

1201 S CAPITOL ST SW
WASHINGTON, DC 20003

2ND GENERATION RETAIL/OFFICE FOR LEASE

4,750 SF
AVAILABLE

2,343 SF
AVAILABLE



VICTOR SALCIDO
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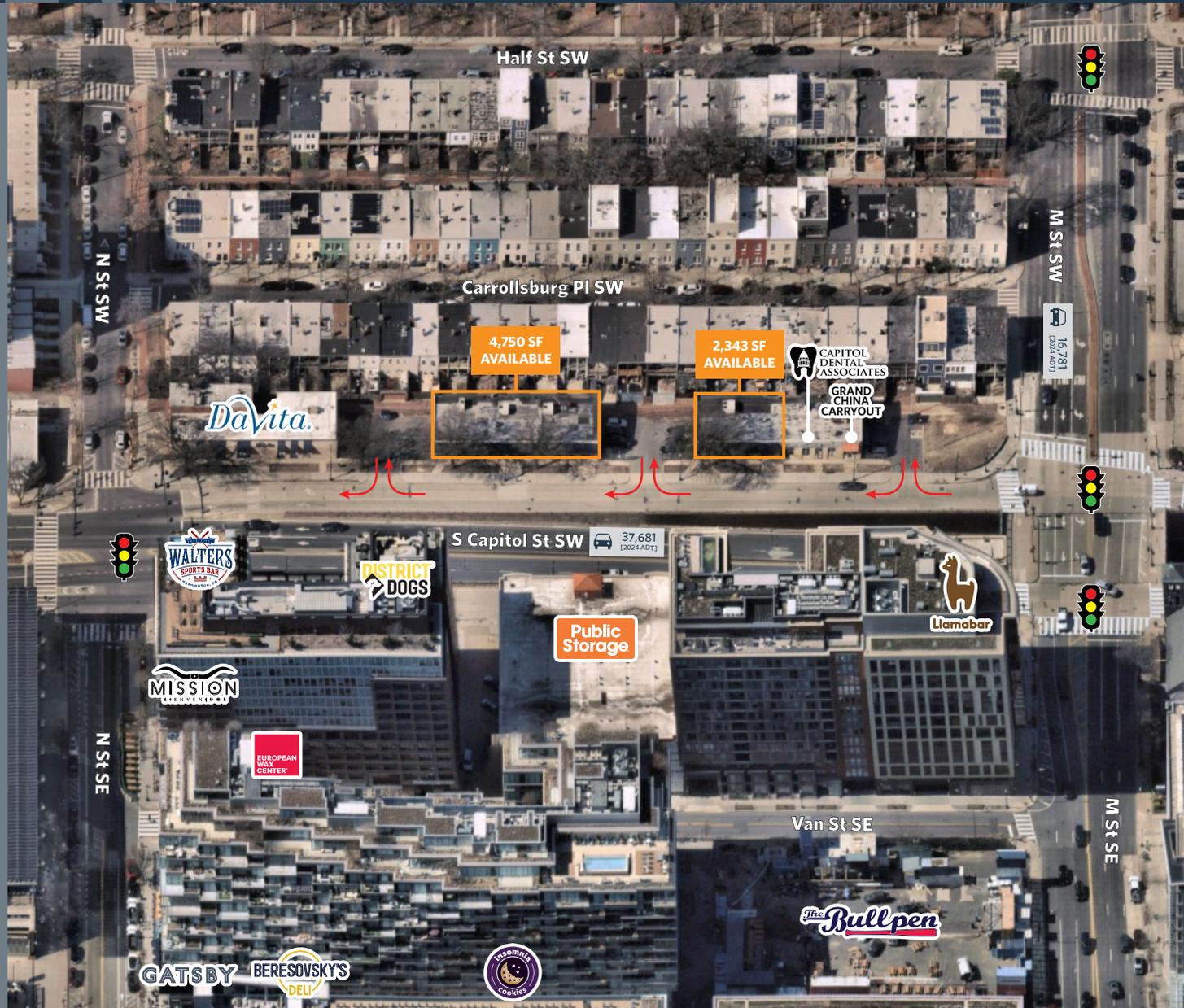
OVERVIEW

1201 S CAPITOL ST SW

WASHINGTON, DC 20003

2ND GENERATION RETAIL/OFFICE FOR LEASE

- 4,750 SF
- 2,343 SF
- Timing: 2/01/2026
- Rent: Negotiable
- NNNs: \$11.30 PSF



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SITE PLAN

1201 S CAPITOL ST SW

WASHINGTON, DC 20003



S Capitol St SW

37,681
[2024 ADT]

