

MILLER  WALKER  
RETAIL REAL ESTATE

**MARKET SQUARE**  
**701 & 801 PENNSYLVANIA AVENUE NW**  
997 RSF to 5,231 RSF Spaces Available





## NEIGHBORHOOD

- Landmark location on Pennsylvania Avenue between The White House and The Capitol.
- Outdoor seating fronting the Navy Memorial Plaza and Fountain Complex.
- At the Center of Downtown DC's East End with over 75 Million square feet of office space and a Metro stop on site.
- Central to a wide variety of Downtown DC's major attractions: The National Mall with the Smithsonian Museums, Capital One Arena, DC Convention Center (2.1 million SF) as well as many more restaurants, hotels and attractions.

## BY THE NUMBERS



**49,825**  
Total Employees  
0.5 Mi Radius

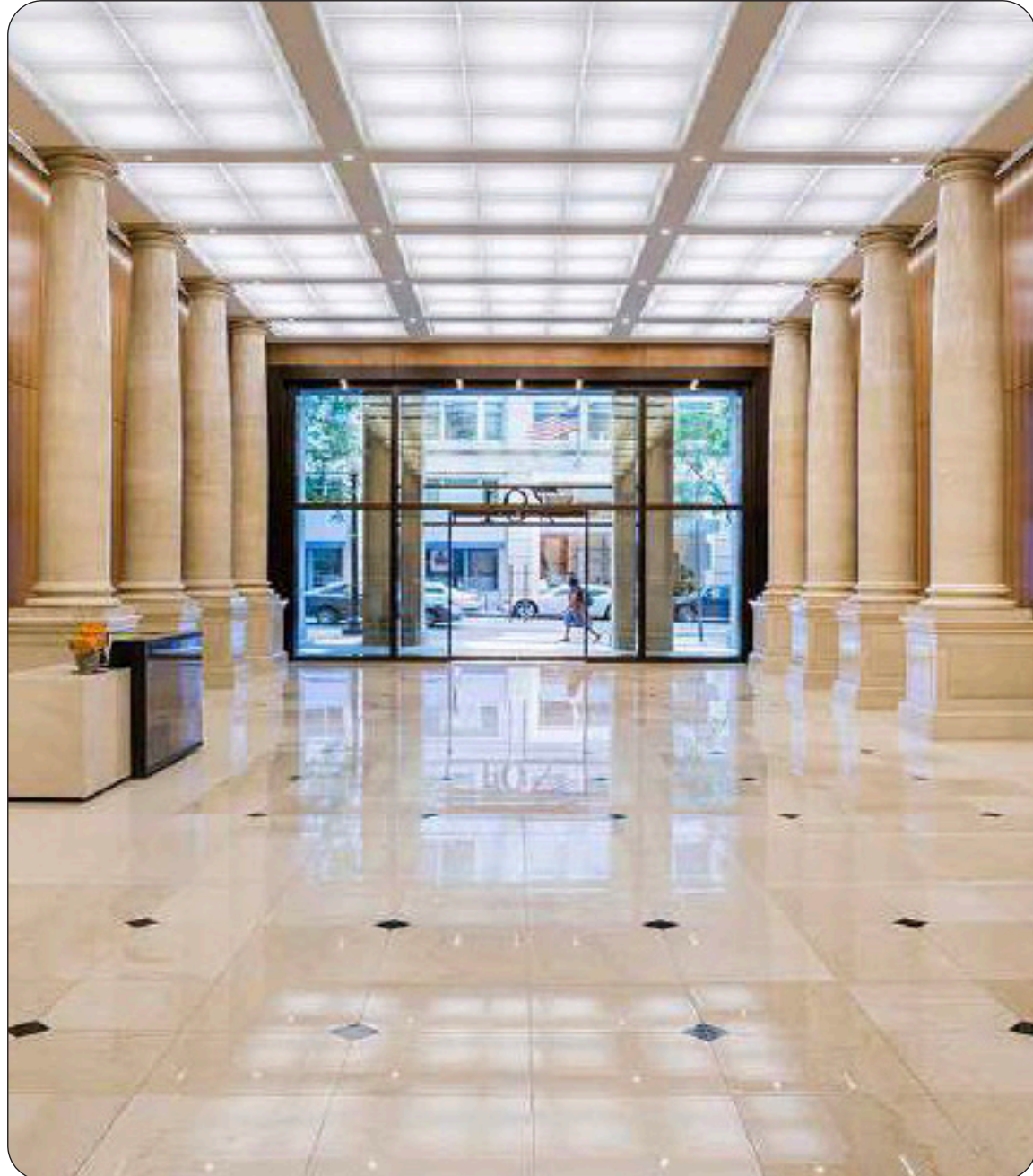


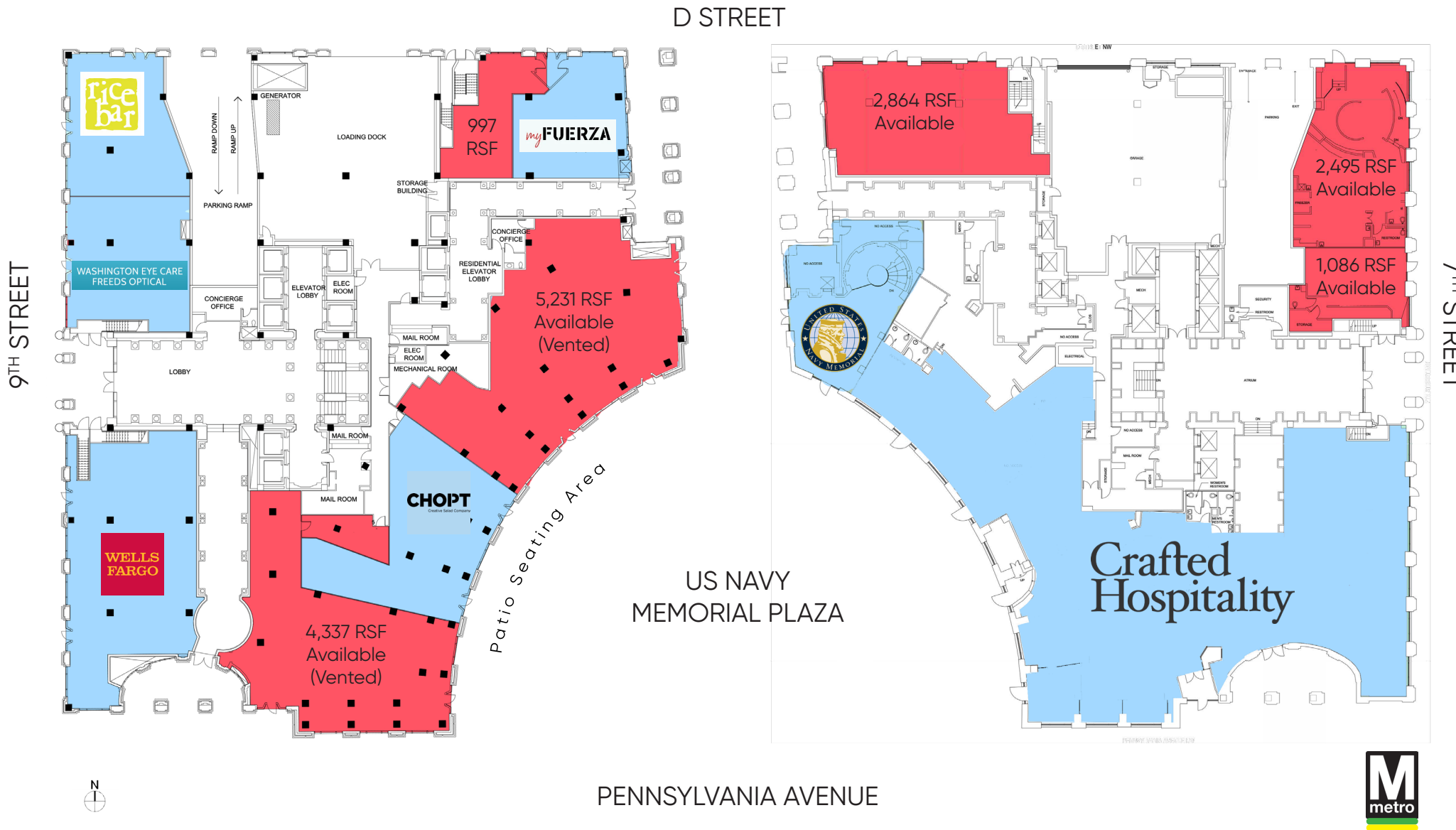
**\$185,155**  
Average Household  
Income  
0.5 Mi Radius



