



1901 PENNSYLVANIA AVENUE NW

WASHINGTON, DC 20006



PENNSYLVANIA AVE - 22,873 VPD

6,996 SF AVAILABLE

19TH ST - 12,728 VPD

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PHOTOS

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NEARBY ATTRACTIONS



THE GEORGE WASHINGTON UNIVERSITY
WASHINGTON, DC



Gong cha



THE WORLD BANK



6,996 SF CORNER FOR LEASE

- Prominent retail corner located in the booming heart of Washington DC's central business district.
- 174 feet of prime frontage along the intersection of Pennsylvania Ave NW and 19th Street NW.
- Strong branding exposure with highly visible signage opportunities on both Pennsylvania Ave and 19th Street.
- Ceiling heights: 11' 6" finished | 14' 10" slab to slab.
- Conveniently located in walking distance to GW University (25,613 Students), IMF (3,100 employees) & World Bank (12,300 employees).

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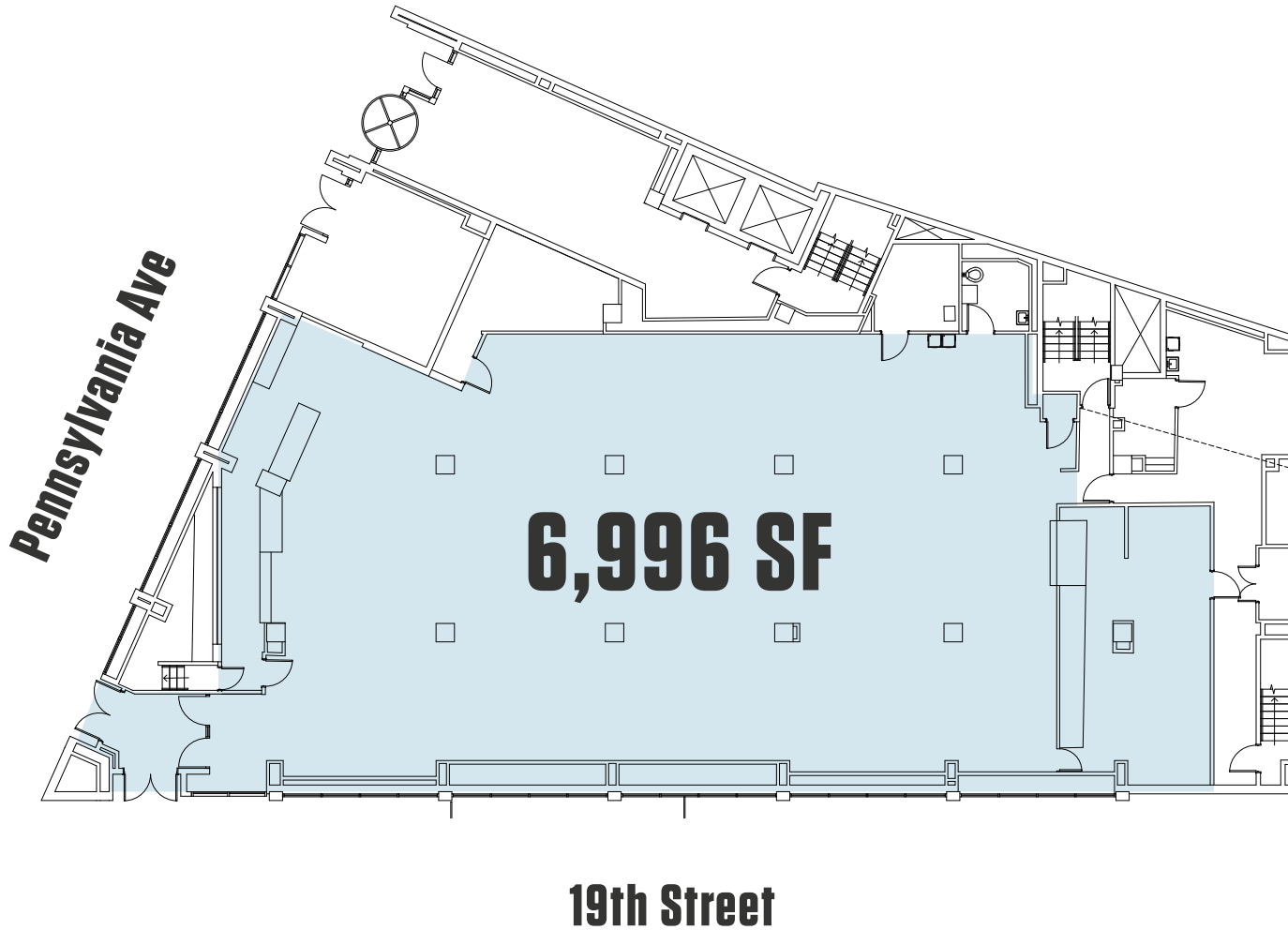
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DENSE RIDERSHIP
A short walk from 2 Metrorail lines:

Farragut West

9,548 avg. entries per day

Foggy Bottom

12,880 avg. entries per day



**HIGH VOLUME
FOOT TRAFFIC**

Proximity to GW University with a high student population and intersection density account for increased pedestrian traffic.

