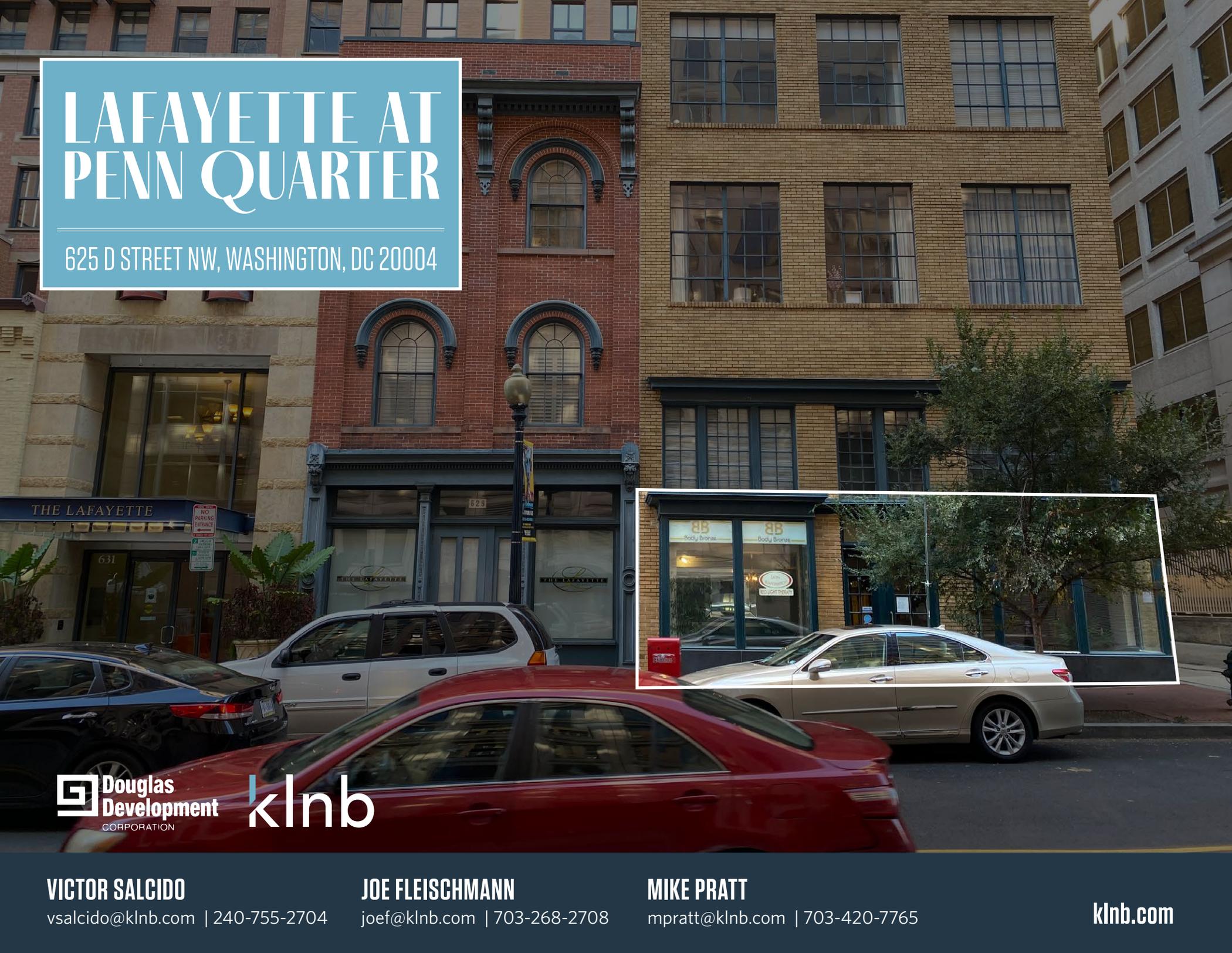


LAFAYETTE AT PENN QUARTER

625 D STREET NW, WASHINGTON, DC 20004



 **Douglas
Development**
