





## PROPERTY DETAILS

### AVAILABLE SPACES:

- **1,780 SF** – Second Generation Coffee Shop and Patio (Non-Vented)
- **2,318 SF** – Second Generation Bakery/Bagel Shop and Patio (Non-Vented)
- **3,852 SF** – Second Generation Restaurant – Fully Built-Out with Venting (Type 1 Grease Exhaust) and Patio

### PROPERTY HIGHLIGHTS:

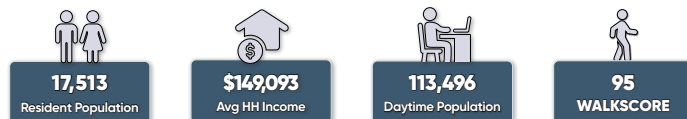
- Located at the nexus of the **Foggy Bottom, West End, and DuPont** neighborhoods.
- Surrounded by high-traffic luxury hotels, including The Ritz-Carlton and Fairmont Hotel - 10 Hotels and 3,016 keys within a three-block radius.
- **High Walkability Score (95)** with excellent access to nearby retail and dining destinations.
- Large daytime population (**113,496 within a 10 minute walk**) and affluent resident demographics (average household income of **\$149,093**).

### NEARBY ATTRACTIONS:

- Proximity to George Washington University, The Kennedy Center and both DuPont and Foggy Bottom Metro Stops giving you easy access to the Red, Blue, Orange, and Silver lines.
- Renowned full-service restaurants like Rasika and RIS and quick service options such as Tatte and Call Your Mother. Other key retailers such as Whole Foods and Trader Joe's are within walking distance.

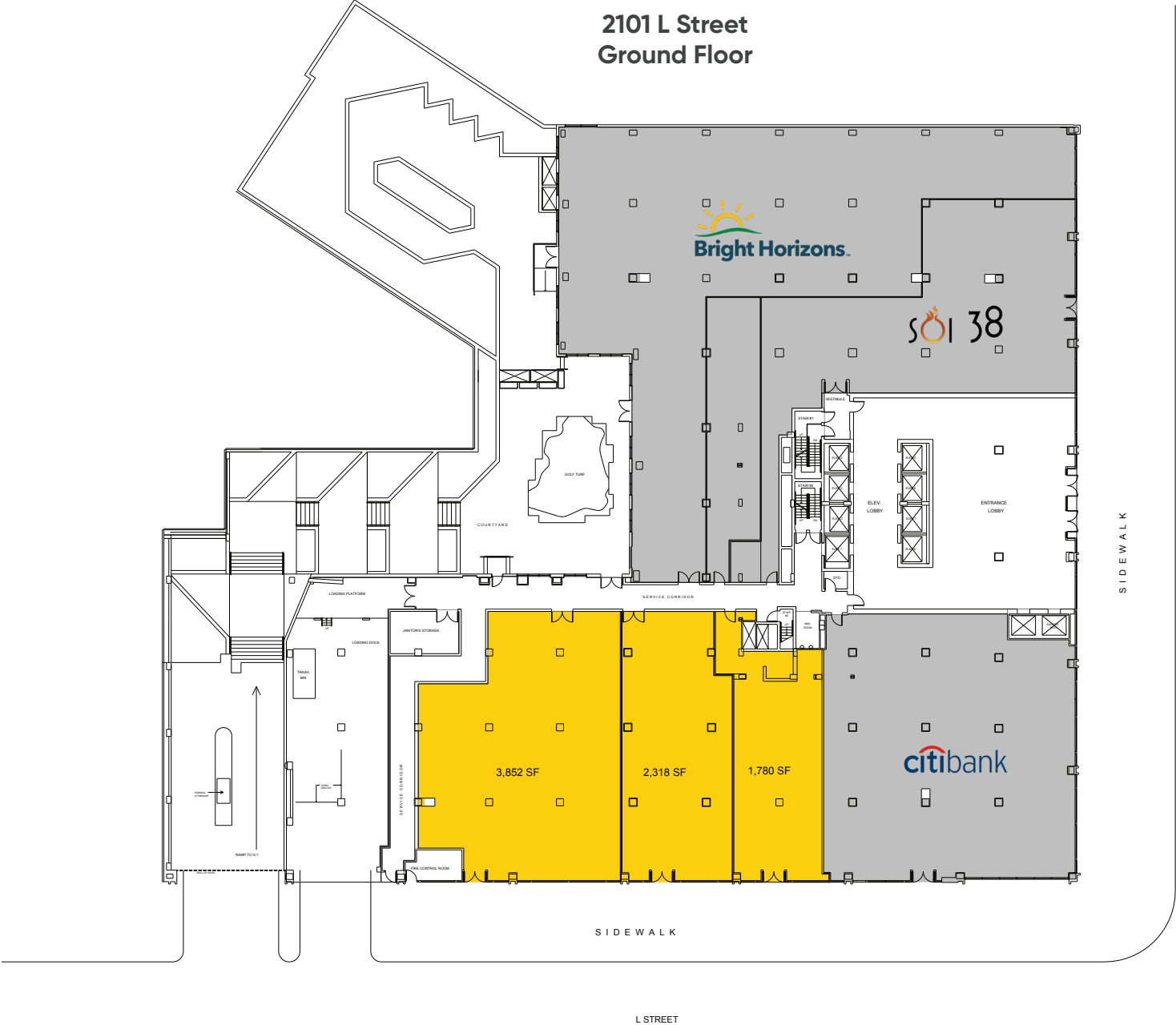


## BY THE NUMBERS



\*Demographics based on a 10-minute walk radius.







2101 L Street, NW  
Washington, DC

MILLER WALKER  
RETAIL REAL ESTATE



3,852 SF Available



2101 L Street, NW  
Washington, DC

MILLER WALKER  
RETAIL REAL ESTATE



3,852 SF – Second Generation  
Restaurant with a Type 1  
Grease Exhaust



2101 L Street, NW  
Washington, DC

MILLER WALKER  
RETAIL REAL ESTATE



2,318 SF Available

1,780 SF Available



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MILLER WALKER  
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1,780 SF – Second  
Generation Coffee Shop



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Washington, DC

MILLER WALKER  
RETAIL REAL ESTATE



3,852 SF Available

2,318 SF Available

1,780 SF Available



2101 L Street, NW  
Washington, DC

MILLER WALKER  
RETAIL REAL ESTATE

RETAIL MAP





DEMOGRAPHICS

