



PROPERTY DETAILS

Available Space:

750 SF Second-Generation Cafe Space

Ideal Uses:

Non-vented fast-casual restaurants and cafes, services and all other uses considered.

Asking Rent:

\$65 NNN PSF | Available Immediately

Neighborhood:

1209 U Street NW offers a highly visible second-generation café and fast-casual space, formerly Rush Bowls, in the heart of one of Washington, DC's most active dining and entertainment corridors.

The property is steps from the Lincoln Theatre and Ben's Chili Bowl, one block from the U Street Metro, and near the announced Streets Market at The Ellington.

NEARBY RETAIL



BY THE NUMBERS



24,700

Resident Population



\$212,033

Avg HH Income



23,300

Daytime Population



99

WALKSCORE

*Demographics based on a 10 min walk radius.



1209 U STREET, NW
Washington, DC

MILLER WALKER
RETAIL REAL ESTATE



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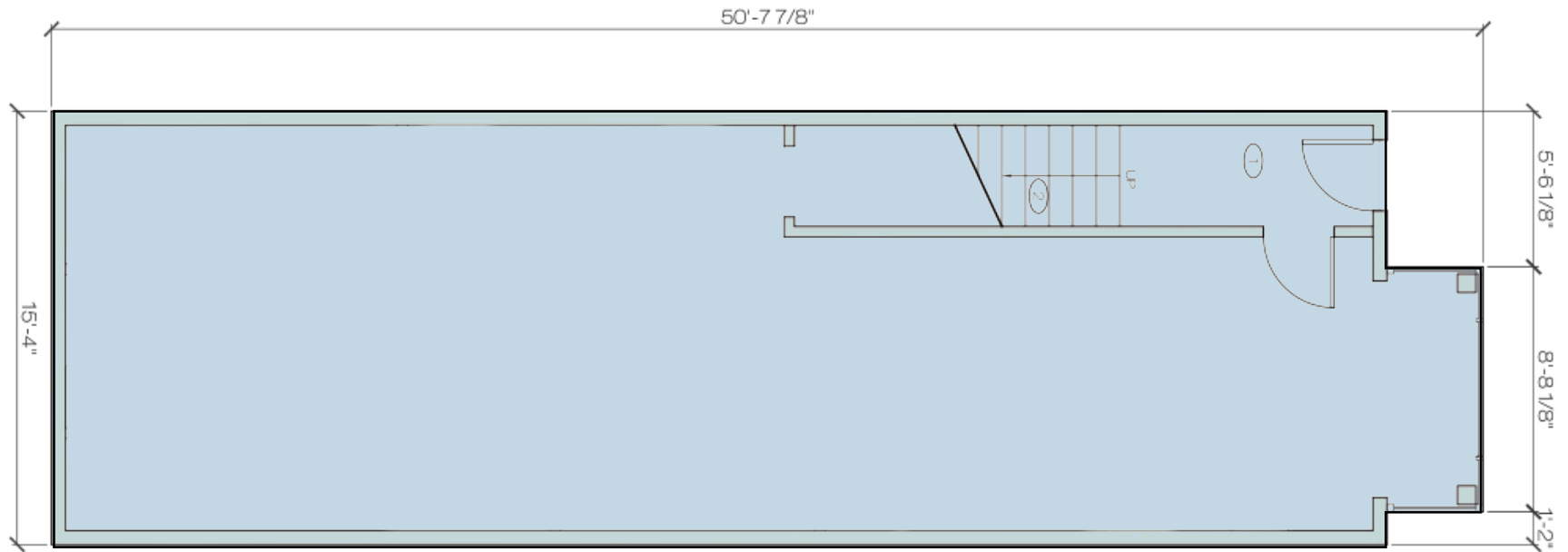


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U STREET



1
D.1

EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



AVAILABLE TENANT SPACE

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MILLER WALKER
RETAIL REAL ESTATE



Demographics

WALK TIME	5 MIN WALK	10 MIN WALK	15 MIN WALK
2026 Daytime Population	6,913	23,300	44,900
2026 Resident Population	6,662	24,700	52,700
2026 Average Household Income	\$229,971	\$212,033	\$198,960

2026 Total Daytime Population by Block Groups

