


MILLER WALKER
RETAIL REAL ESTATE

2101 L Street, NW – Washington, DC
2,318 SF – 14,045 SF 2nd Generation Spaces Available for Lease



PROPERTY DETAILS

AVAILABLE SPACES:

- **Coming Soon:** 
- **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
- **14,045 SF** | Second Generation Daycare – Fully Built Out with Exclusive Outdoor Play Area

PROPERTY HIGHLIGHTS:

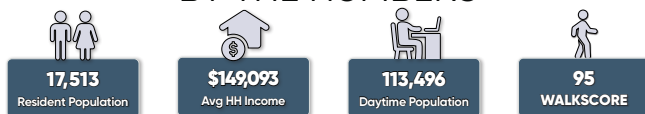
- Located at the nexus of the **Foggy Bottom, West End, and DuPont** neighborhoods.
- Surrounded by high-traffic luxury hotels, including The Ritz-Carlton and Fairmont Hotel - 10 Hotels and 3,016 keys within a three-block radius.
- **High Walkability Score (95)** with excellent access to nearby retail 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.



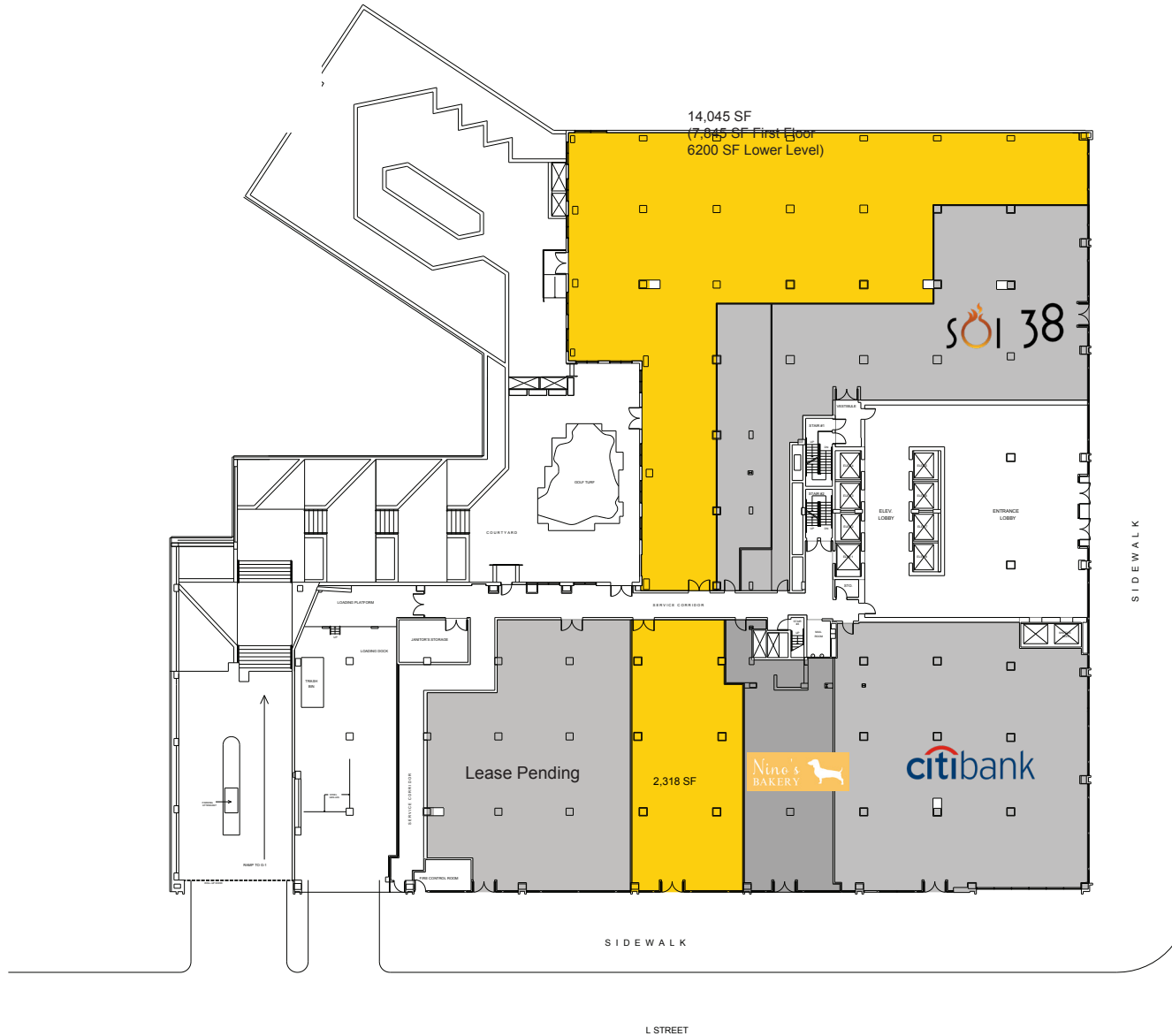
BY THE NUMBERS



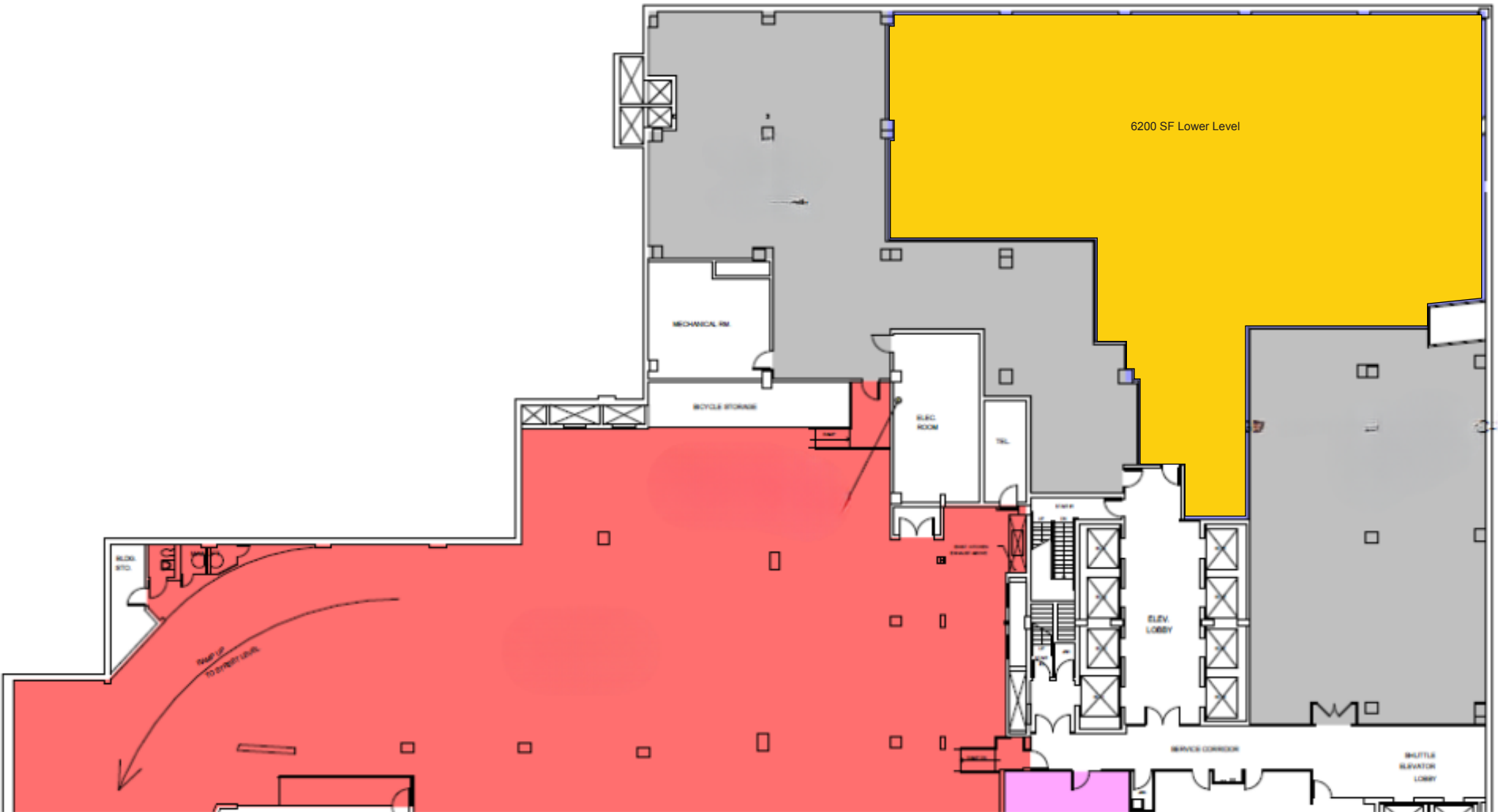
*Demographics based on a 10-minute walk radius.



