



# 1029 VERMONT AVENUE NW

WASHINGTON, DC 20005



L ST NW (13,900 VPD)

1,495 SF  
AVAILABLE

VERMONT AVE NW (6,400 VPD)

**MATT SKALET**

maskalet@klnb.com | 202-420-7775

**BEN BECKER**

bbecker@klnb.com | 202-420-7773

**RYAN SCHMITZ**

rschmitz@klnb.com | 202-602-1743

**klnb.com**

# PHOTOS

# 1029 VERMONT AVENUE NW

WASHINGTON, DC 20005



## NEARBY RETAILERS



## 1,495 SF CORNER RETAIL SPACE AVAILABLE

- Situated on the corner of Vermont Ave and L Street NW.
- 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.

**MATT SKALET**

mkalet@klnb.com | 202-420-7775

**BEN BECKER**

bbecker@klnb.com | 202-420-7773

**RYAN SCHMITZ**

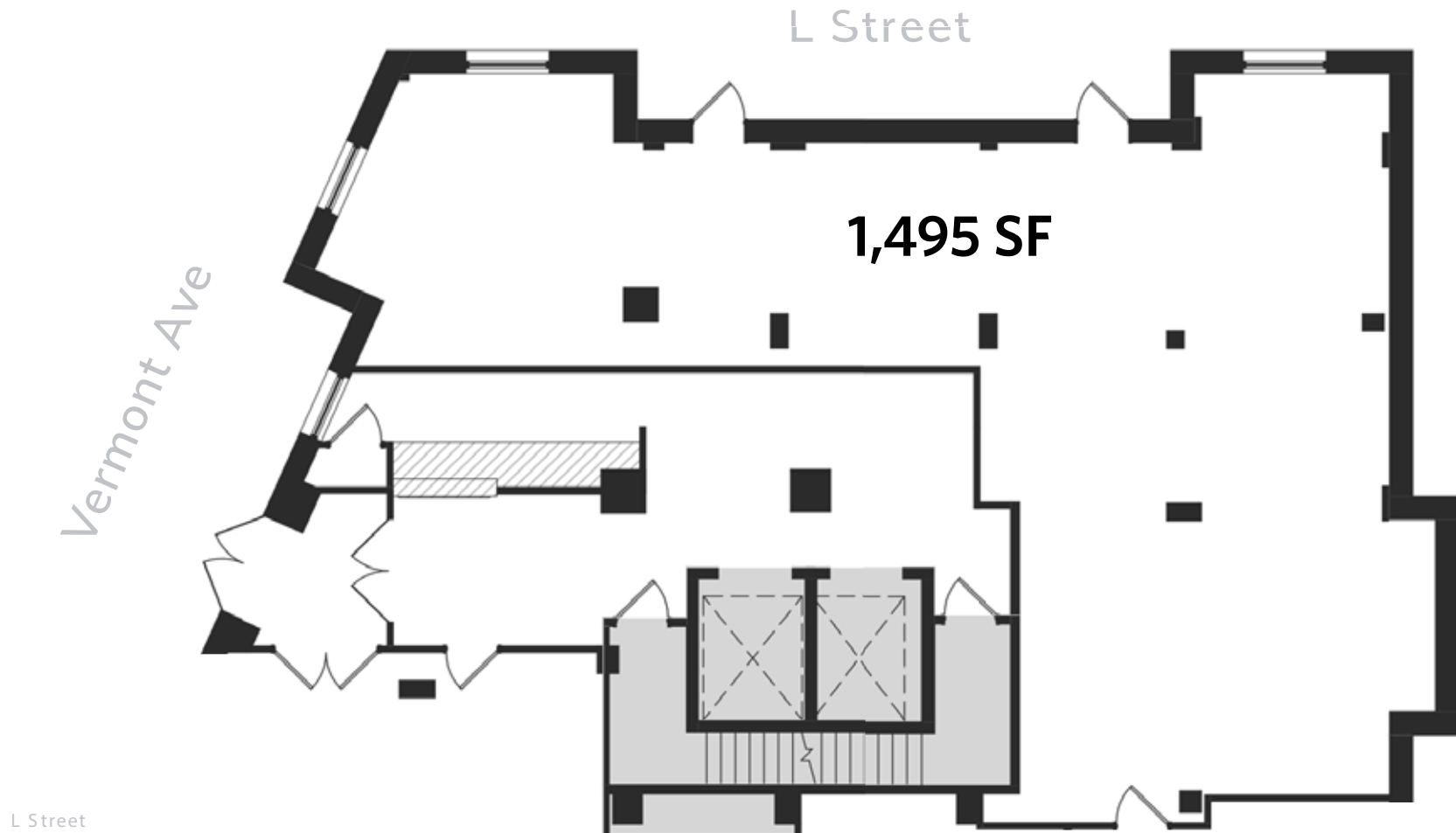
rschmitz@klnb.com | 202-602-1743



# SITE PLAN

## 1029 VERMONT AVENUE NW

WASHINGTON, DC 20005



**MATT SKALET**

mkalet@klnb.com | 202-420-7775

**BEN BECKER**

bbecker@klnb.com | 202-420-7773

**RYAN SCHMITZ**

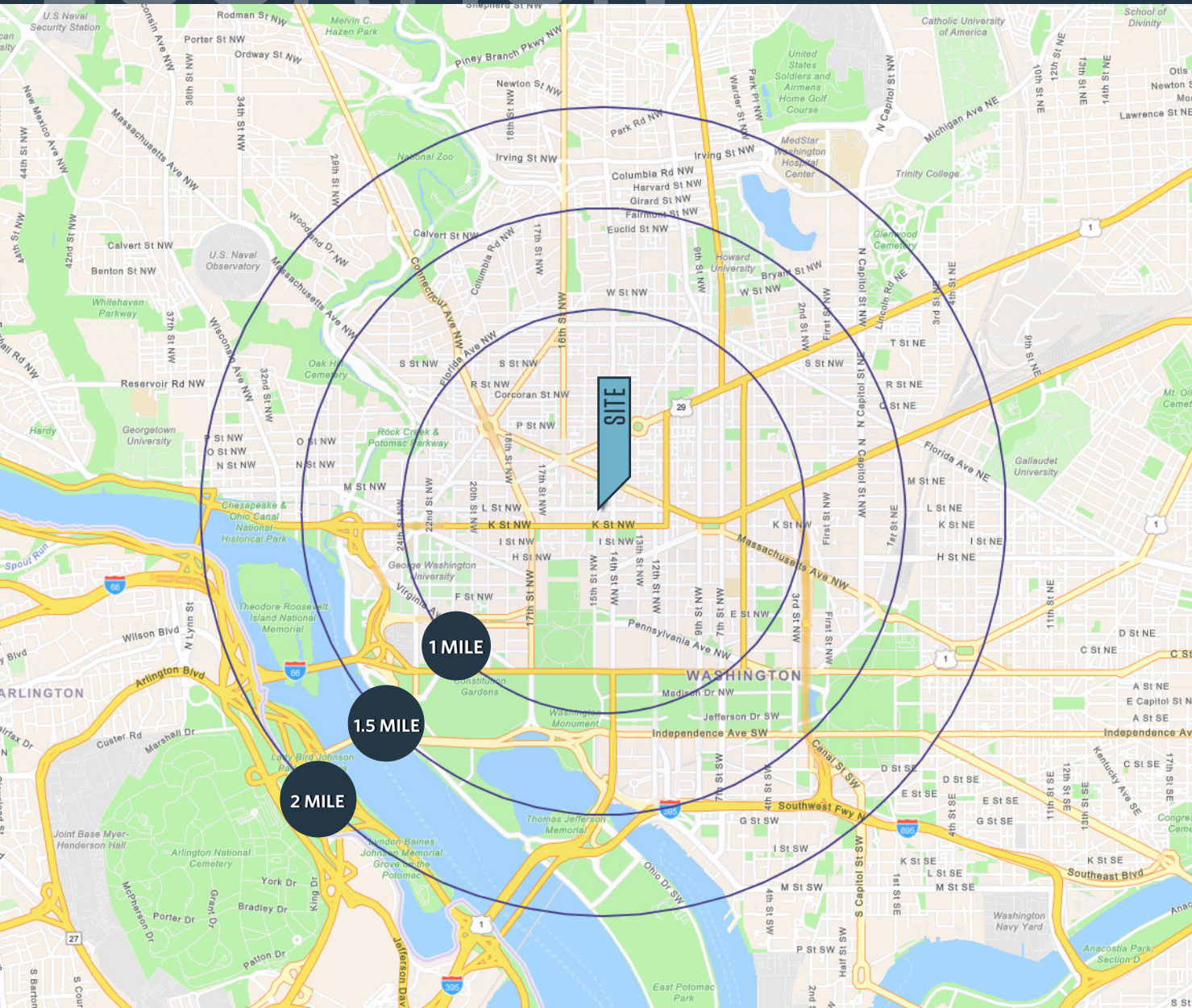
