

2501 PENNSYLVANIA AVENUE, NW  
WEST END - WASHINGTON DC

Up to 3,972 SF Available





## NEIGHBORHOOD

Situated amid prestigious hotels including the Ritz and Hilton, with notable dining venues like Ris and La Perla nearby, this location offers a sophisticated retail setting. Surrounded by affluent residential areas, it presents a professional environment conducive to establishing a distinguished retail presence.

## NEARBY RETAIL



THE RITZ-CARLTON®

## BY THE NUMBERS



51,420

Total Employees  
0.5 Mi Radius



\$200,143

Average Household  
Income  
0.5 Mi Radius



8,041

Total Population  
0.5 Mi Radius





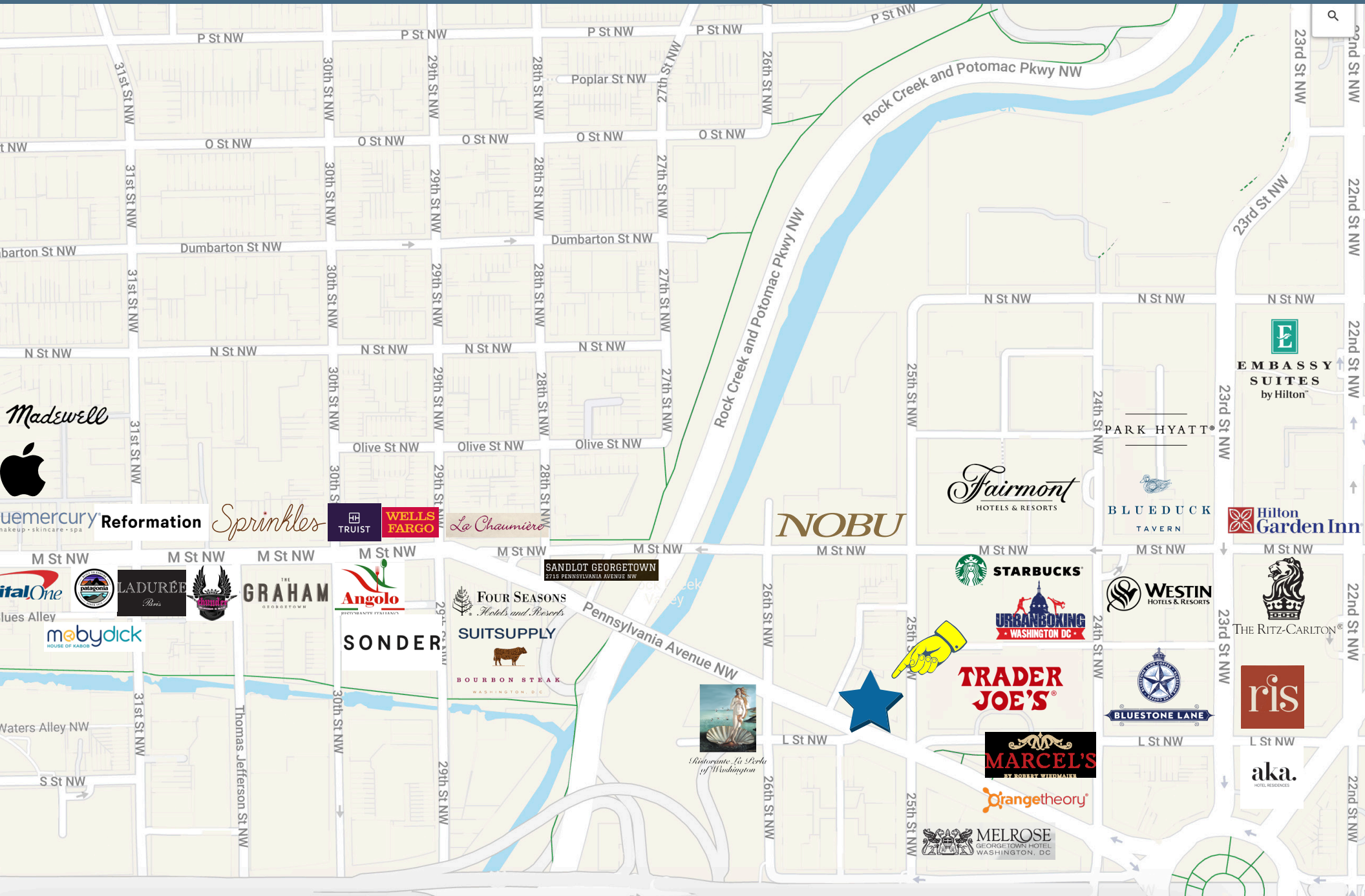


