



PROPERTY DETAILS

AVAILABLE SPACE: Up to 6,996 SF of former CVS space on the Ground Floor and 2,174 SF second-generation café space on the Lower Level; demising options available.

IDEAL USES: Full-service and fast-casual restaurants, cafés, fitness, and services.

1901 PENNSYLVANIA AVENUE NW offers two prominent retail opportunities in Washington, DC's central business district: up to 6,996 SF of former CVS space on the Ground Floor and 2,174 SF of second-generation café space on the Lower Level, with demising options available.

The property features approximately 174 feet of frontage and excellent visibility near George Washington University, the World Bank, the IMF, and two Metrorail stations, benefiting from strong daytime, student, visitor, and neighborhood traffic.

NEARBY RETAIL

THE GEORGE
WASHINGTON
UNIVERSITY

WASHINGTON, DC



THE PRIME RIB
The Civilized Steakhouse



THE WORLD BANK



BY THE NUMBERS



10,400

Resident Population



\$128,355

Avg HH Income



122,000

Daytime Population



99

WALKSCORE

*Demographics based on a 10 min walk radius.



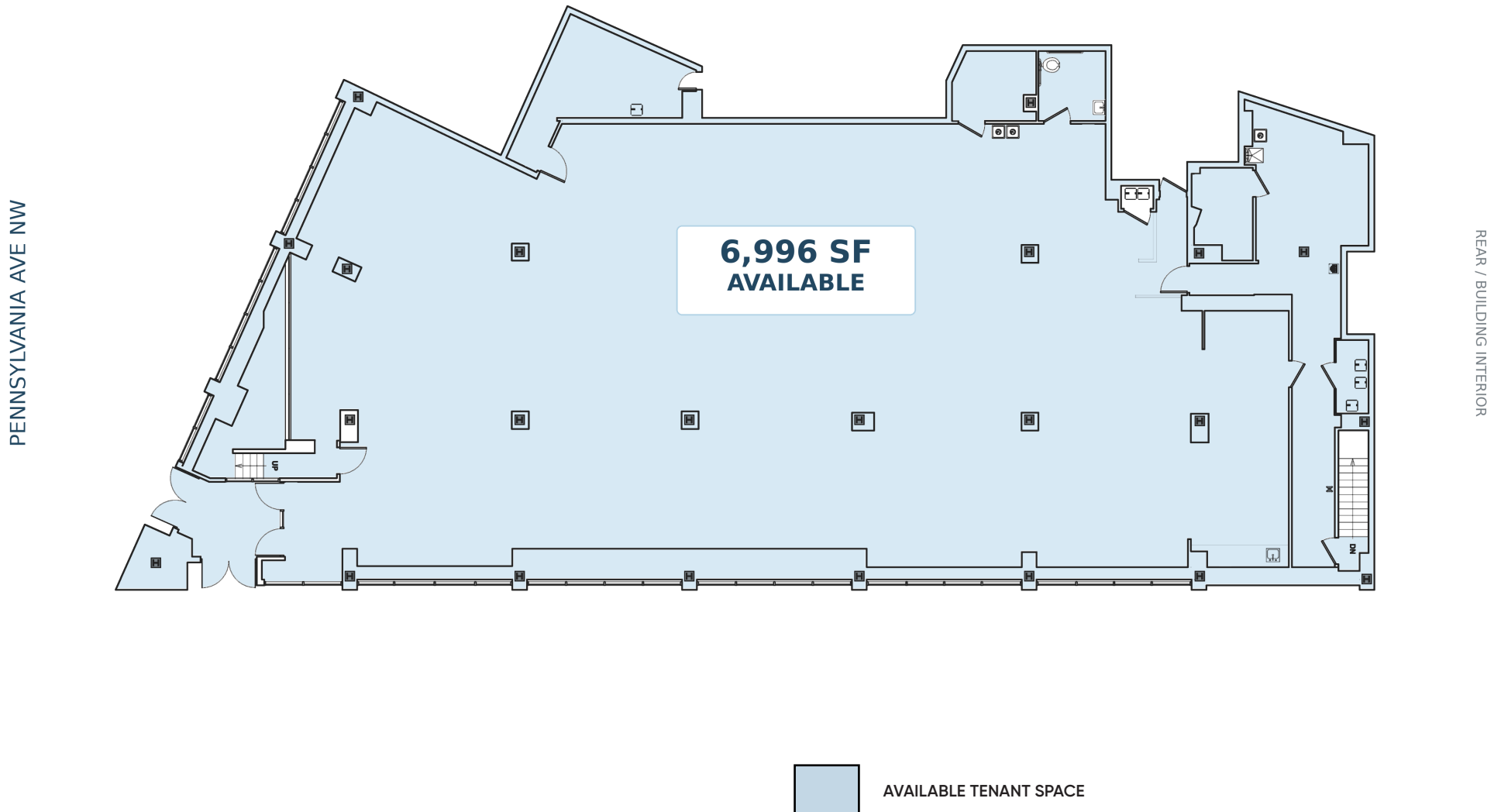
1901 Pennsylvania Avenue, NW
Washington, DC