rschmitz@klnb.com | 202-602-1743

**klnb**

# LOCATION

# 1029 VERMONT AVENUE NW

WASHINGTON, DC 20005



## 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

**MATT SKALET**

mkalet@klnb.com | 202-420-7775

**BEN BECKER**

bbecker@klnb.com | 202-420-7773

**RYAN SCHMITZ**

rschmitz@klnb.com | 202-602-1743



# MARKET

# 1029 VERMONT AVENUE NW

WASHINGTON, DC 20005



**MATT SKALET**

m skalet@klnb.com | 202-420-7775

**BEN BECKER**

b becker@klnb.com | 202-420-7773

**RYAN SCHMITZ**

r schmitz@klnb.com | 202-602-1743





# 1029 VERMONT AVENUE NW

WASHINGTON, DC 20005

## FOR MORE INFORMATION, PLEASE CONTACT:

**MATT SKALET**

[mskalet@klnb.com](mailto:maskalet@klnb.com)

202-420-7775

**BEN BECKER**

[bbecker@klnb.com](mailto:bbecker@klnb.com)

202-420-7773

**RYAN SCHMITZ**

[rschmitz@klnb.com](mailto:rschmitz@klnb.com)

202-602-1743

1130 Connecticut Ave NW #600, Washington, DC 20036

.....

## klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.