

MILLER WALKER
RETAIL REAL ESTATE

1001 PENNSYLVANIA AVENUE, NW
EAST END - WASHINGTON DC
938 SF to 3,055 SF Available



NEIGHBORHOOD

The East End is situated between The White House and Capitol Hill. It is a historic neighborhood that is overflowing with restaurants, shops, and museums. The East End is also home to the headquarters of many major government organizations, including the FBI, IRS, and EPA.

BY THE NUMBERS



102,211

Total Employees
0.5 Mi Radius



\$148,546

Average Household
Income
0.5 Mi Radius



4,644

Total Population
0.5 Mi Radius

NEARBY RETAIL

FOGO DE CHÃO
BRAZILIAN STEAKHOUSE

H&M

Hard Rock
CAFE

FORD'S
THEATRE



BRAND NEW BUILDING RENOVATIONS



NEW LOBBY AND AMENITIES

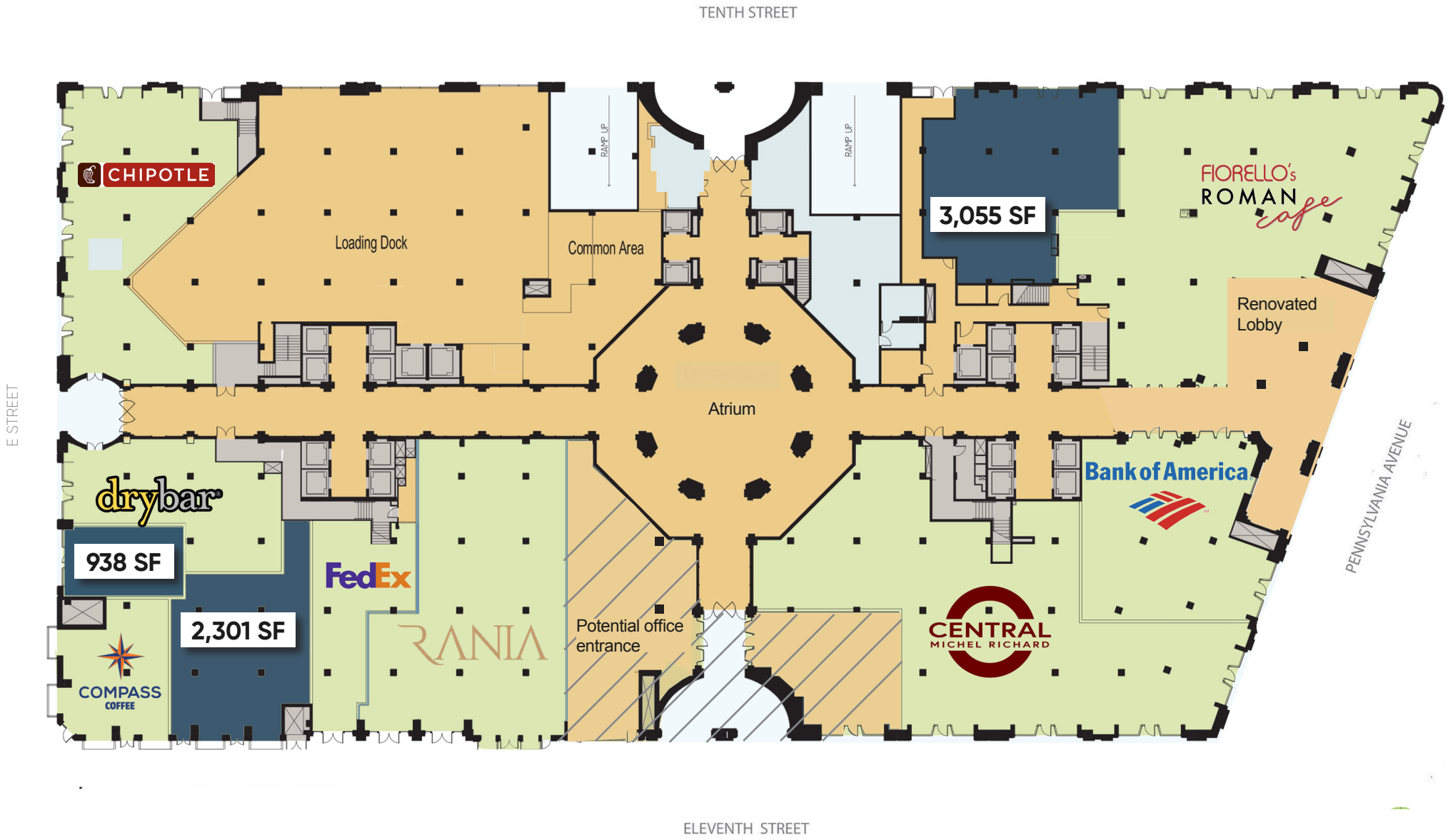


FLOOR PLAN

1001 PENNSYLVANIA AVENUE, NW
WASHINGTON, DC

938 SF - 6,884 SF

MILLER WALKER
RETAIL REAL ESTATE



SURROUNDED BY GREAT RETAIL AND RESTAURANTS



SURROUNDED BY GREAT RETAIL AND RESTAURANTS

Bank of America
socialtables
au bon pain

TAX REFORM
MAC
macy's

news service
WILLIAMS & CONNOLLY LLP

red line
GRAND HYATT
UNITED BANK

Manufacturers
dc public library

ZAVYTYNYA
CHOPT
wework

McDonald's
DUNKIN' DONUTS

astro
JOHNSTON & MURPHY
ANN TAYLOR
MASTRO'S RESTAURANTS
DEVON + BLAKELY
