

UNIONSTATION®
WASHINGTON D.C.



50 F STREET, NW

Washington, DC

MILLER WALKER
RETAIL REAL ESTATE

ASKING: \$45.00 NNN

SQUARE FOOTAGE: Up to 4,520 SF Available

NEIGHBORHOOD

Capitol Hill has gone through an economic renaissance over the past fifteen years. It is both a quaint neighborhood and a world-class destination.

Capitol Hill is home to the iconic U.S. Capitol building, the Library of Congress, and the Supreme Court. The urbane blend of highly educated locals, Washington power players, and young, energetic professionals creates an electric vitality attracting new residents, businesses, and visitors from around the world every day.

- **1 block** from Union Station
- **117 parking spaces**
- **4 Blocks** from the US Capitol



9,384

Resident Population
0.5 Mi Radius



\$180,194

Average Household Income
0.5 Mi Radius



57,103

Daytime Population
0.5 Mi Radius



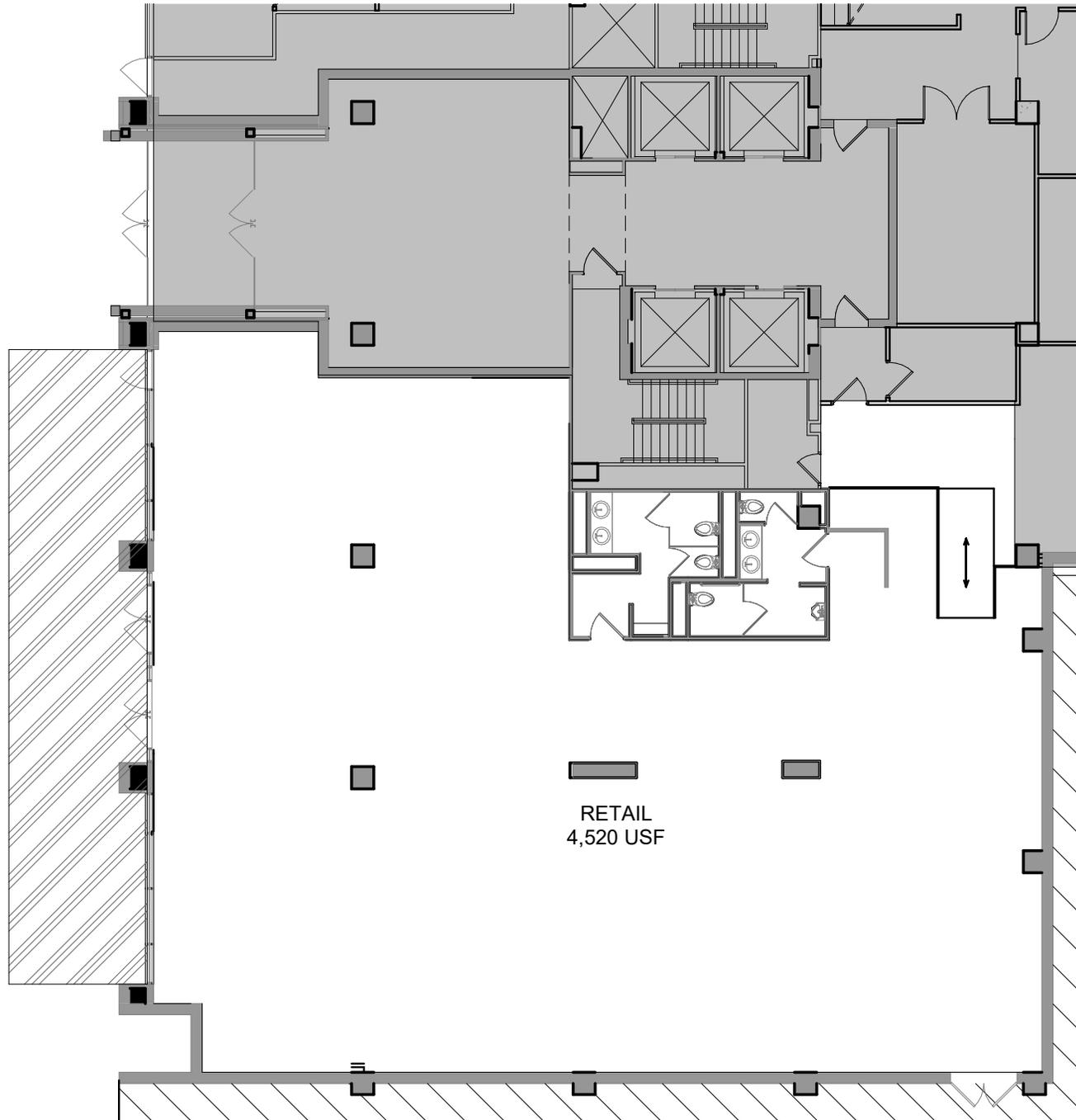
50 F STREET, NW

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F Street NW





A PROMINENT PRESENCE



JUST ADD CAFFEINE

1. Cafe Phillips
2. Starbucks
3. Dunkin'
4. Corner Bakery Cafe
5. Mission Muffins



ONE STOP SHOP 5 MINUTES AWAY

6. Union Station
 - Au Bon Pain
 - Pret A Manger
 - Chipotle
 - Le Pain Quotidien
 - Johnny Rockets
 - Shake Shack
 - Thunder Grill
 - Einstein Bros. Bagels
 - Jamba Juice
 - Chopt
 - Uno Pizzeria
 - Legal Sea Bar
 - Juice Press



GETTING TO WORK OR TO A MEETING HAS NEVER BEEN EASIER

7. Union Station
 - Red line metro
 - Greyhound bus station
 - Amtrak
 - MARC
 - VRE
8. Judiciary Square Metro
9. I-395



BUSINESS LUNCH AND ON THE GO OPTION

10. Cafe Phillips
11. The Dubliner
12. Embers Grill
14. Kelly's Irish Times
15. Sandwiches by Phillip
16. West Wing Cafe
17. Hamilton's Bar and Grill
18. The Ministry