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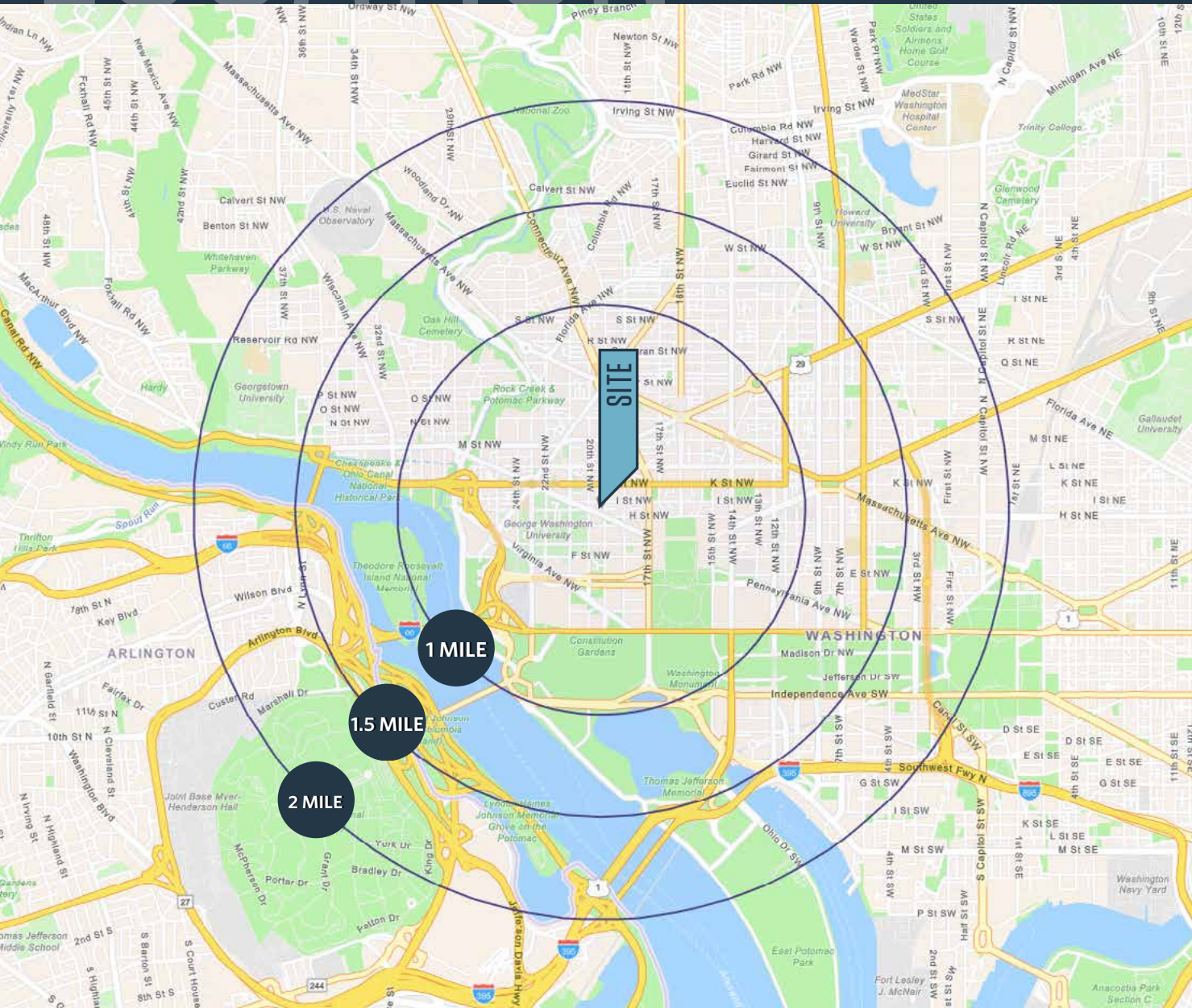
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LOCATION

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DEMOGRAPHICS | 2024:

	1-MILE	1.5-MILE	2-MILE
Population	49,285	103,927	185,759
Daytime Population	313,593	445,500	601,009
Households	27,716	59,283	100,056
Average HH Income	\$165,524	\$183,807	\$178,431

7 MIN WALK 10 MIN WALK 15 MIN WALK

	7 MIN WALK	10 MIN WALK	15 MIN WALK
Population	4,431	10,554	26,087
Daytime Population	85,307	128,266	215,358
Households	651	3,750	13,085
Average HH Income	\$98,980	\$135,233	\$148,937

TRAFFIC COUNTS | 2023:

Pennsylvania Ave NW	22,873 VPD
19th Street NW	12,728 VPD

METRO COUNTS | 2023:

Farragut West	9,214 ADR
Foggy Bottom	10,080 ADR

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MARKET

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