

# 1747 Pennsylvania Ave NW

WASHINGTON, DC



A PRIME RETAIL OPPORTUNITY



## GREAT RETAIL OPPORTUNITY ON PENNSYLVANIA AVE NW

### HIGHLIGHTS

- Excellent second-generation restaurant space with potential for outdoor seating
  - 2,008 SF former Zen Taco space with Type II venting
- Located one block from The White House
- Frontage on Pennsylvania Avenue with ability to capture evening and weekend traffic
- 16,074,070 s.f. of office space within three blocks

### NEARBY RETAIL



### CONTACT US

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TISHMAN SPEYER

7-Eleven

Farragut West  
20,348 RPD



17th St NW

Farragut Square



Farragut North  
22,184 RPD

McCormick &  
Schmicks  
Seafood &  
Steaks

BLT Steak

Morgan Stanley

I St NW

SunTrust

The Army and  
Navy Club

Brown Bag

Compass  
Coffee

The Best  
Sandwich  
Place

La Colombe

Sweetgreen

Loeb's NY  
Deli

Le Pain  
Quotidien

PNC

Taberna del  
Alabardero



Club Quarters Hotel

Blackfinn

The Bombay  
Club

The Hay-Adams

Connecticut Ave NW

Hampton Inn

Luke's Lobster

Compass  
Coffee

TD Bank

Teaism

H St NW 15,895 VPD

Panera

AKA White House

The Metropolitan  
Club

Decatur House

Lafayette Square

Citibank

Roti

McDonald's

Potbelly

Peet's Coffee

Taylor  
Gourmet

United Nations  
Foundation

GCDC Grilled  
Cheese Bar

Chop't

Starbucks

Renwick Gallery

Pennsylvania Ave NW

The World Bank

The Exchange Saloon

Wells Fargo

G St NW

Cosi

Devon & Blakely

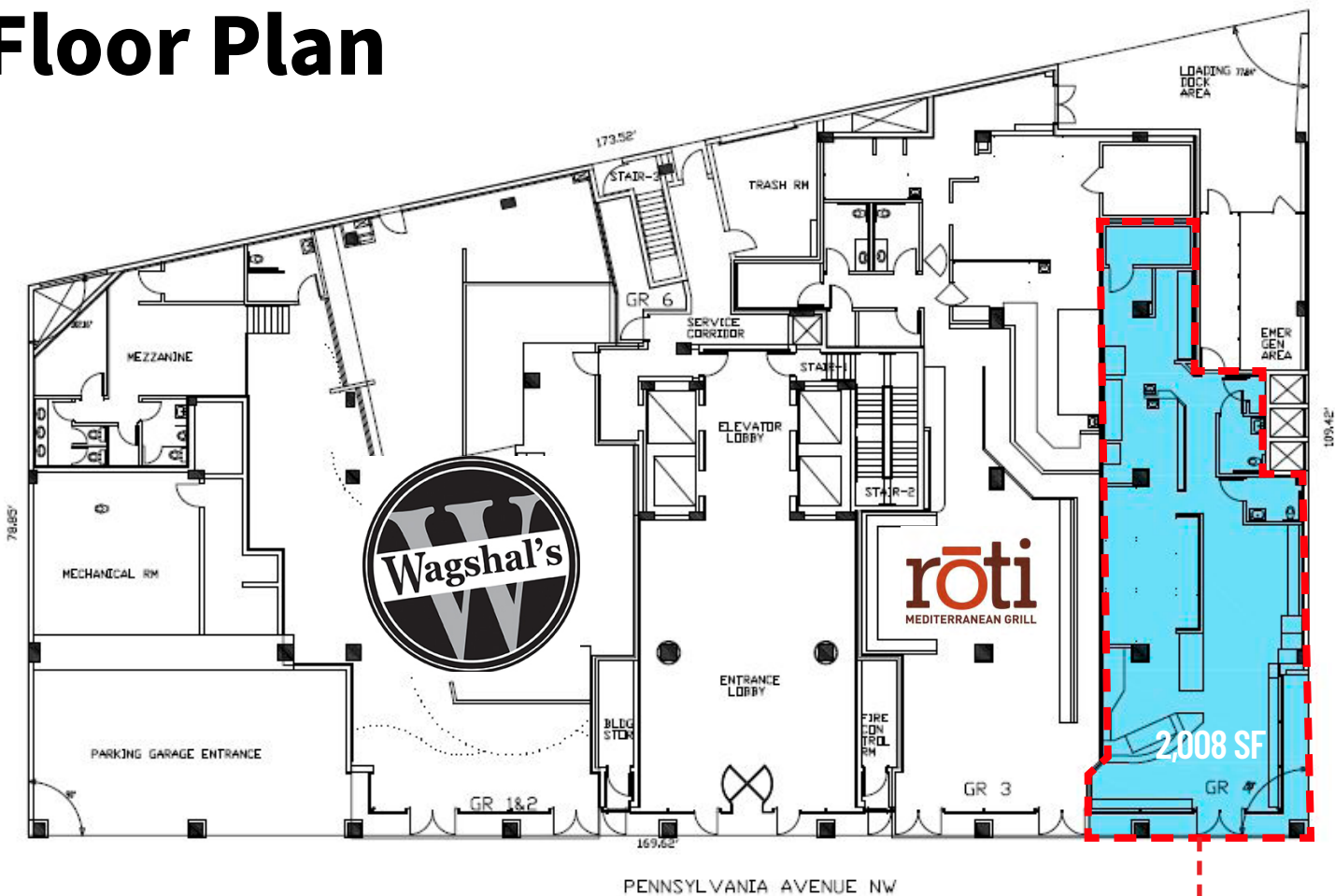
Swing's Coffee



The White House



# Floor Plan



Click [HERE](#) for Virtual Tour!

## DEMOGRAPHICS

(Radius of .5 mile, 1 mile, and 5 mile)

Population			
7,829	53,659	827,186	
Average HH Income			
\$67,855	\$147,187	\$143,812	
Households			
2,045	30,299	381,245	
Employees			
141,747	274,238	789,462	
Median Age			
21.4	32.8	35.6	



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