CORPORATION

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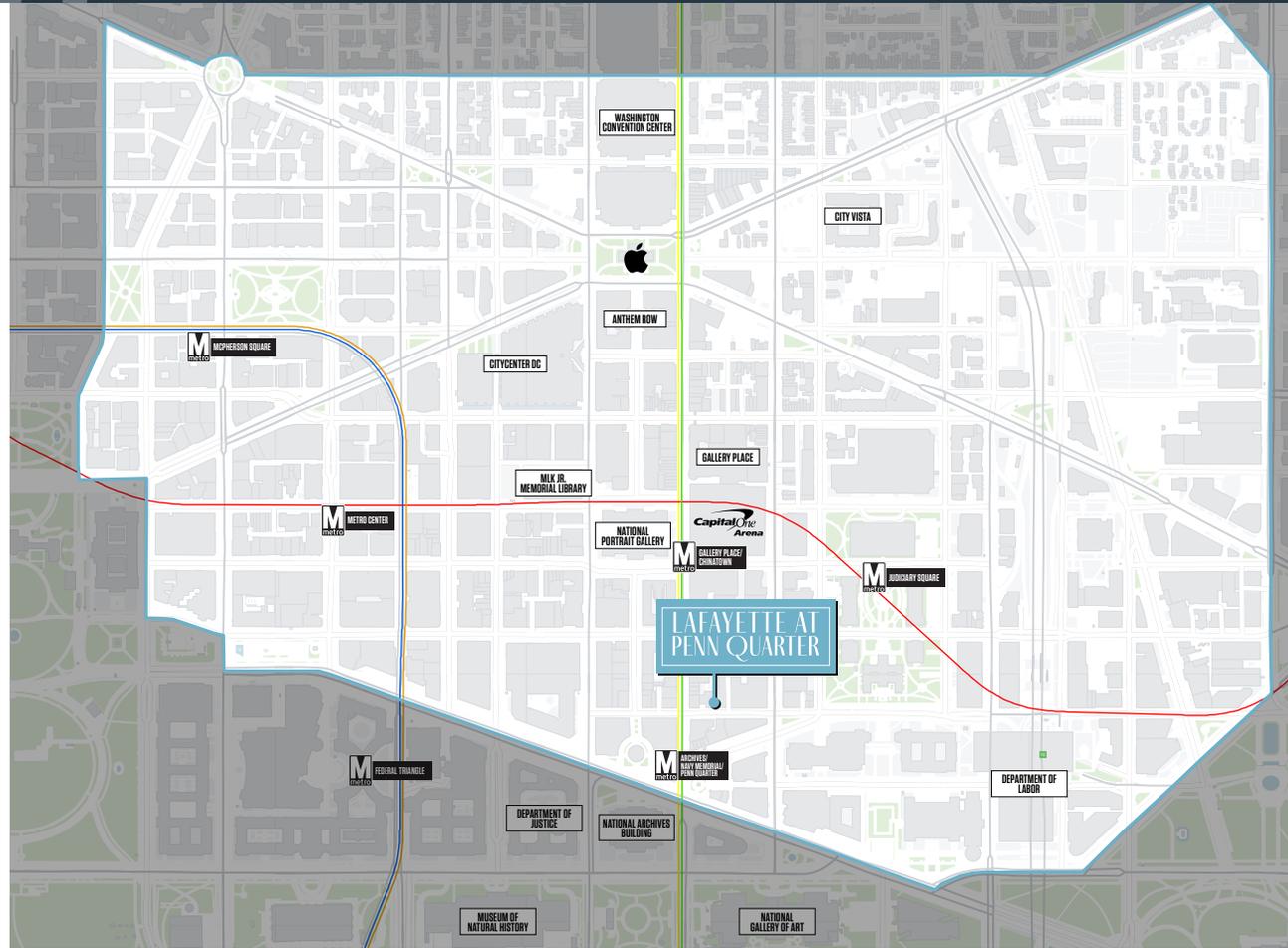
OVERVIEW