TVOGO

ASG
CHOPT
TJ-maxx

M metro
GAP
Walgreens

11th Street NW
FOREVER 21
H&M

10th Street NW
Catholic Charities
ARCHDIOCESE OF WASHINGTON
Inspiring Hope, Building Futures.
ella's
Alden
THE SMITH

9th Street NW
NATIONAL PORTRAIT GALLERY

7th Street NW
Capitol
M metro

13th Street NW
Starbucks COFFEE
FIVE GUYS
BURGERS and FRIES
Marshalls
National Theatre

McDonald's
SUBWAY
Capital One Bank
POTBELLY SANDWICH SHOP

12th Street NW
Tosca
OFF 5TH
NORDSTROM
rack

JOS. A. BANK
Starbucks COFFEE
LANDMARK THEATRES
& pizza

F Street
FORD'S THEATRE
ANTHROPOLOGIE
J.CREW
Hard Rock CAFE
McDonald's
PIZZERIA

8th Street NW
SHAKE SHACK
barmini by José Andrés
HOTEL MONACO

Rosa Mexicano
Facebook

Freedom Plaza
ups
au bon pain
U.S. Customs and Border Protection
SUBWAY
Wilson Center

CVS pharmacy
PRET A MANGER
ELEPHANT & CASTLE
UNITED STATES POSTAL SERVICE
TIMGAD CAFE
UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
M metro

OLLIE'S TROLLEY
United Technologies
FOGO DE CHÃO
CHUBASCARIA
PUNJAB GRILL
CENTRAL
TRUMP INTERNATIONAL HOTEL
Starbucks COFFEE

drybar
PUNJAB GRILL
CENTRAL
FBI
SITE
Pennsylvania Avenue
IRS
DEPARTMENT OF JUSTICE

bdc
Teaism
CVS pharmacy
SHAKESPEARE THEATRE COMPANY
HILL COUNTRY
CHOPT
PROTEIN BAR
Capital One Bank
M metro

