

THE NEW GATEWAY TO GEORGETOWN

2715 M STREET, NW - WASHINGTON, DC

6,690 SF
available corner
retail space

\$52.50 NNN
per square foot

Georgetown By the Numbers

23,000
employees
in Georgetown

35,000
area students
(Georgetown and GWU)

250+
national and
international retailers

NEIGHBORHOOD

- Sprinkles Cupcakes
- Le Pain Quotidien
- Four Seasons Hotel
- ENO Wine Bar
- Bridge Street Books
- Suitsupply
- Nike
- Hu's Shoes

Georgetown

The Georgetown neighborhood is one of the premier destinations in Washington. Georgetown sees high foot traffic from its office population and residents, as well as from out of town visitors. There is also significant activity generated by the nearby offices of Foggy Bottom and West End, and from **Georgetown University** and **George Washington University** students.

97
walk score

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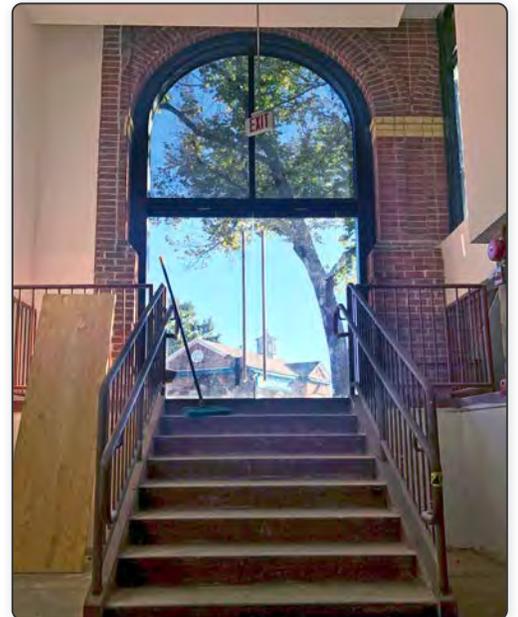
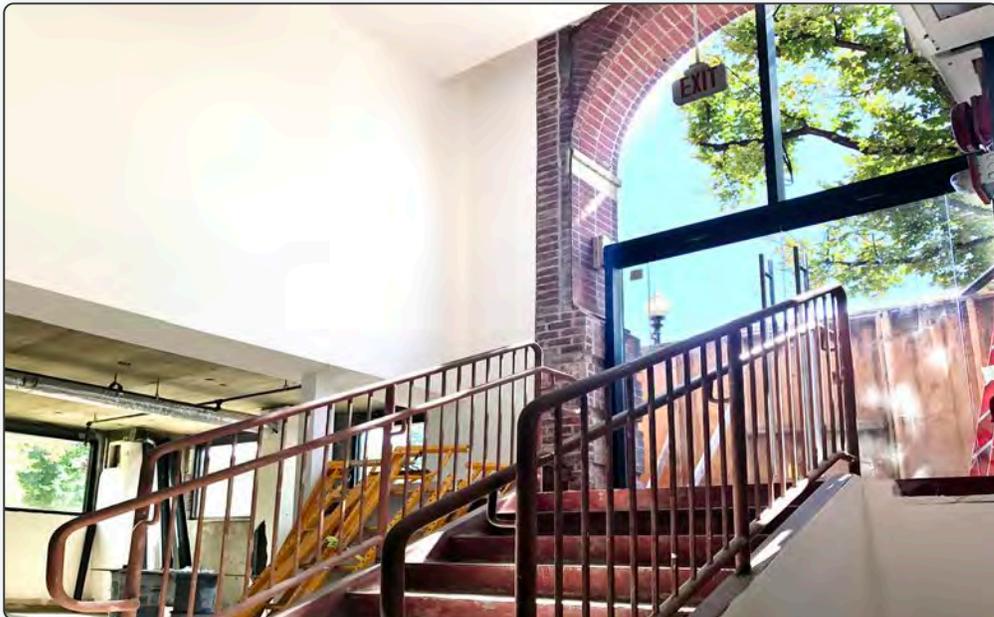
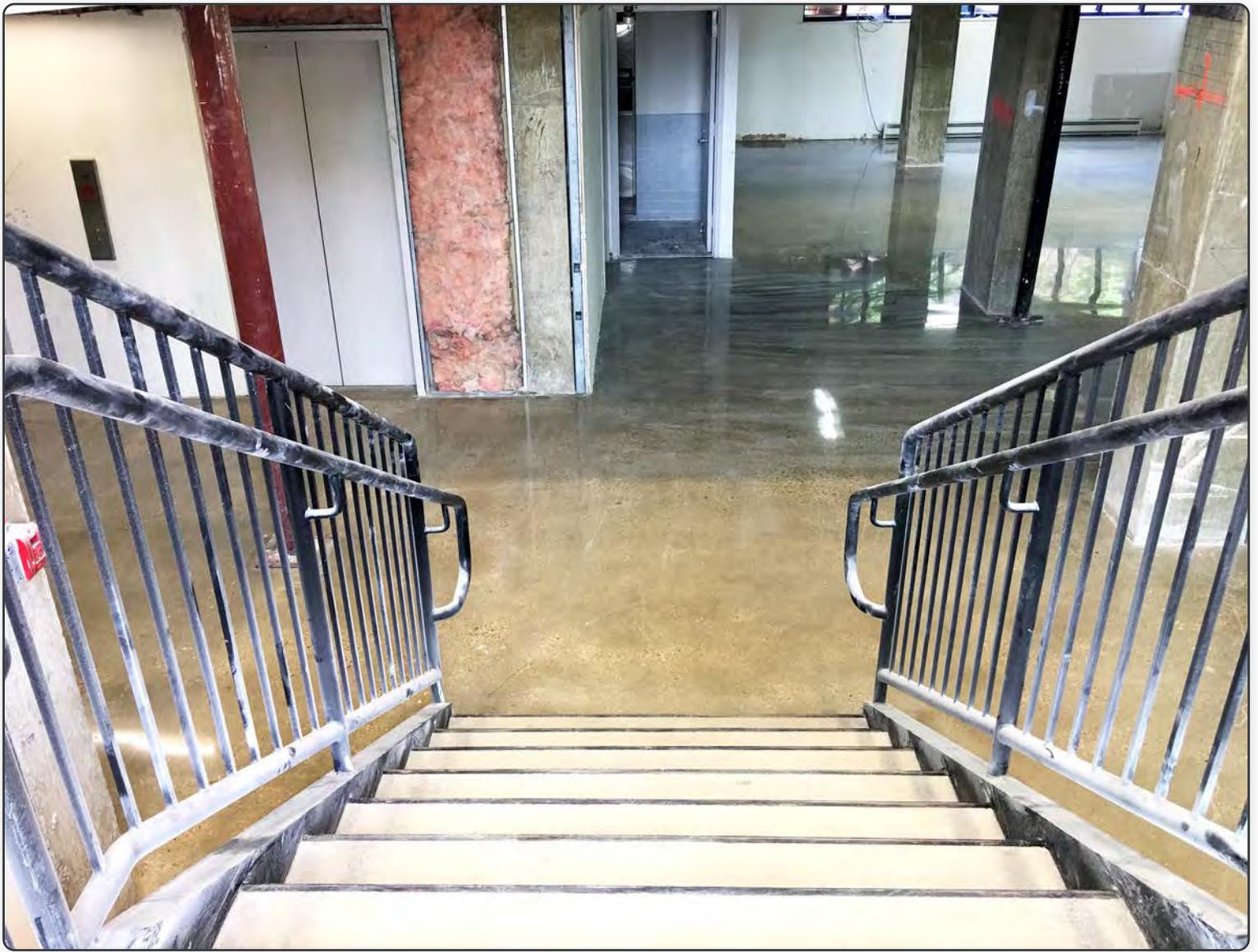