S Capitol St SE

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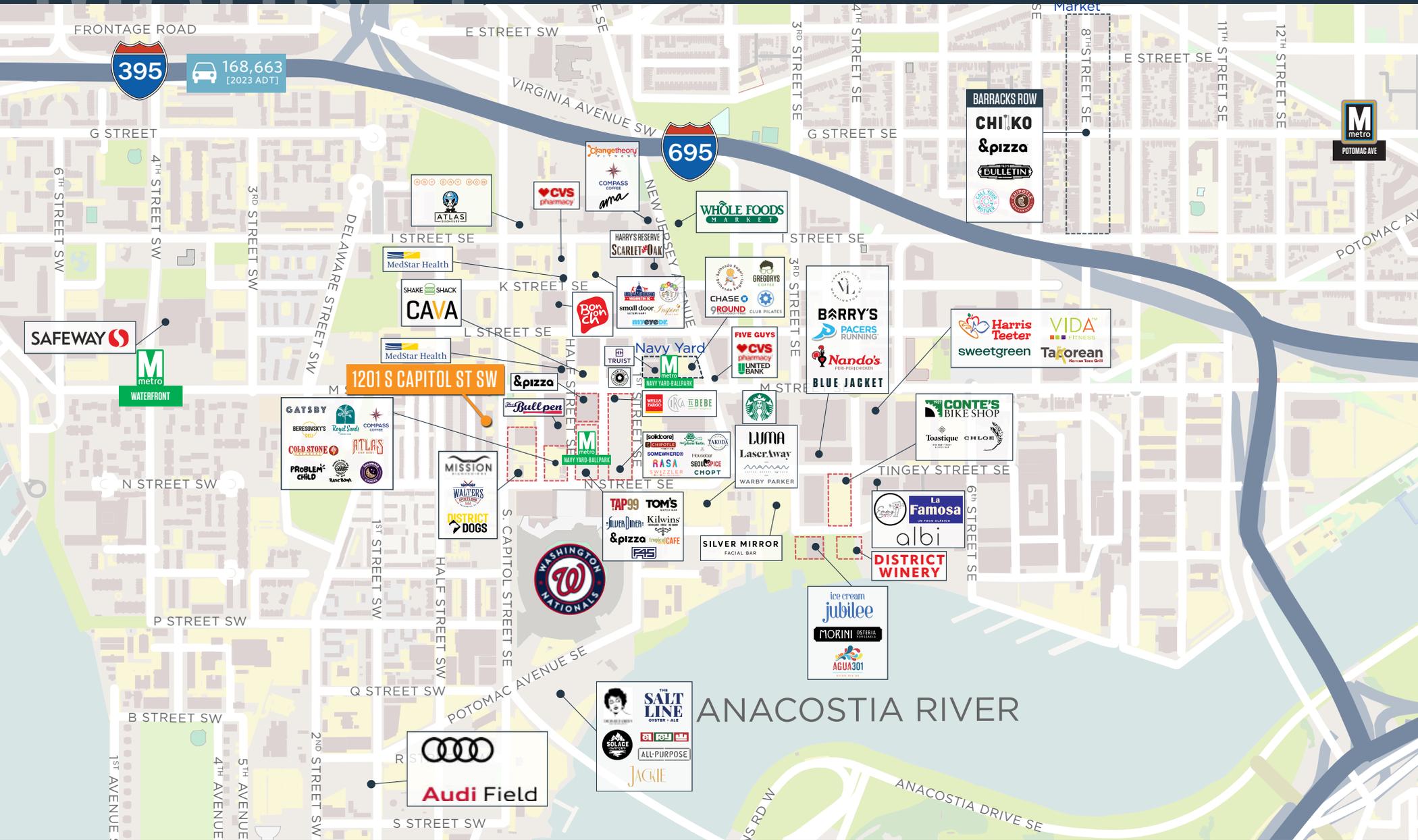
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MARKET

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CLOSE-UP

1201 S CAPITOL ST SW

WASHINGTON, DC 20003



Carrollburg Pl SW

M St SW

16,781
[2024 ADT]

4,750 SF
AVAILABLE

2,343 SF
AVAILABLE

CAPITOL DENTAL ASSOCIATES
GRAND CHINA CARRYOUT

S Capitol St SW

37,681
[2024 ADT]