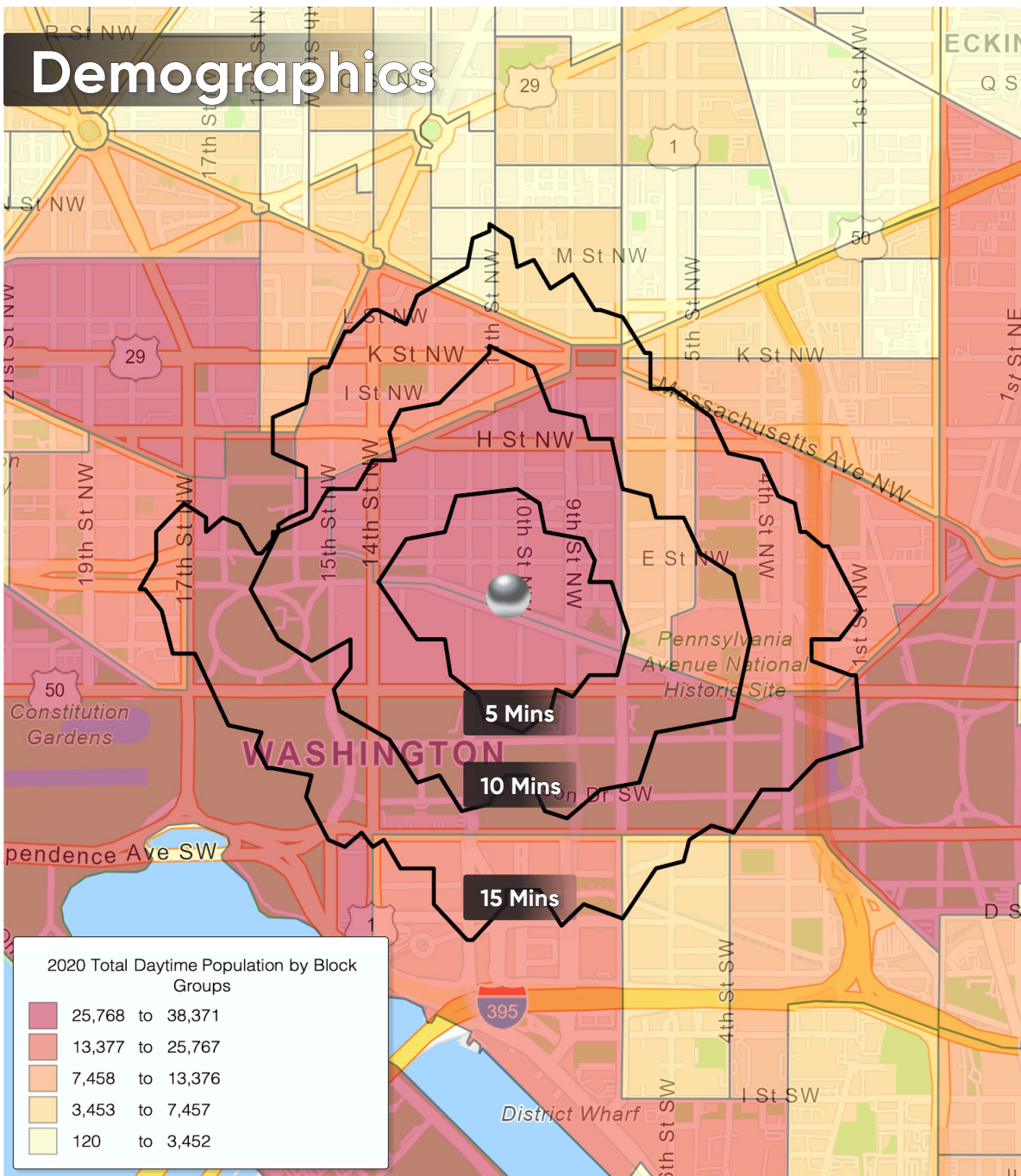
D Street
CARMEL
Oyamel
FedEx
Starbucks COFFEE
PNC BANK

1001 PENNSYLVANIA AVENUE

Washington, DC

MILLER WALKER

RETAIL REAL ESTATE



WALK TIME	5 MIN WALK	10 MIN WALK	15 MIN WALK
2020 Daytime Population	11,965	52,843	94,700
2020 Resident Population	1,035	2,993	8,671
2020 Average Household Income	\$231,925	\$207,421	\$174,437

