

**Fully
Vented**

1234 19th Street, NW
Washington, DC



For Lease

An excellent retail opportunity in Dupont

- 452 SF with existing restaurant conditions
- Adjacent to office lobby
- Well located on 19th Street, just steps away from the N Street and 19th Street intersection
- Tremendous daytime population with 169,485 professionals within .5 miles
- One block from the Dupont Circle Metro (17,132 RPD) and 4 blocks from the Farragut North Metro (23,125 RPD)
- 19,043,575 sf of office space within 0.3 miles and 547,228 sf in the pipeline

Surrounding Retail

BARRY'S

CAVA

CVS
pharmacy

Philz Coffee
ONE CUP AT A TIME

TEDDY
& THE BULLY BAR

SHAKE SHACK

WELLS FARGO

TAYLOR GOURMET

Panera
BREAD

Surfside

CHOPT
Creative Salad Company

Palm
RESTAURANT
EST. 1926

**For more information,
please contact:**

Andy Corno

O: +1 202 719 6137

M: +1 301 520 2620

andy.corno@am.jll.com

Thomas Jackman


O: +1 202 719 5624

M: +1 301 580 1512

thomas.jackman@am.jll.com





 VEHICLES PER DAY	New Hampshire Ave	20th Street	M Street	N Street	Connecticut Ave
	8,900	11,000	10,200	2,700	27,200

Demographics from subject site

	.25 mi	.5 mi	1 mi
Population	3,388	17,679	76,581
Average HH Income	\$120,559	\$139,748	\$152,713
Households	2,213	11,429	43,391
Employees	35,587	121,269	242,801
33.2	33.2	33.5	33.8

 RIDERS PER DAY

DuPont Circle	Farragut North
17,132	21,125
Farragut West	Foggy Bottom
20,348	18,299

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