LAFAYETTE AT PENN QUARTER

625 D STREET NW, WASHINGTON, DC 20004

RETAIL FOR LEASE OR SALE

- Rare 1,322 SF availability in Penn Quarter currently occupied by Body Bronze
- Two blocks South of Capital One Arena (1 M+ visitors annually) and first class restaurants along 7th St NW
- Ground level retail below The Lafayette: a luxury condo building. The 12-story complex offers 179 units and a number of building amenities
- In close vicinity to Archives (7,394/2,983 weekday/weekend ADR) and Gallery Place (22,773/11,453 Weekday/Weekend ADR) metro stations with a Walk Score of 96 (Walker's Paradise)



NEARBY RETAILERS



GREGORYS
COFFEE

PENN QUARTER | 2023 STATS



OFFICE
57.3M SF



HOTEL
10.5M SF
14,425 KEYS



RETAIL
1.6M SF



DAYTIME
POPULATION
62,735



METRO RIDERS
35K



HOUSING
1,470

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LOCATION

LAFAYETTE AT PENN QUARTER

625 D STREET NW, WASHINGTON, DC 20004



DEMOGRAPHICS | 2023:

WALK TIME

	10-MIN	15-MIN	.5-MILE	1-MILE
Daytime Population	73,874	145,324	99,604	291,609
Population	4,090	12,754	8,050	35,326
Households	2,333	7,815	4,942	20,559
Average HH Income	\$197,380	\$171,808	\$186,084	\$163,326

TRAFFIC COUNTS | 2022:

D ST NW	3,448 ADT
7TH ST NW	14,788 ADT
 GALLERY PLACE CHINATOWN	10,243/8,106 Weekday/Weekend ADR
 WALK SCORE	96 Walkers Paradise
 BIKE SHARE MONTHLY RIDERS	6,222 Arrivals
	2 Million+ Annual Visitors

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CLOSE UP

LAFAYETTE AT PENN QUARTER

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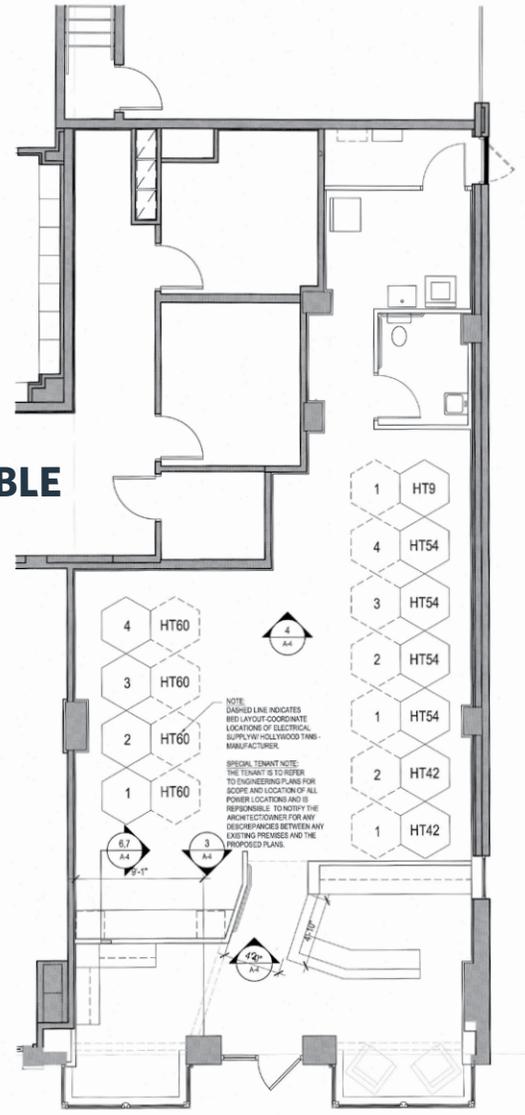
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[CLICK FOR PLANS](#)

1,322 SF AVAILABLE



D STREET STREET (3,448 ADT)



LAFAYETTE AT PENN QUARTER

625 D STREET NW, WASHINGTON, DC 20004

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