MILLER WALKER
RETAIL REAL ESTATE



GROUND FLOOR

FORMER CVS - 6,996 SF AVAILABLE



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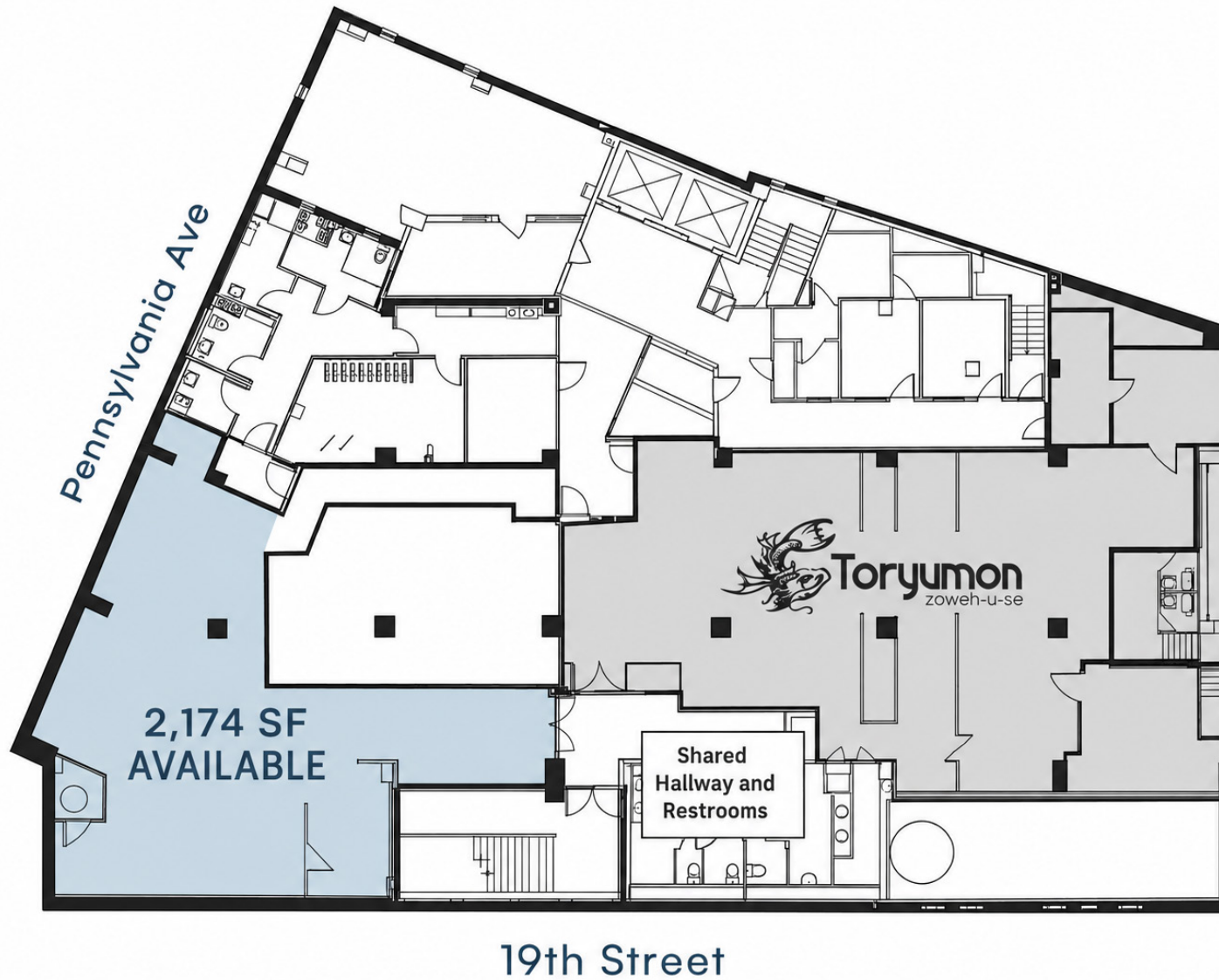


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MILLER WALKER
RETAIL REAL ESTATE



LOWER LEVEL



AVAILABLE TENANT SPACE



TENANT

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Washington, DC

MILLER WALKER
RETAIL REAL ESTATE



Demographics

WALK TIME	5 MIN WALK	10 MIN WALK	15 MIN WALK
2026 Daytime Population	36,000	122,000	193,000
2026 Resident Population	197	10,400	26,900
2026 Average Household Income	\$113,739	\$128,355	\$146,165