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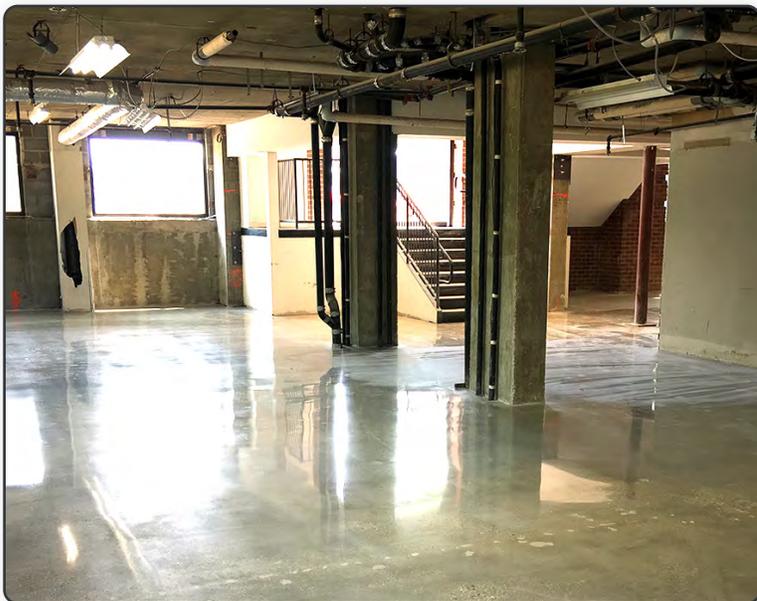
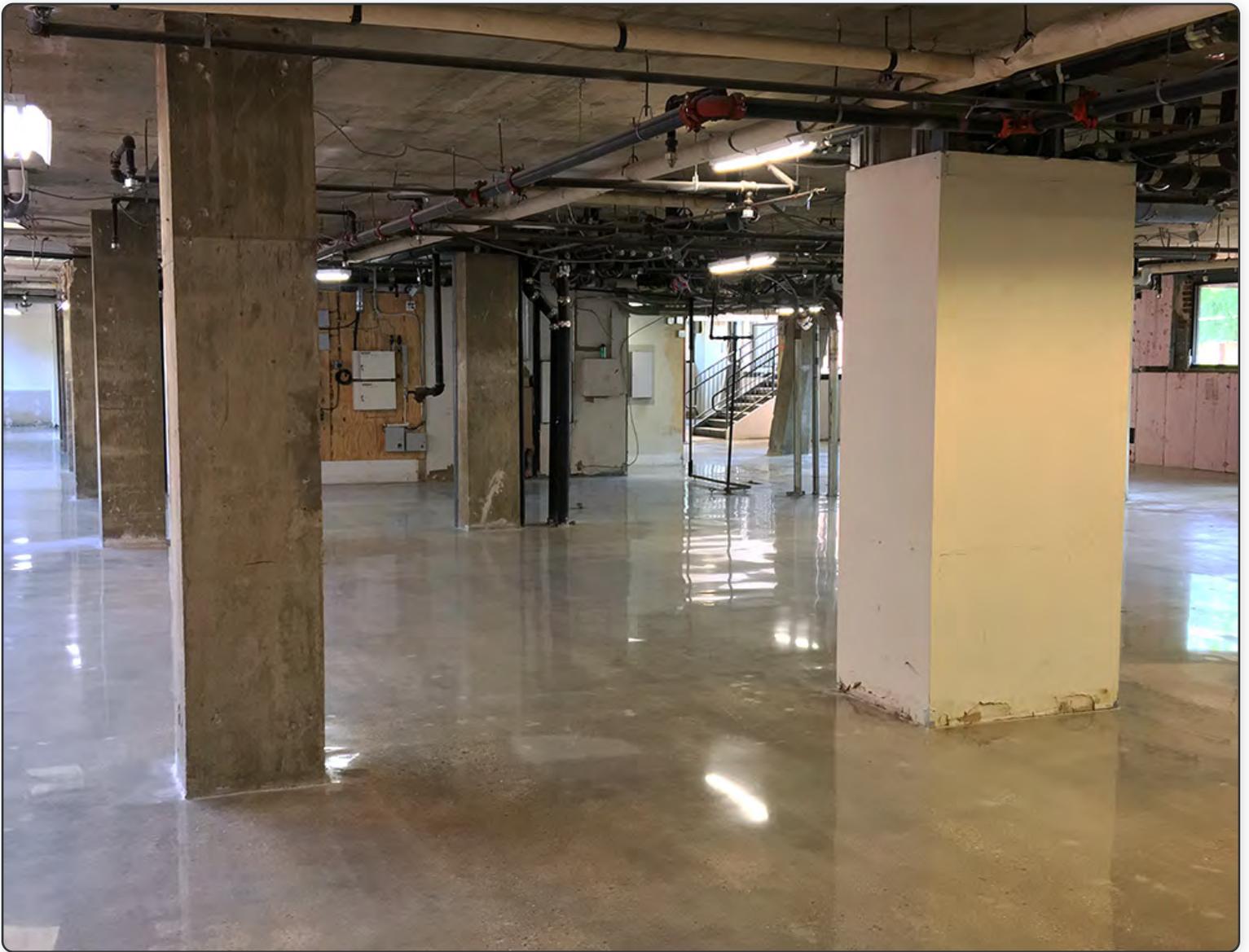


