



2,077 SF AVAILABLE

PROPERTY DETAILS

THE SITE:

- **Square Footage:** 2,077 SF
- **Asking Rent:** \$75 NNN
- **CAM & Taxes:** \$18.26/SF
- **Prominent Pennsylvania Ave SE frontage** in the heart of Capitol Hill, surrounded by strong neighborhood, office, and tourist traffic generators including the US Capitol Building.
- **Steps from Eastern Market** and across the street from Trader Joe's at the center of Capitol Hill's main retail corridor offering consistent 7 day traffic.
- **Second generation space** – Former 7-11
- **Excellent Metro access** via Eastern Market station (Blue, Orange, Silver Lines).

NEARBY RETAIL:



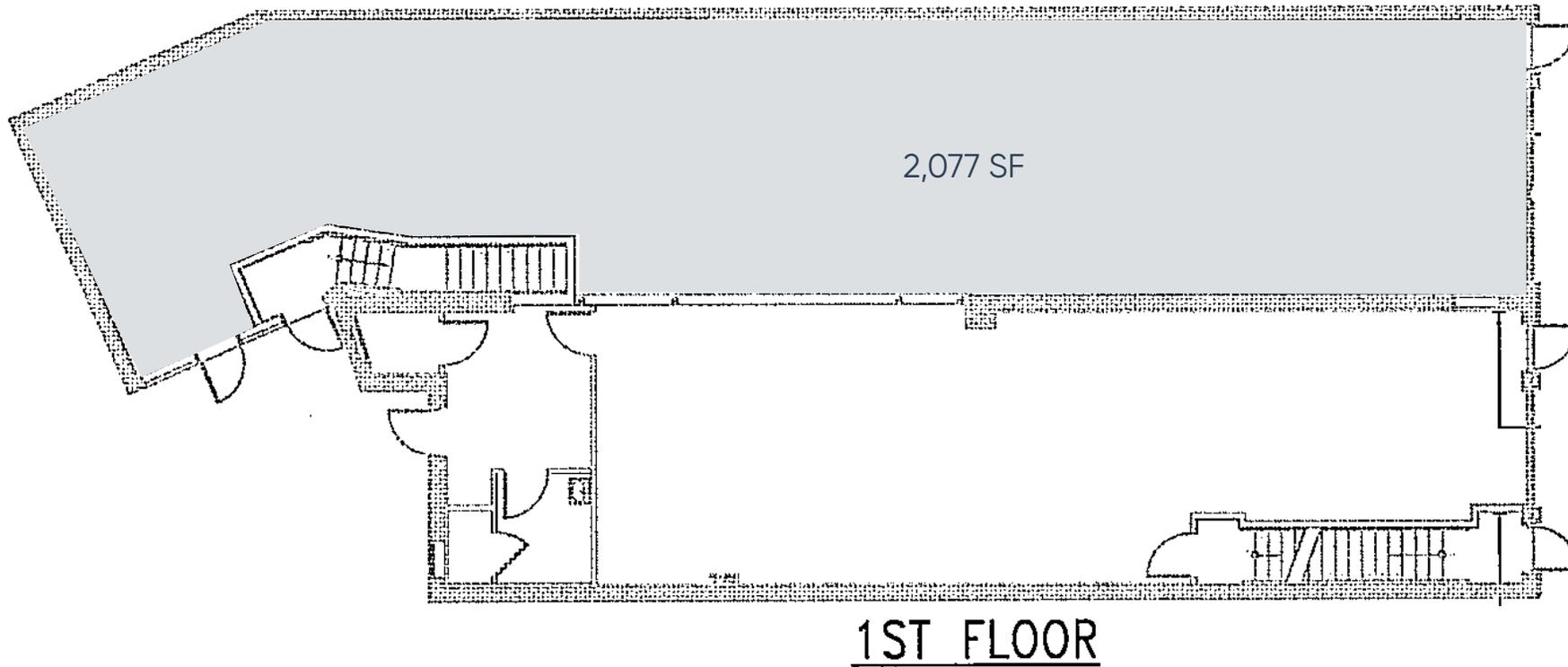
BY THE NUMBERS



*Demographics based on a 10 Minute Walktime.



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Pennsylvania Avenue



DEMOGRAPHICS

WALK TIME	5 MIN WALK	10 MIN WALK	15 MIN WALK
2025 Daytime Population	43,048	126,509	199,044
2025 Resident Population	1,246	9,112	30,560
2025 Average Household Income	\$109,811	\$157,154	\$184,180