**4,562**  
Total Population  
0.5 Mi Radius

## NEARBY ATTRACTIONS





# MARKET SQUARE - 701 & 801 PENNSYLVANIA AVENUE NW

WASHINGTON, DC

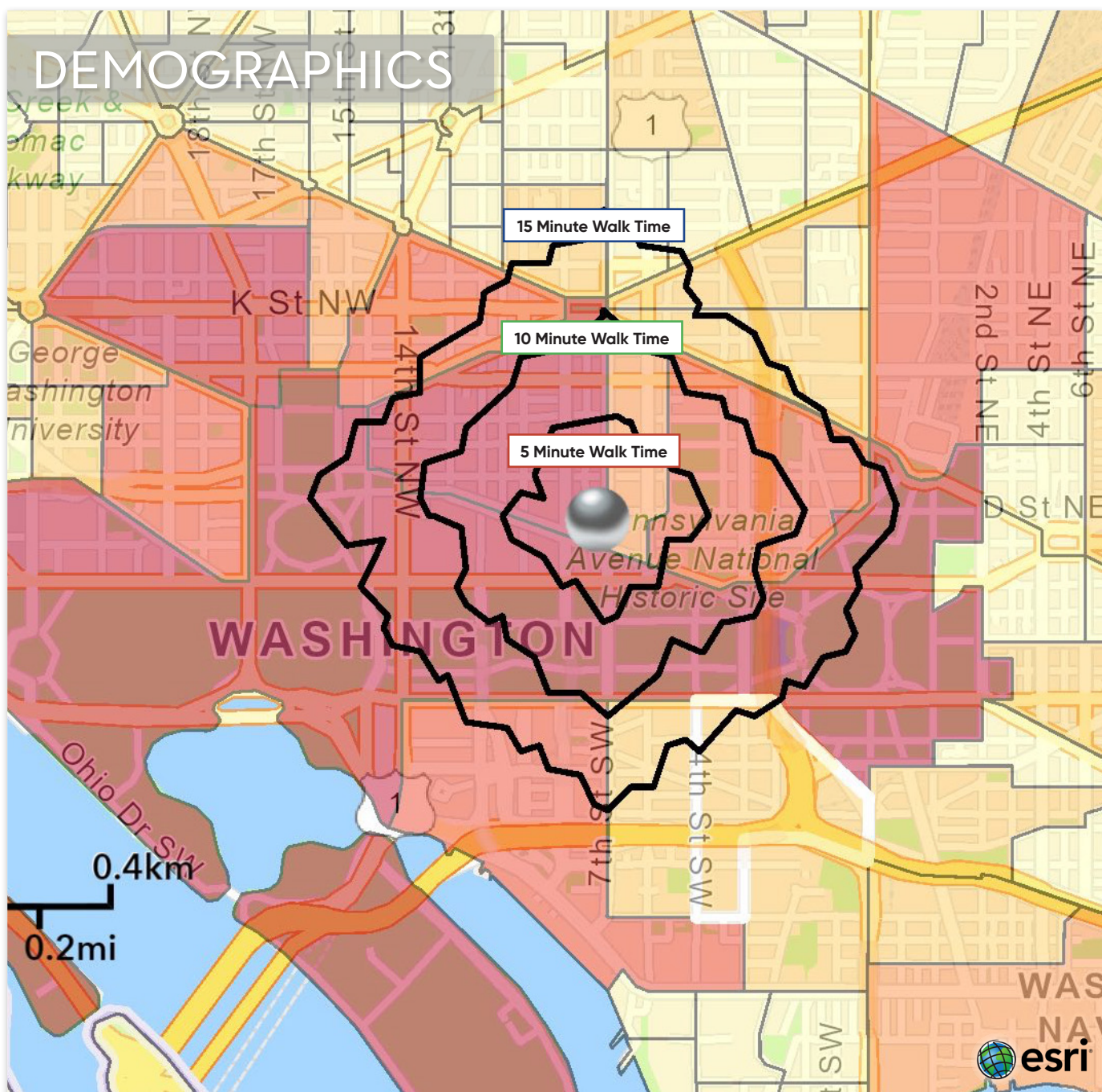
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# MARKET SQUARE - 701 & 801 PENNSYLVANIA AVENUE NW WASHINGTON, DC

MILLER WALKER  
RETAIL REAL ESTATE



WALK TIME	5 MIN WALK	10 MIN WALK	15 MIN WALK
2021 Daytime Population	10,629	41,760	88,236
2021 Resident Population	1,872	4,562	10,742
2021 Average Household Income	\$206,752	\$199,057	\$173,838

DISTANCE	.25 MILE RING	.5 MILE RING	1 MILE RING
2021 Daytime Population	11,001	49,825	155,816
2021 Resident Population	1,862	5,906	33,111
2021 Average Household Income	\$207,078	\$185,155	\$144,120

DRIVE TIME	5 MIN DRIVE	10 MIN DRIVE	15 MIN DRIVE
2021 Daytime Population	112,895	428,905	895,190
2021 Resident Population	20,708	204,663	635,264
2021 Average Household Income	\$156,324	\$157,383	\$144,701