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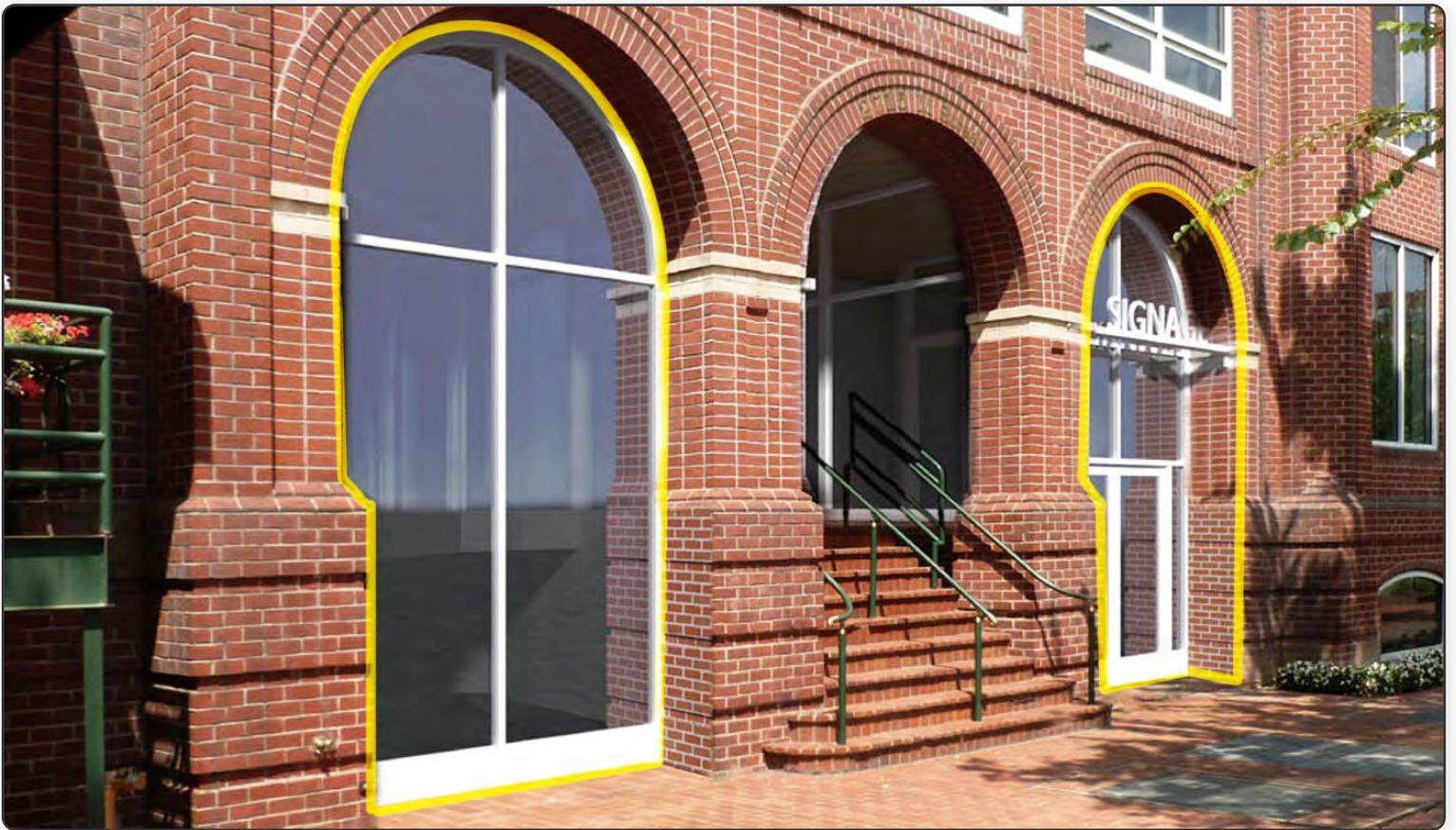