# 2501 PENNSYLVANIA AVENUE NW

Washington, DC

# MILLER WALKER

RETAIL REAL ESTATE



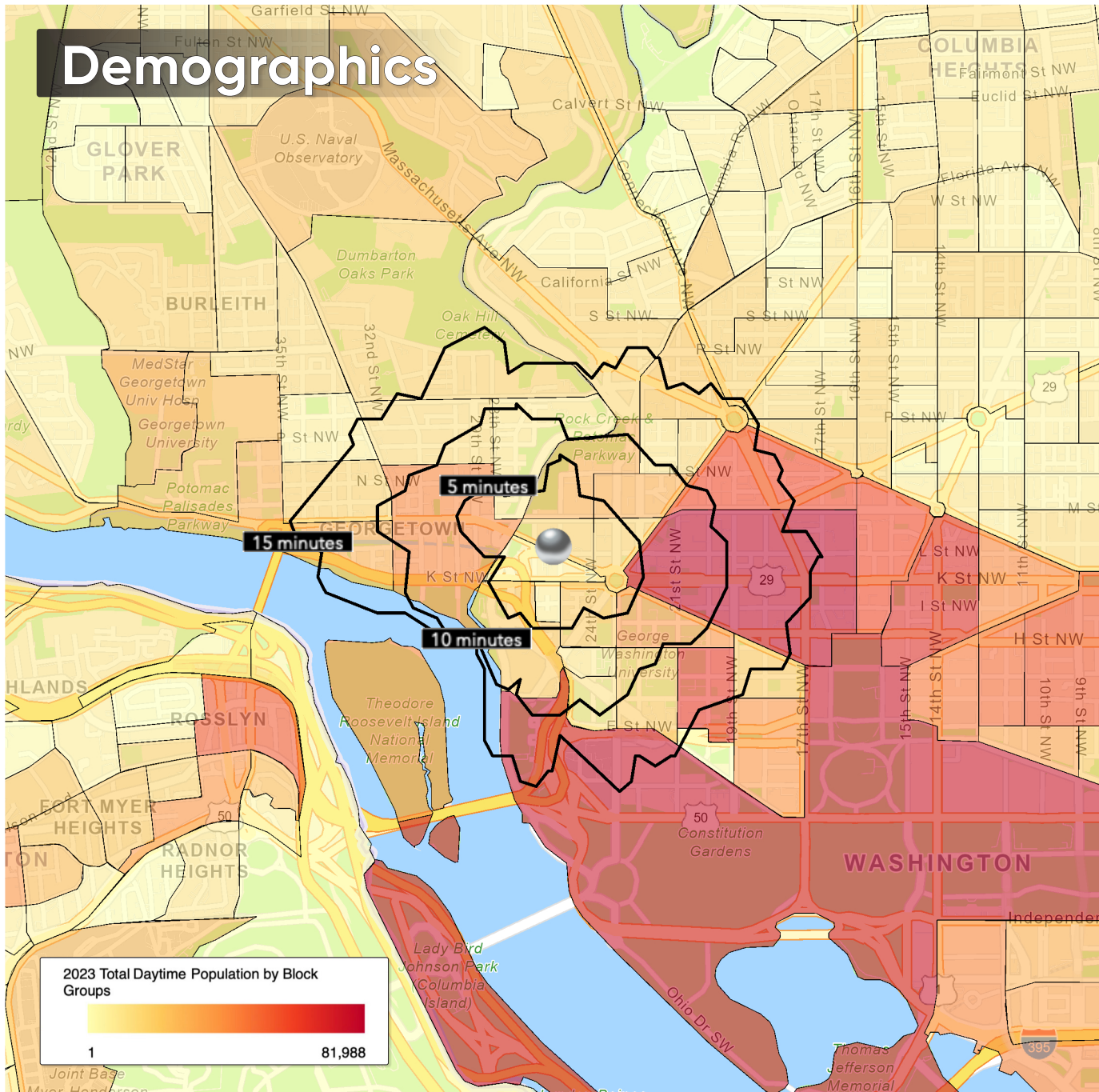
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MILLER WALKER

RETAIL REAL ESTATE

## Demographics



WALK TIME	5 MIN WALK	10 MIN WALK	15 MIN WALK
2023 Daytime Population	17,651	65,118	139,553
2023 Resident Population	6,117	18,276	27,333
2023 Average Household Income	\$156,797	\$168,826	\$179,688

DISTANCE	.25 MILE RING	.5 MILE RING	1 MILE RING
2023 Daytime Population	14,644	59,461	237,424
2023 Resident Population	5,881	20,117	42,832
2023 Average Household Income	\$162,374	\$174,893	\$176,042

www.millerwalker.com

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