PRESIDENTIAL DINNERS

19. Bistro Bis
20. Bistro 525
21. Article One
22. Art & Soul
23. Charlie Palmer Steak



OUT OF TOWNERS CAN REST IN STYLE

24. Washington Court Hotel
25. Kimpton George Hotel
26. Hyatt Regency Hotel
27. Liason Hotel



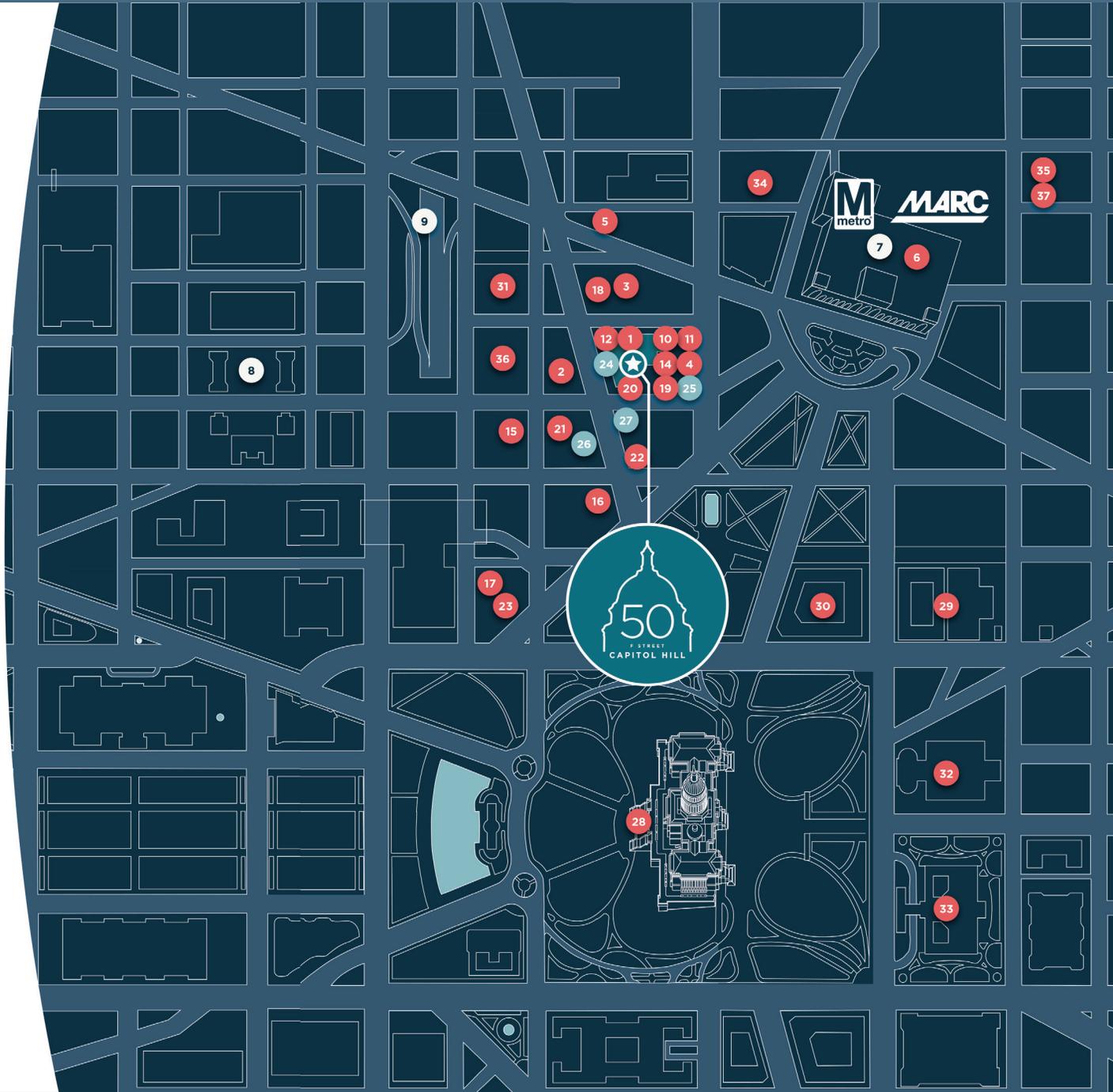
NOTABLE NEIGHBORS

28. US Capitol
29. Hart Senate Building
30. Russell Senate Building
31. Georgetown University Law Center
32. Supreme Court of the United States
33. Library of Congress