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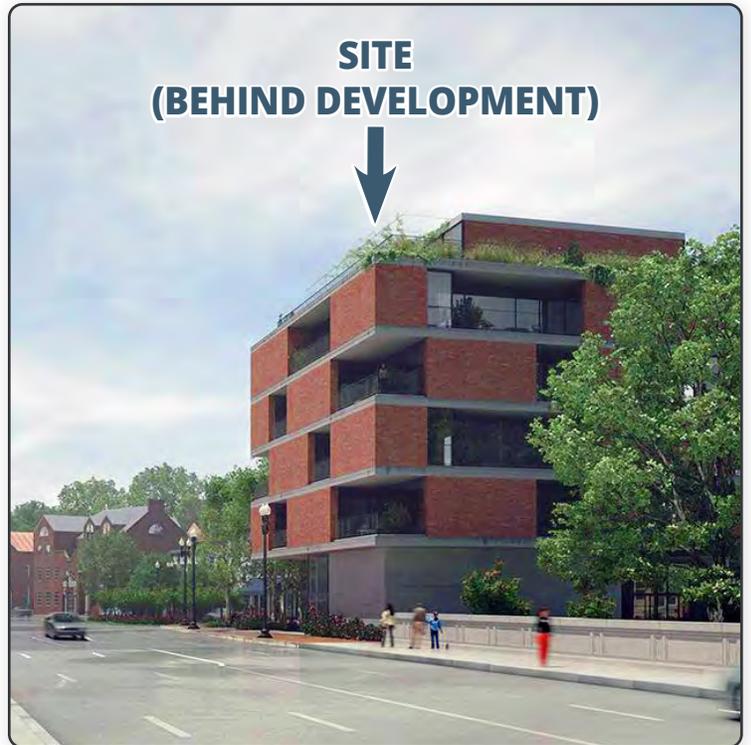
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New EastBanc development across M Street from 2715 retail space

