

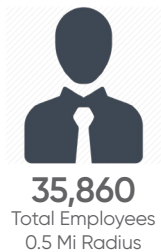
THE WATERGATE
2600 VIRGINIA AVENUE - WASHINGTON, DC
5,621 SF Corner At The Entrance To The Watergate Hotel



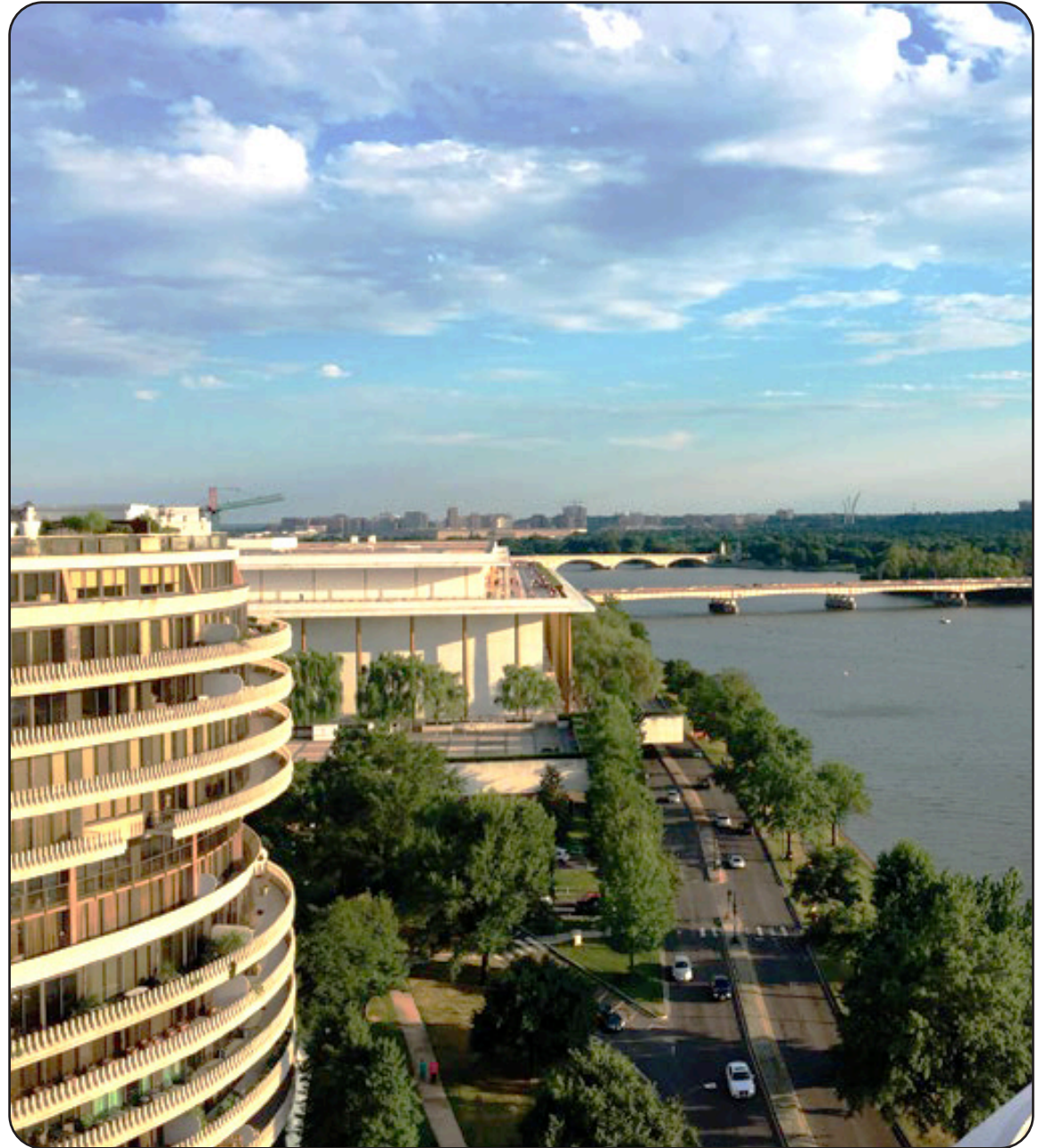
NEIGHBORHOOD

- Surrounded by George Washington University (25,100 students) and The Kennedy Center (3 million visitors annually)
- The property is also an easy five-minute walk to the Foggy Bottom-GWU Metrorail Station on the Orange, Blue, and Silver Lines. Washington Harbour and the streets of Georgetown are about the same distance away.
- Located in a busy downtown market surrounded by law firms, lobbying groups, IFC, and the World Bank.

