

# 1TOM

ONE THOMAS CIRCLE, NW, WASHINGTON DC

An Excellent Retail/Restaurant Opportunity on Thomas Circle  
The Gateway  
Between Business and Residents

## 4,398 SF

RARE, HIGHLY VISIBLE, BLOCK WITH OUTDOOR SEATING AND EXISTING CONDITIONS

## LOCATED

IN AFFLUENT THOMAS CIRCLE OF WASHINGTON, DC

## \$125,000

AVERAGE HOUSEHOLD INCOME IN TRADE AREA

## SURROUNDED BY

LOGAN CIRCLE, SHAW, 14TH STREET, U STREET CORRIDOR, AND THE NEW 679,000 SF FANNIE MAE HEADQUARTERS DEVELOPMENT

## WITHIN 3 BLOCKS

OF MCPHERSON & FARRAGUT NORTH METRO, CLOSE PROXIMITY TO DUPONT CIRCLE AND MT. VERNON METRO STATIONS

## 47M+ SF

OF EXTREMELY DENSE OFFICE & MIXED USE DEVELOPMENT WITHIN .5 MILES



Andy Corno  
Thomas Jackman  
Arris Noble



# ONE THOMAS CIRCLE TRADE AREA



## Within .5 Mile:

**115,500**  
Total Employees

**6,800**  
Total Businesses

**\$125,000+**  
Average Household Income

**35**  
Total Hotels

**98**  
Walkscore - Walker's Paradise

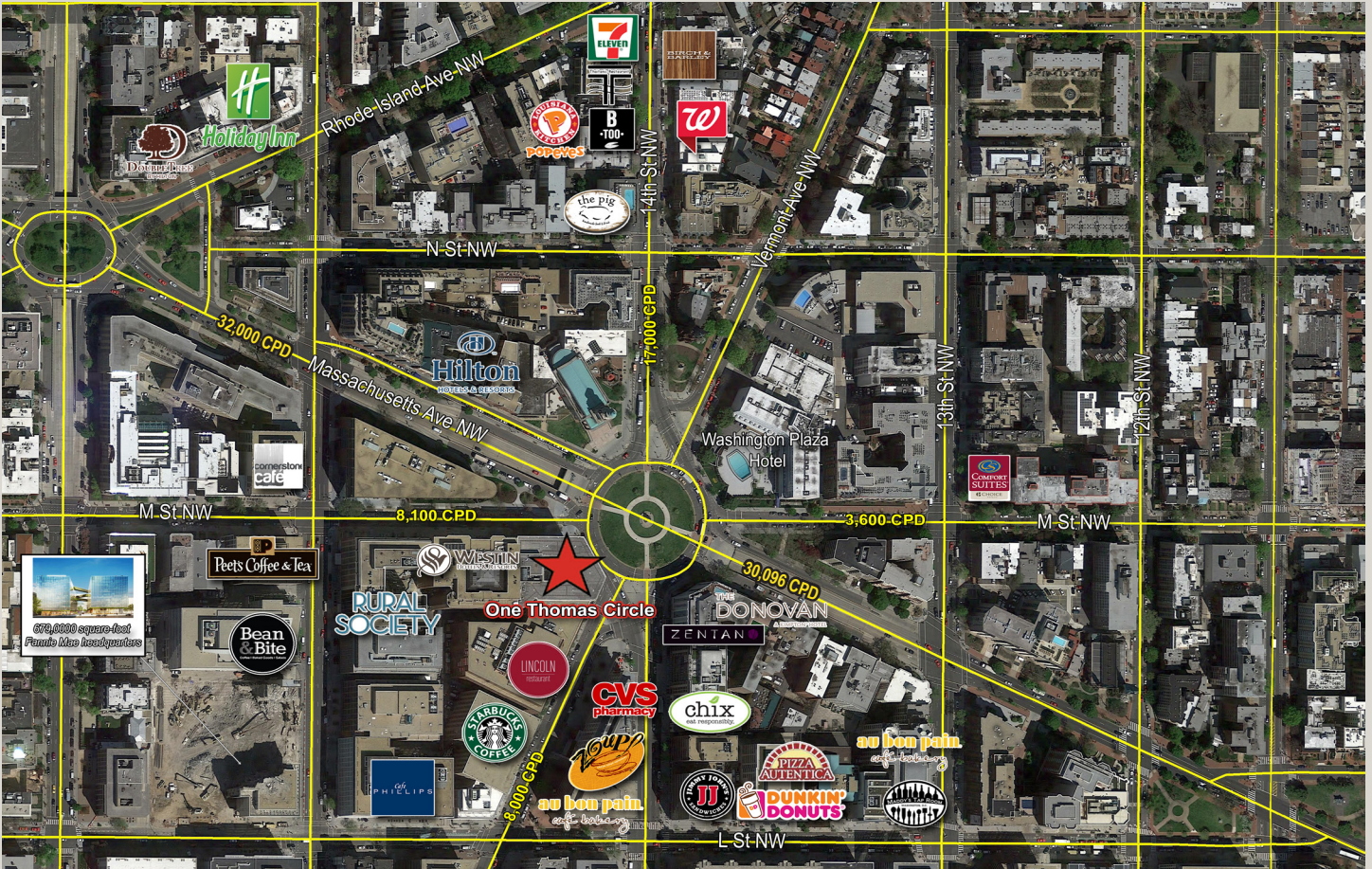
**100**  
Transitscore - Rider's Paradise

**24,597 / 14,340**  
Average Weekday Metro Exits  
(Farragut North / McPherson)

**100+**  
Restaurants and Retailers

\* Circle denotes .5 mile radius

# SURROUNDING RETAIL & TRAFFIC COUNTS



## DEMOGRAPHICS from subject site

	.25 mi	.5 mi	1 mi
Population	9,583	22,426	75,991
Average HH Income	\$104,084	\$125,110	\$122,899
Households	6,649	14,218	42,743
Employees	35,969	115,491	307,562
Businesses	1,854	6,796	16,960

# THE OPPORTUNITY



**1TOM**

4,398 SF AVAILABLE



# 1TOM

AN EXCELLENT RETAIL/RESTAURANT OPPORTUNITY  
IN THE HEART OF THOMAS CIRCLE

For more information, please contact:

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