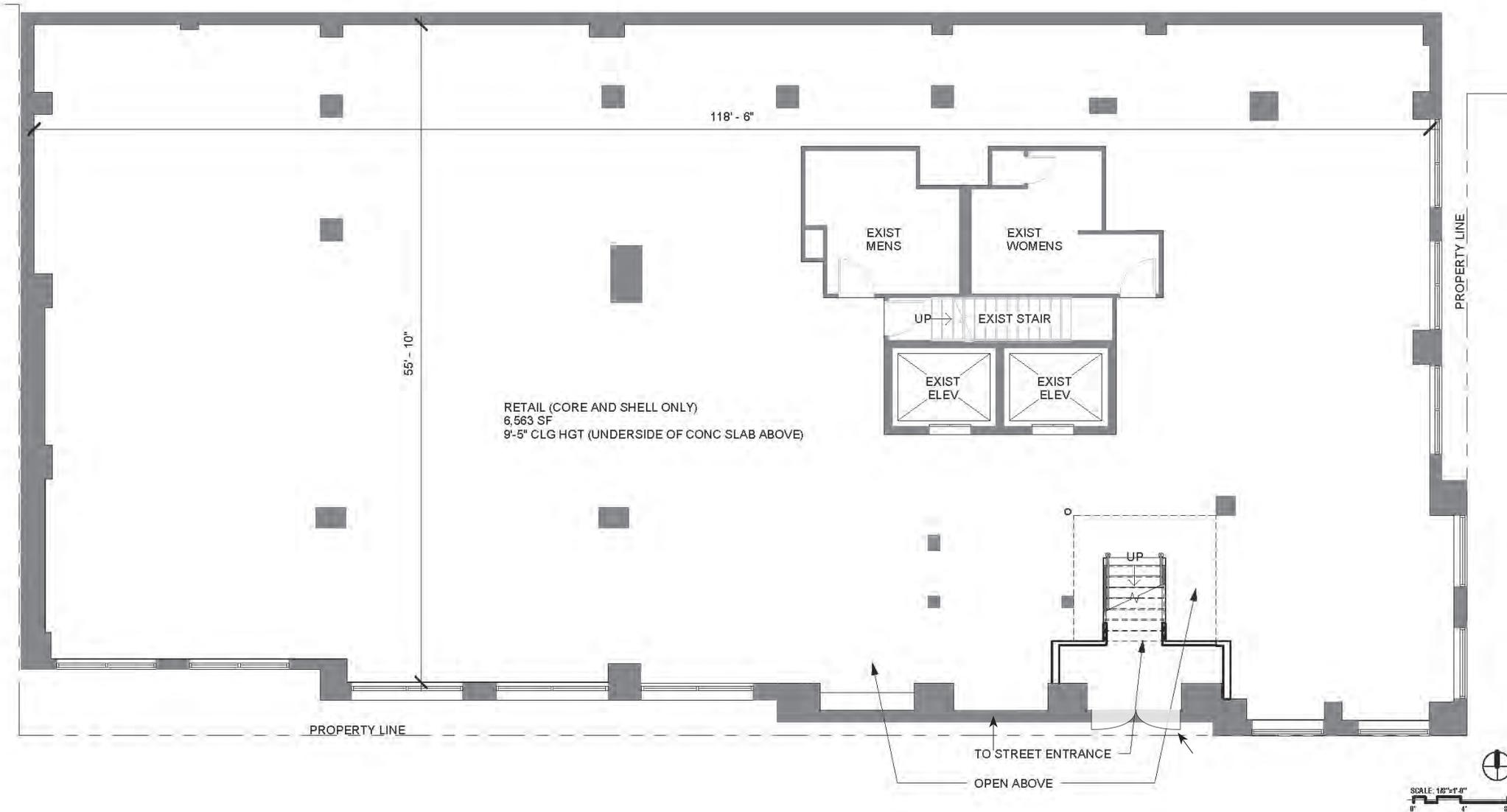


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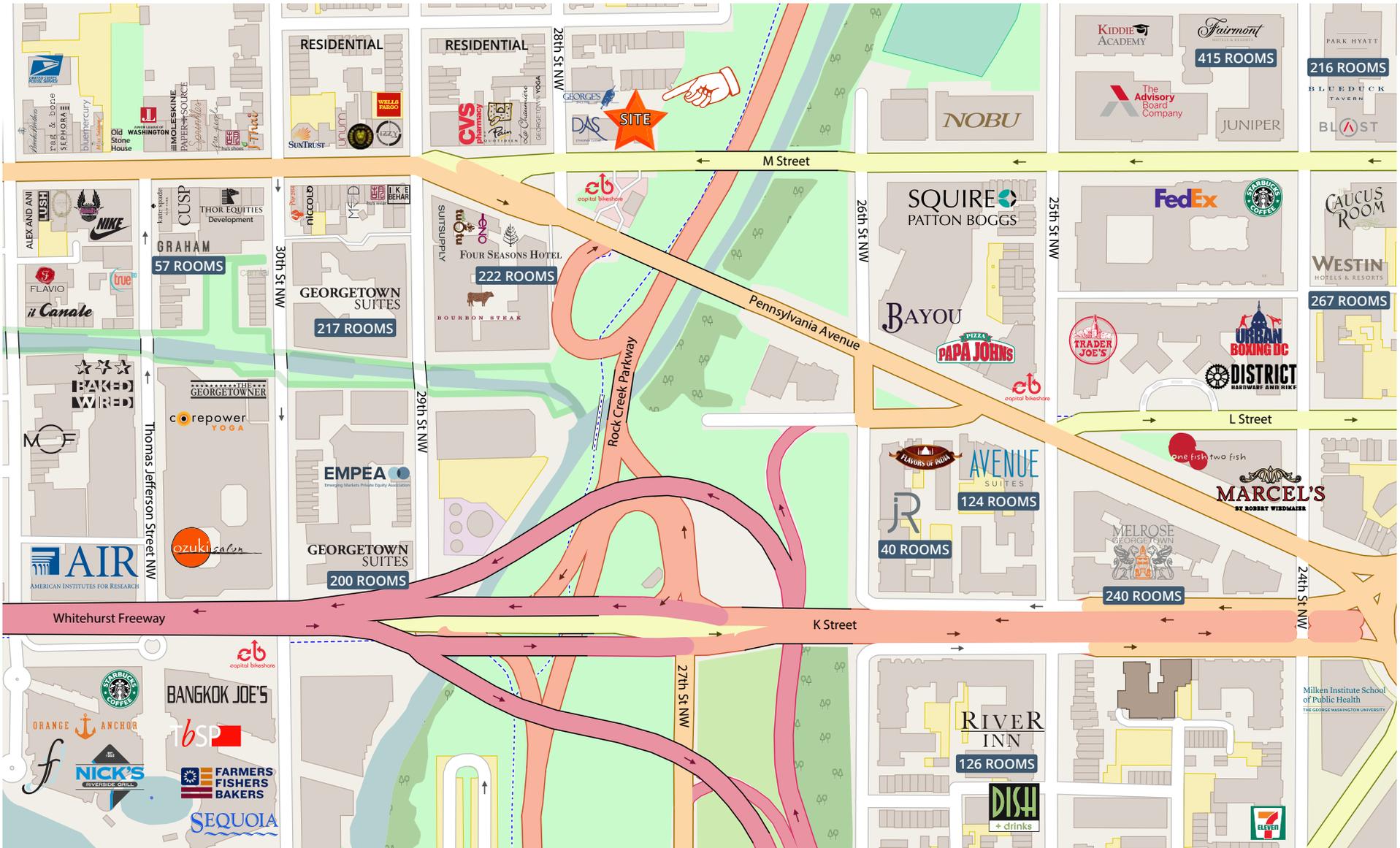