BY THE NUMBERS



NEARBY RETAIL

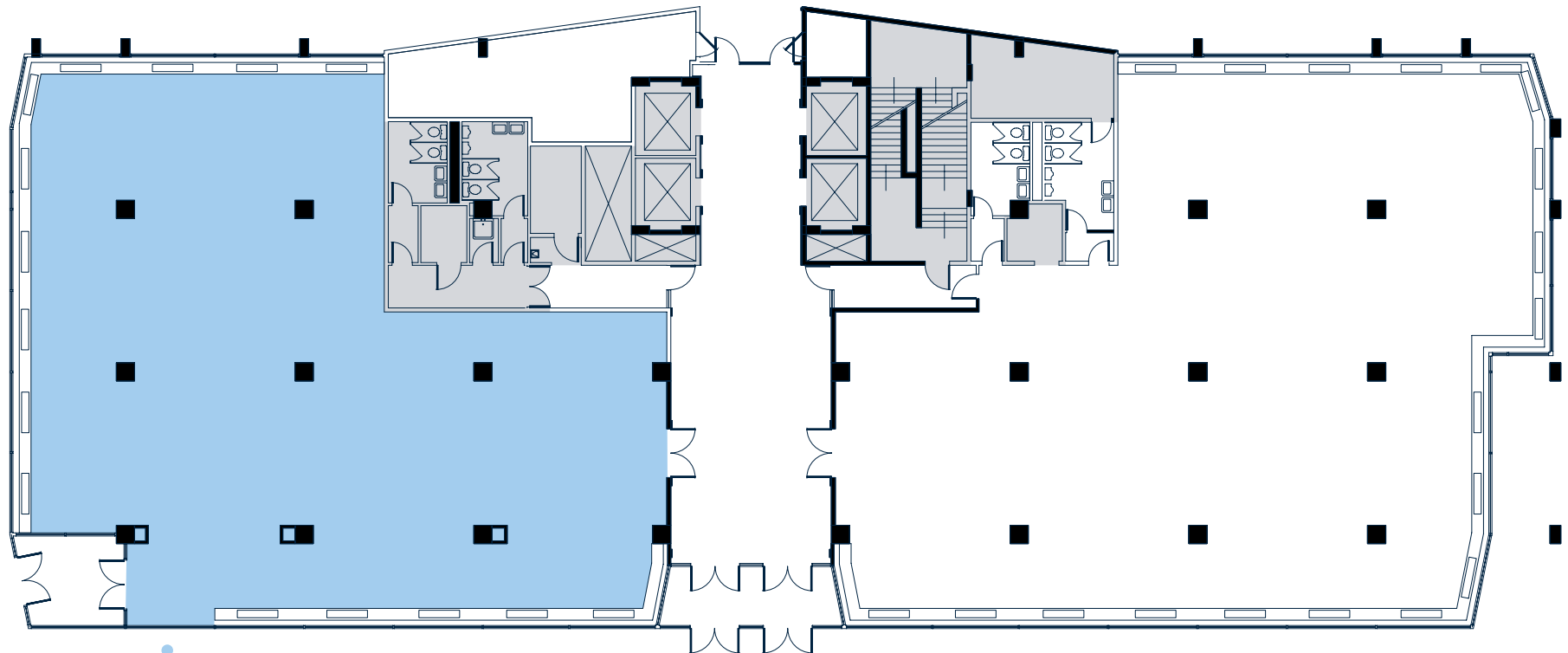


THE WATERGATE · 2600 VIRGINIA AVENUE
Washington, DC

MILLER WALKER
RETAIL REAL ESTATE



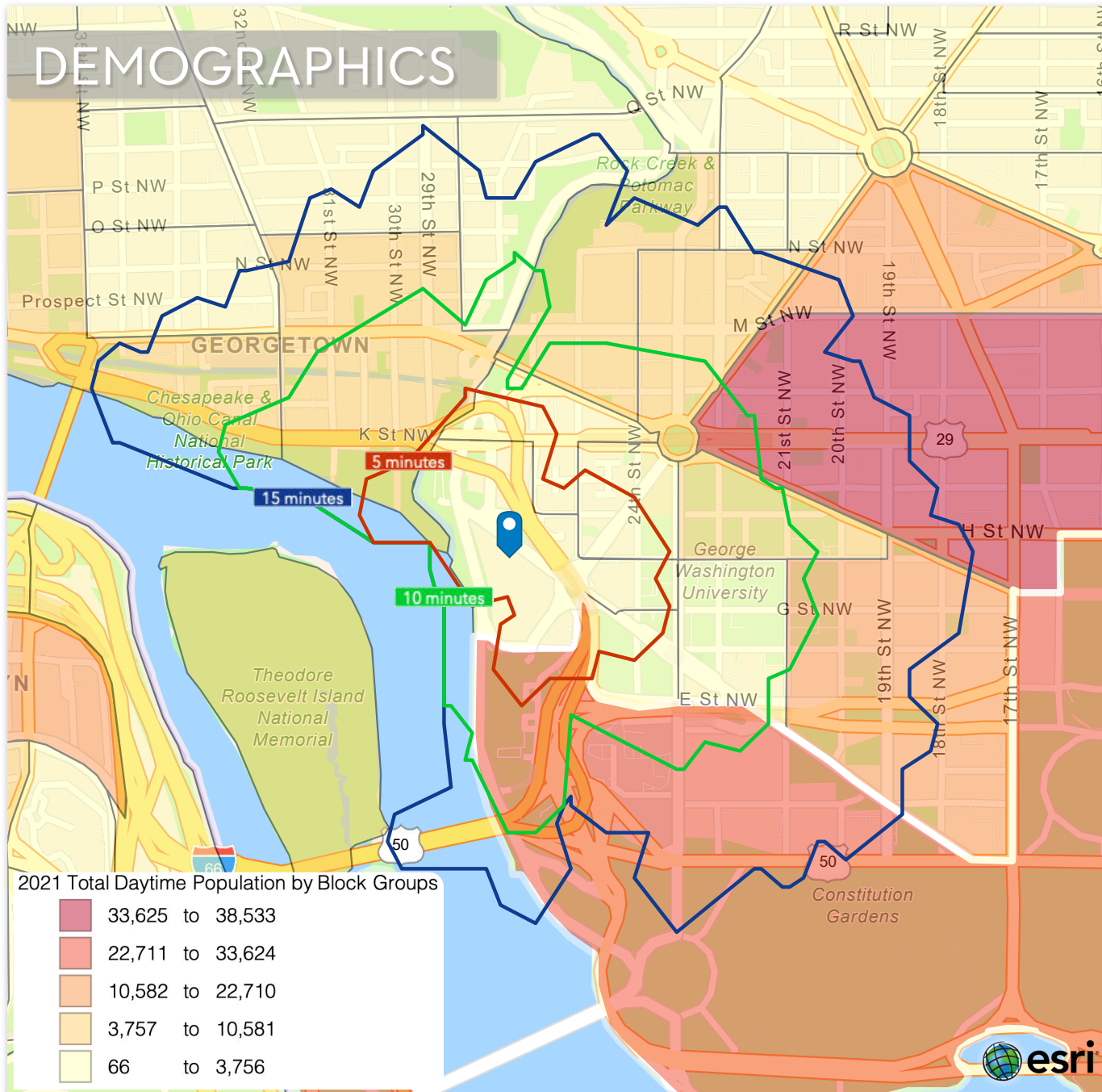
1st
FLOOR



SUITE 103
5,621 SF Available



DEMOGRAPHICS



WALK TIME	5 MIN WALK	10 MIN WALK	15 MIN WALK
2021 Daytime Population	2,006	10,968	21,131
2021 Resident Population	3,230	24,837	56,509
2021 Average Household Income	\$192,317	\$132,849	\$154,504

DISTANCE	.25 MILE RING	.5 MILE RING	1 MILE RING
2021 Daytime Population	4,348	14,469	36,044
2021 Resident Population	5,292	29,741	133,355
2021 Average Household Income	\$137,529	\$147,224	\$160,627

DRIVE	5 MIN DRIVE	10 MIN DRIVE	15 MIN DRIVE
2021 Daytime Population	34,297	253,680	732,736
2021 Resident Population	107,928	493,961	994,093
2021 Average Household Income	\$145,776	\$165,971	\$166,099