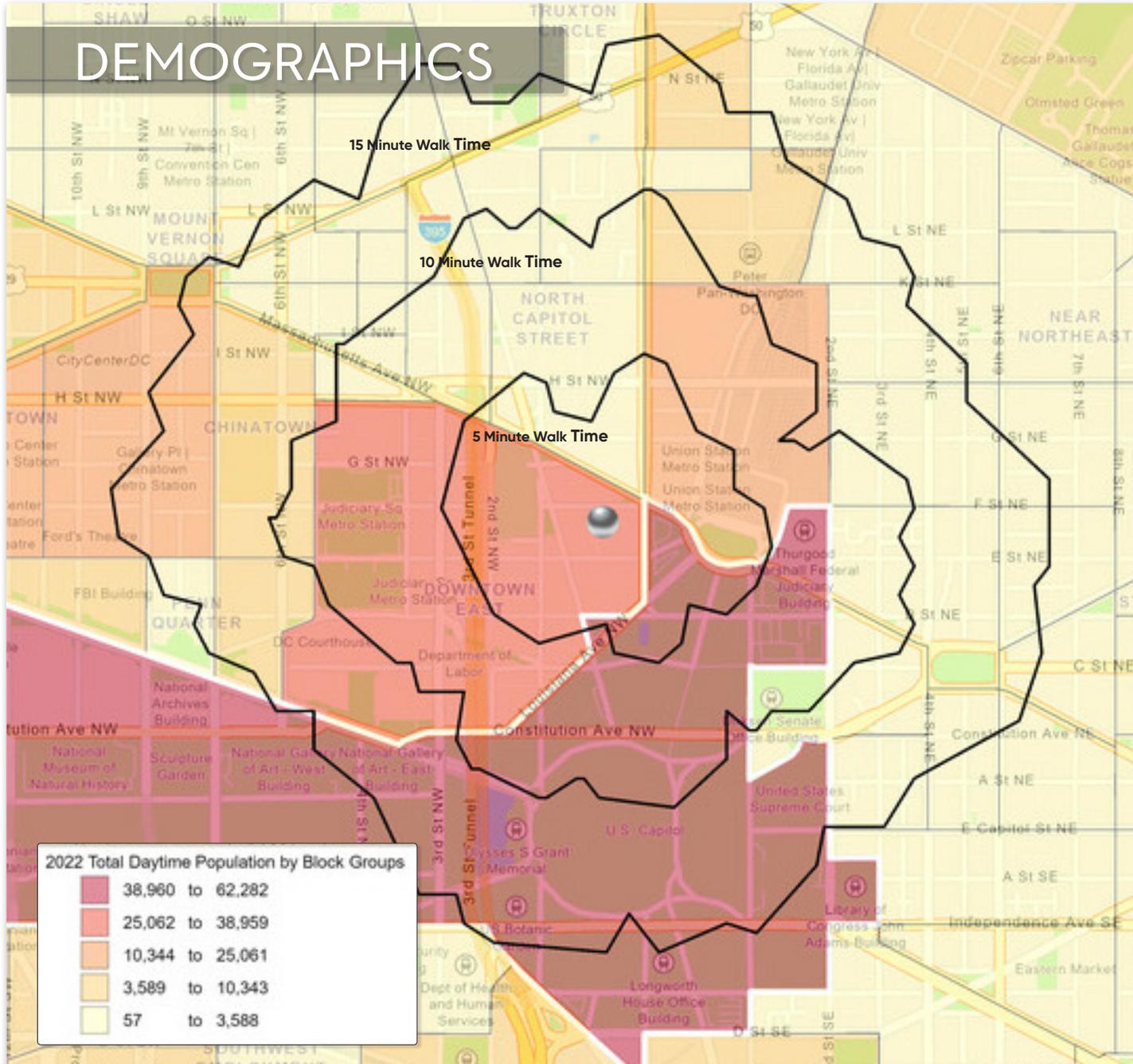


CONGRESSIONAL BODY RIGHT IN YOUR NEIGHBORHOOD

34. Real Fitness
35. Barre3
36. Scott K. Ginsburg Sport and Fitness Center
37. Nubox



DEMOGRAPHICS



WALK TIME	5 MIN WALK	10 MIN WALK	15 MIN WALK
2022 Daytime Population	10,827	52,961	94,049
2022 Resident Population	498	6,085	28,107
2022 Average Household Income	\$164,649	\$158,671	\$170,811

DISTANCE	.25 MILE RING	.5 MILE RING	1 MILE RING
2022 Daytime Population	13,321	57,103	172,267
2022 Resident Population	501	9,384	55,458
2022 Average Household Income	\$164,649	\$80,94	\$179,865

DRIVE TIME	5 MIN DRIVE	10 MIN DRIVE	15 MIN DRIVE
2022 Daytime Population	124,129	546,793	1,090,233
2022 Resident Population	45,269	219,834	670,071
2022 Average Household Income	\$175,281	\$167,526	\$153,132