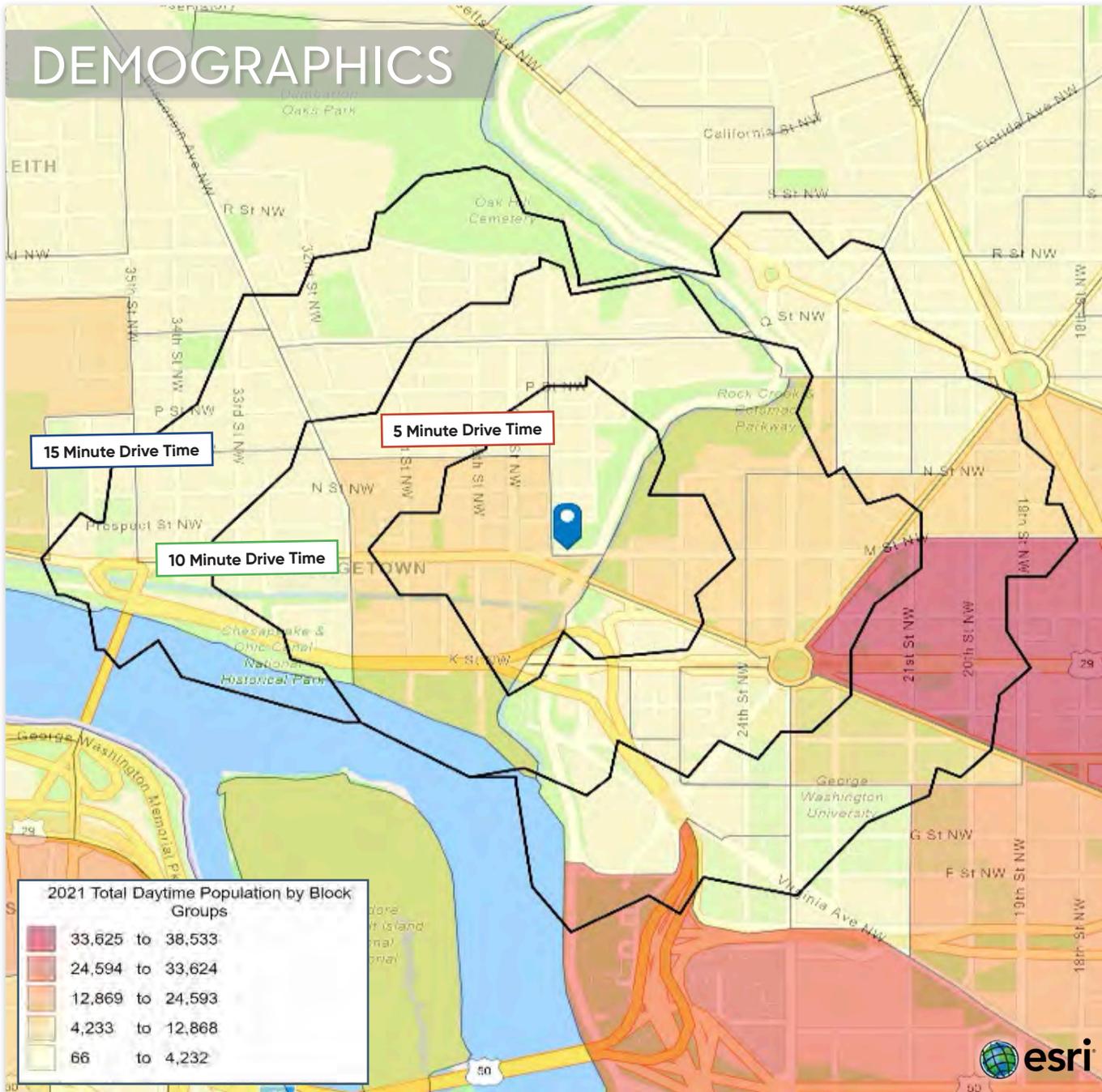
Enlarged South Elevation



Detail Elevation



DEMOGRAPHICS



WALK TIME	5 MIN WALK	10 MIN WALK	15 MIN WALK
2020 Daytime Population	4,904	27,668	66,472
2020 Resident Population	1,085	4,574	10,457
2020 Average Household Income	\$225,548	\$182,349	\$171,986