2101 L Street
Ground Floor



2101 L Street
Lower Level



2101 L Street, NW
Washington, DC

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3,852 SF Available

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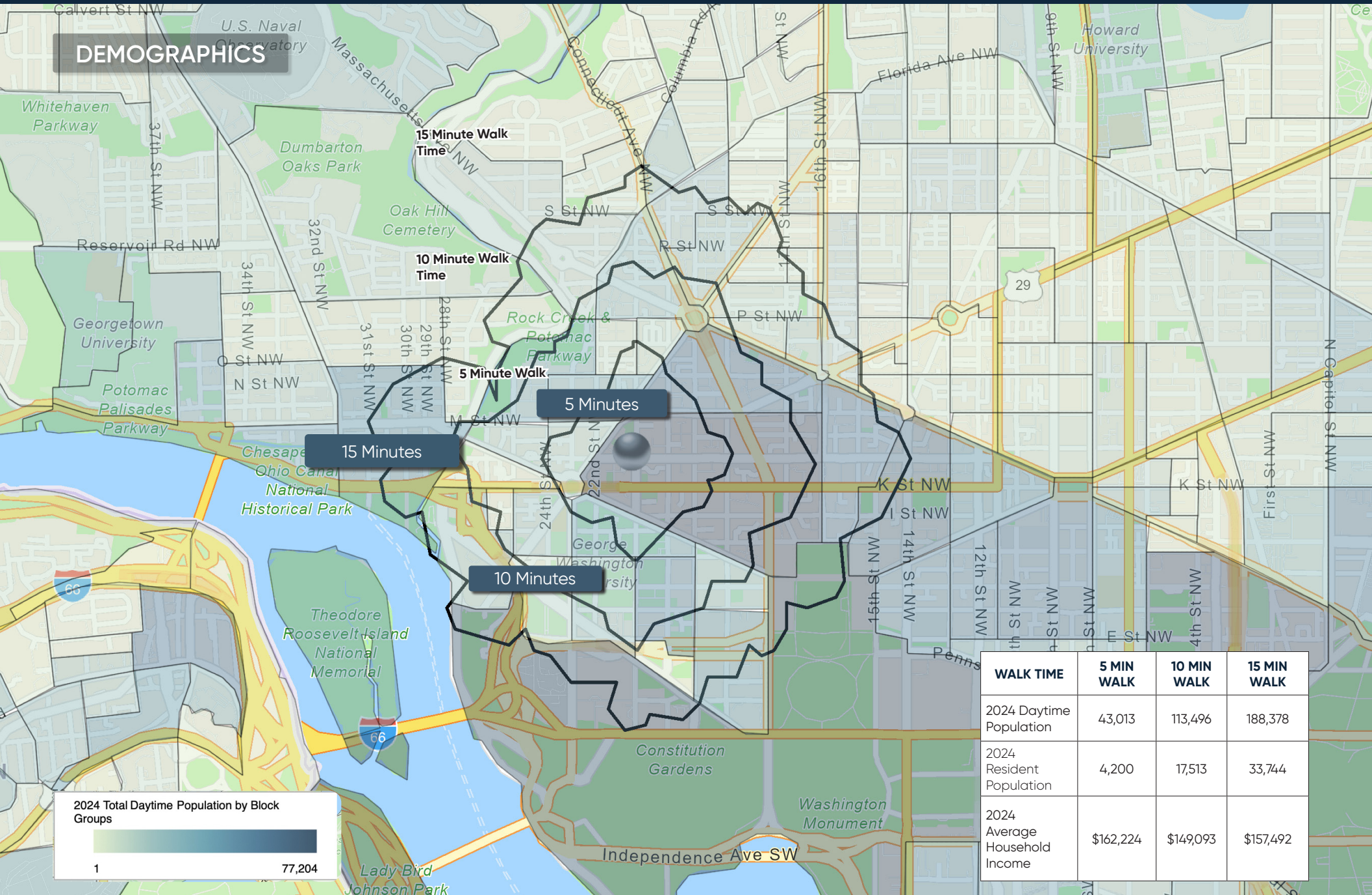


2,318 SF Available

RETAIL MAP



DEMOGRAPHICS



WALK TIME	5 MIN WALK	10 MIN WALK	15 MIN WALK
2024 Daytime Population	43,013	113,496	188,378
2024 Resident Population	4,200	17,513	33,744
2024 Average Household Income	\$162,224	\$149,093	\$157,492