S Capitol St SE

DISTRICT DOGS

Public Storage

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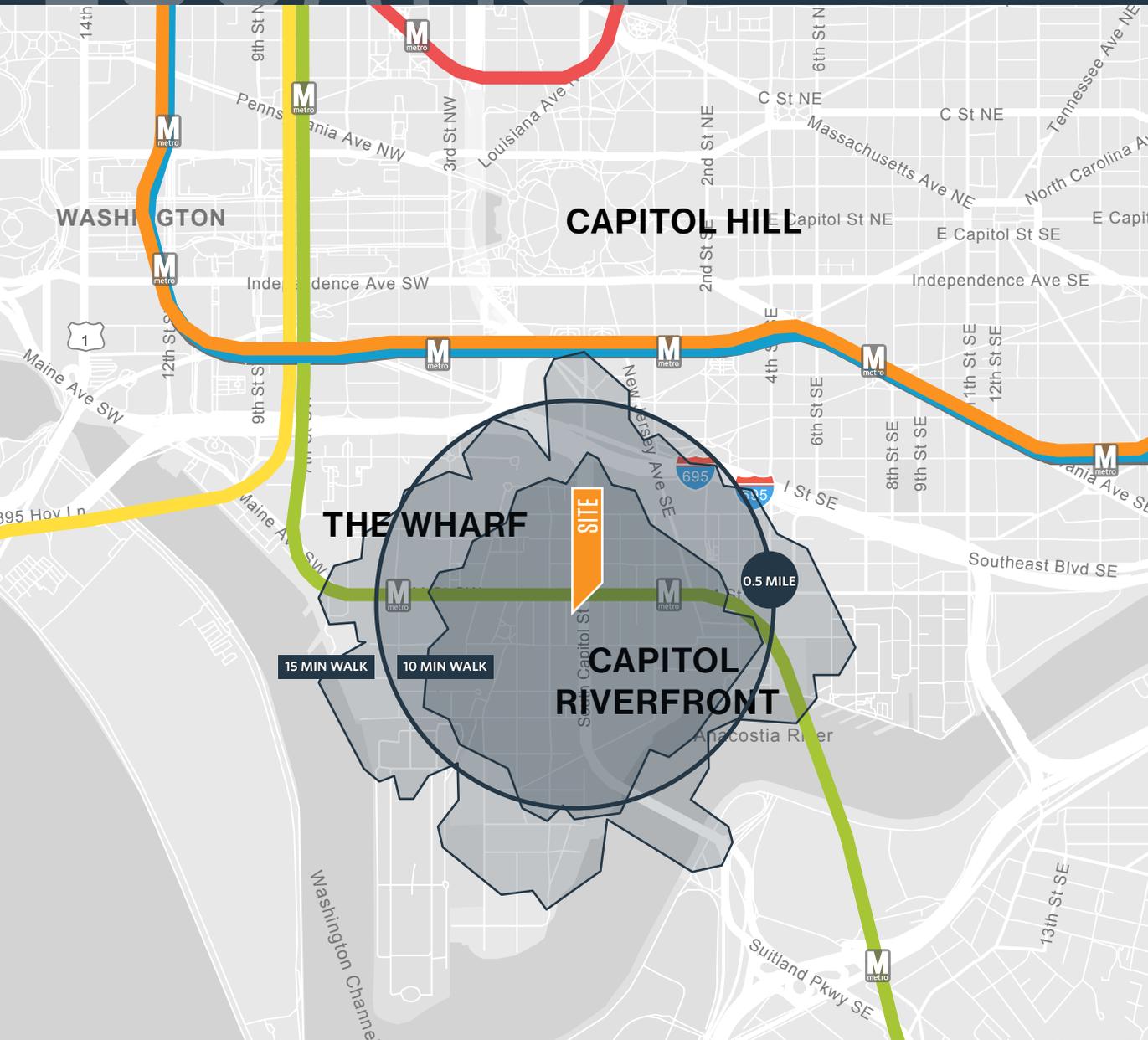
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LOCATION

1201 S CAPITOL ST SW

WASHINGTON, DC 20003



DEMOGRAPHICS | 2025:

10 MIN WALK	15 MIN WALK	0.5 MILE RADIUS	
Population	16,602	32,001	26,166
Daytime Population	22,931	34,499	28,670
Households	10,428	20,614	16,877
Average HH Income	\$170,018	\$167,701	\$172,875
Bachelor's Degree or Higher	82.8%	80.2%	81.1%
Total Employees	12,039	23,735	19,097

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

S Capital St SW	37,681 ADT
I-695	168,663 ADT

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FOR MORE INFORMATION, PLEASE CONTACT:

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