DISTANCE	.25 MILE RING	.5 MILE RING	1 MILE RING
2020 Daytime Population	8,536	31,954	126,443
2020 Resident Population	1,371	5,927	17,858
2020 Average Household Income	\$225,831	\$181,037	\$168,867

DRIVE TIME	5 MIN DRIVE	10 MIN DRIVE	15 MIN DRIVE
2020 Daytime Population	83,594	382,263	821,044
2020 Resident Population	12,977	62,534	203,910
2020 Average Household Income	\$172,388	\$167,480	\$160,775

Ring of 0.25 miles

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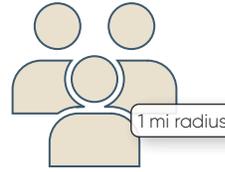
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DEMOGRAPHICS



\$221,137

2021 Average Household Income



3,802

2021 Resident Population

0.5 mi radius



10,006

2021 Total Daytime Population



72%

2019 Adult Pop. With Bachelor's Degree or Higher



1.71

2021 Average Household Size



34.7

2021 Median Age

HOUSEHOLD SPENDING



\$127,269

2021 Average Disposable Inc



\$1,262,780

(In \$ Thousands)
2021 Total Resident Spending



\$5,304

Apparel & Services



DEMOGRAPHICS

Eating Out



\$12,378

Groceries

Tapestry Segments

0.25 mi radius



3A

Laptops and Lattes

1,901 households

85.7%

of Households



3B

Metro Renters

317 households

14.3%

of Households



EMPLOYMENT / TOTAL DAYTIME POPULATION



White Collar

97%

Blue Collar

0%



Services

2%



10,006

2021 Total Daytime Population

DEMOGRAPHICS

Ring of 0.5 miles

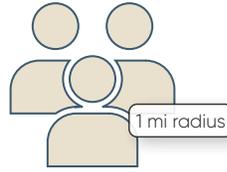
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\$182,282

2021 Average Household Income



14,878

2021 Resident Population

0.5 mi radius



38,420

2021 Total Daytime Population



62%

2019 Adult Pop. With Bachelor's Degree or Higher



1.56

2021 Average Household Size



32.3

2021 Median Age

HOUSEHOLD SPENDING



\$109,728

2021 Average Disposable Inc



\$4,962,305

(In \$ Thousands)
2021 Total Resident Spending



\$4,428

Apparel & Services



DEMOGRAPHICS

Eating Out



\$10,430

Groceries

Tapestry Segments

0.25 mi radius



3A

Laptops and Lattes

4,335 households

49.8%

of Households



3B

Metro Renters

3,490 households

40.1%

of Households



9B

Golden Years

3,100 households

6.7%

of Households



EMPLOYMENT / TOTAL DAYTIME POPULATION



White Collar

96%



Blue Collar

1%



Services

4%



38,420

2021 Total Daytime Population

DEMOGRAPHICS

Ring of 1 mile

MILLER WALKER

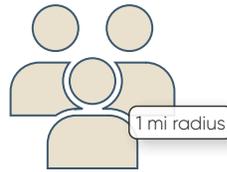
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\$173,847

2021 Average Household Income



43,648

2021 Resident Population

0.5 mi radius



187,105

2021 Total Daytime Population



57%

2019 Adult Pop. With Bachelor's Degree or Higher



1.63

2021 Average Household Size



31.0

2021 Median Age

HOUSEHOLD SPENDING



\$106,478

2021 Average Disposable Inc



\$24,557,666

(In \$ Thousands)
2021 Total Resident Spending



\$4,246

Apparel & Services



DEMOGRAPHICS

Eating Out



\$9,986

Groceries

Tapestry Segments

0.25 mi radius



3A

Laptops and Lattes

9,429 households

44.3%

of Households



3B

Metro Renters

9,410 households

44.2%

of Households



14C

Dorms to Diplomas

1,342 households

6.3%

of Households



EMPLOYMENT / TOTAL DAYTIME POPULATION



White Collar

94%



Blue Collar

1%



Services

4%



187,105

2021 Total Daytime Population