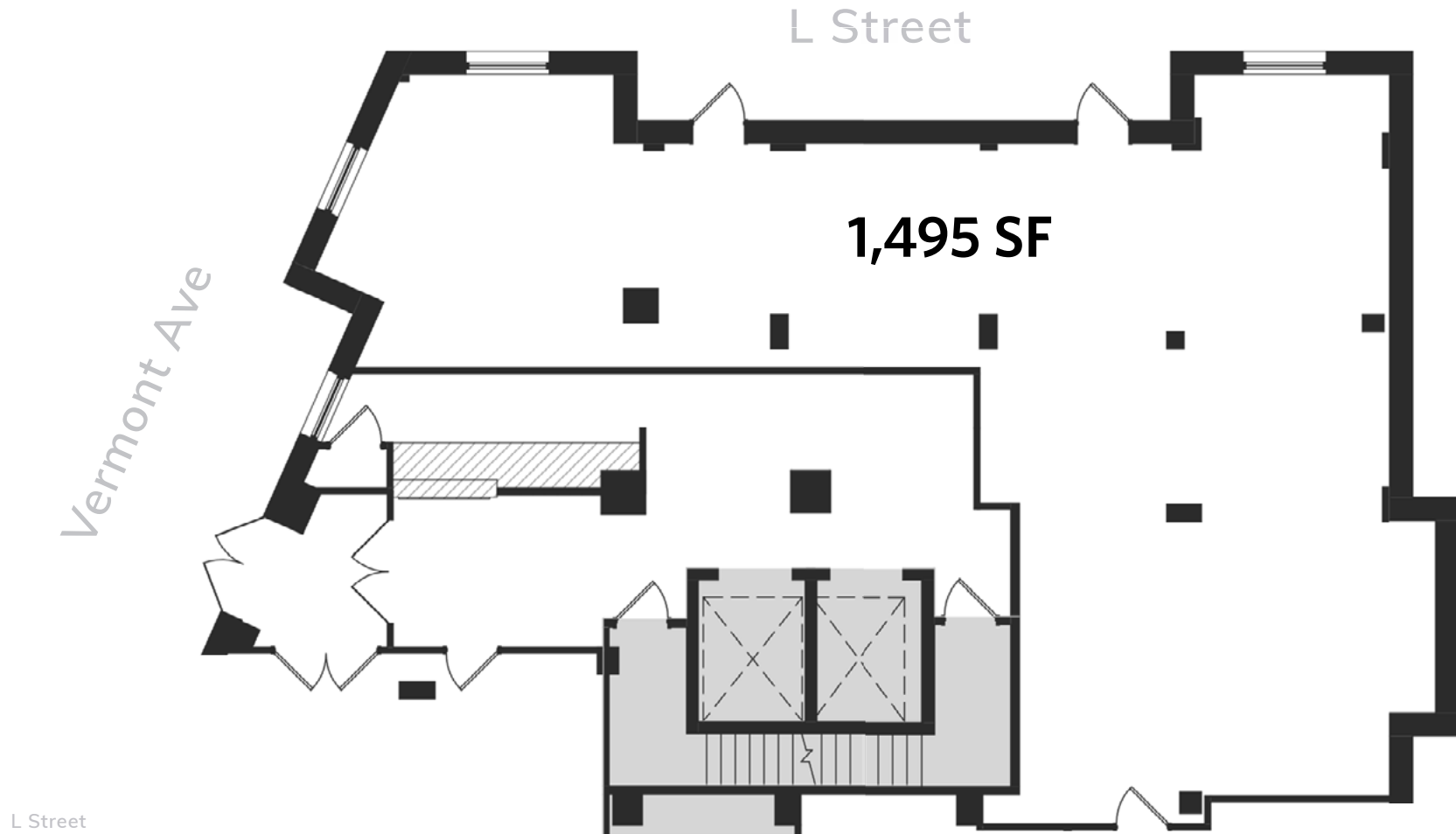
rschmitz@klnb.com | 202-420-7769



# SITE PLAN

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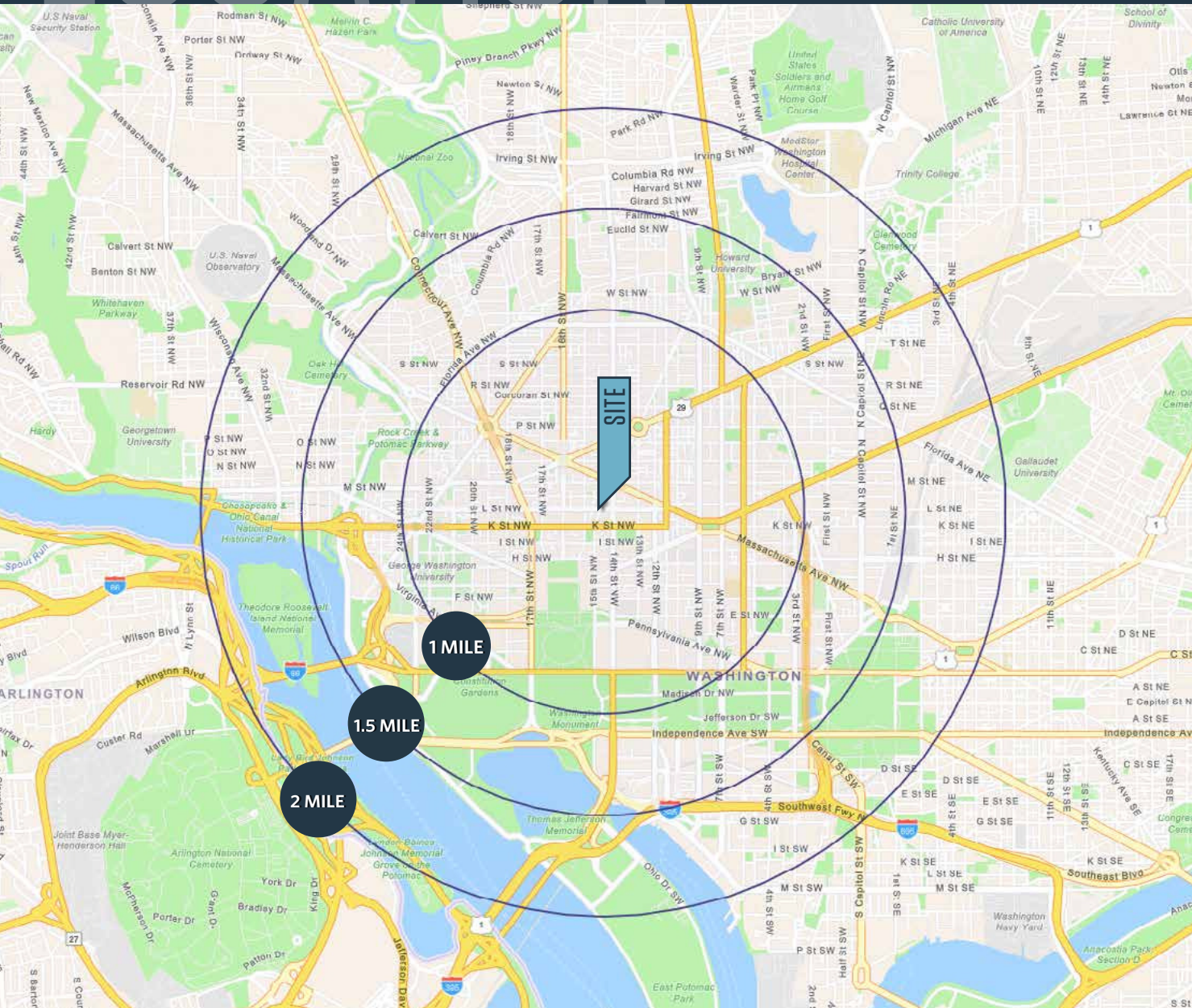
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# LOCATION

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## DEMOGRAPHICS | 2024:

	1-MILE	1.5-MILE	2-MILE
Population	72,160	139,020	213,552
Daytime Population	354,666	513,112	630,763
Households	41,473	76,924	114,937
Average HH Income	\$175,271	\$177,283	\$175,882

## 7 MIN WALK 10 MIN WALK 15 MIN WALK

	7 MIN WALK	10 MIN WALK	15 MIN WALK
Population	9,693	15,385	29,035
Daytime Population	78,709	129,169	245,424
Households	6,270	9,728	17,828
Average HH Income	\$148,100	\$176,333	\$179,206

## TRAFFIC COUNTS | 2023:

L Street NW	13,900 VPD
Vermont Ave	6,400 VPD
McPherson Square Metro	5,266 ADR

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# MARKET

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