DISTANCE	.25 MILE RING	.5 MILE RING	1 MILE RING
2020 Daytime Population	15,612	59,786	184,982
2020 Resident Population	1,073	4,061	36,585
2020 Average Household Income	\$231,924	\$200,313	\$147,104

DRIVE TIME	5 MIN DRIVE	10 MIN DRIVE	15 MIN DRIVE
2020 Daytime Population	113,186	469,467	887,538
2020 Resident Population	15,864	219,178	620,093
2020 Average Household Income	\$161,602	\$155,637	\$148,514

www.millerwalker.com



DEMOGRAPHICS

Ring of 0.25 miles

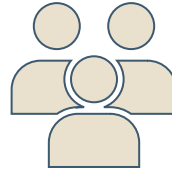
MILLER WALKER
RETAIL REAL ESTATE

1001 Pennsylvania Ave NW,
Washington, District of Columbia,
20004



\$231,924

2021 Average Household Income



1,073

2021 Resident Population



33,150

2021 Total Daytime Population



63%

2019 Adult Pop. With Bachelor's Degree or Higher



1.43

2021 Average Household Size



43.2

2021 Median Age

HOUSEHOLD SPENDING



\$136,497

2021 Average Disposable Inc



\$4,416,334

(In \$ Thousands)
2021 Total Resident Spending



\$5,530

Apparel & Services



\$9,764

Eating Out



\$12,877

Groceries

Tapestry Segments



3A

Laptops and Lattes

743 households

100%

of Households



EMPLOYMENT / TOTAL DAYTIME POPULATION



White Collar

96%

Blue Collar

0%



Services

4%



33,150

2021 Total Daytime Population

Ring of 0.5 miles

MILLER WALKER
RETAIL REAL ESTATE

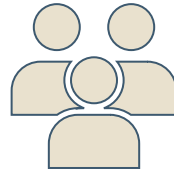
1001 Pennsylvania Ave NW,
Washington, District of Columbia,
20004

DEMOGRAPHICS



\$200,313

2021 Average Household Income



4,061

2021 Resident Population



98,987

2021 Total Daytime Population



52%

2019 Adult Pop. With Bachelor's Degree or Higher



1.47

2021 Average Household Size



39.7

2021 Median Age

HOUSEHOLD SPENDING



\$120,890

2021 Average Disposable Inc



\$13,495,125

(In \$ Thousands)
2021 Total Resident Spending



\$4,798

Apparel & Services



\$8,492

Eating Out



\$11,188

Groceries

Tapestry Segments



3A

Laptops and Lattes

2,421 households

90.6%

of Households



3B

Metro Renters

252 households

9.4%

of Households



EMPLOYMENT / TOTAL DAYTIME POPULATION



White Collar

94%



Blue Collar

1%



Services

5%



98,987

2021 Total Daytime Population

Ring of 1 mile

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RETAIL REAL ESTATE

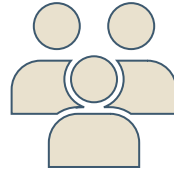
1001 Pennsylvania Ave NW,
Washington, District of Columbia,
20004

DEMOGRAPHICS



\$147,104

2021 Average Household Income



36,585

2021 Resident Population



285,434

2021 Total Daytime Population



43%

2019 Adult Pop. With Bachelor's Degree or Higher



1.69

2021 Average Household Size



34.5

2021 Median Age

HOUSEHOLD SPENDING



\$94,360

2021 Average Disposable Inc



\$35,626,136

(In \$ Thousands)
2021 Total Resident Spending



\$3,634

Apparel & Services



\$6,561

Eating Out



\$8,614

Groceries

Tapestry Segments



3B

Metro Renters

13,257 households

65.8%

of Households



3A

Laptops and Lattes

3,893 households

19.3%

of Households



3C

Trendsetters

2,168 households

10.8%

of Households



EMPLOYMENT / TOTAL DAYTIME POPULATION



White Collar

90%



Blue Collar

3%



Services

8%



285,434

2021 Total Daytime Population