

309 PENNSYLVANIA AVE SE
WASHINGTON, DC

1,745 SF RETAIL SPACE FOR LEASE



PROPERTY HIGHLIGHTS

DELIVERY: Available Immediately

SPACE AVAILABLE

- 1st Floor - 1,745 SF
- Basement Floor - 1,500 SF

DETAILS

- Within 2 minutes of Capital South Metro
- 35,900 VPD on Pennsylvania Ave
- Two level space available on Pennsylvania Ave SE
- Two blocks from the Capitol Building
- Prime Capitol Hill locatoin

GROUND FLOOR RETAIL SPACE + BASEMENT AVAILABLE

CAPITOL HILL
WASHINGTON, DC

309 PENNSYLVANIA AVE SE
WASHINGTON, DC 20003

1,745 SF
TOTAL RETAIL

PROUDLY REPRESENTED BY

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POPULATION

.25 MI 2,862 **.5 MI** 10,906 **1 MI** 52,749



EDUCATION

.25 MI 90.6% **.5 MI** 91.5 **1 MI** 83.5%



DAYTIME POPULATION

.25 MI 4,183 **.5 MI** 18,296 **1 MI** 93,044



MEDIAN AGE

.25 MI 37.2 **.5 MI** 36.2 **1 MI** 35.6



MEDIAN HHI

.25 MI \$145,752 **.5 MI** \$144,100 **1 MI** \$120,442



RIDERSHIP

CAPITOL SOUTH METRO STATION 2 MIN (0.4 MILE)

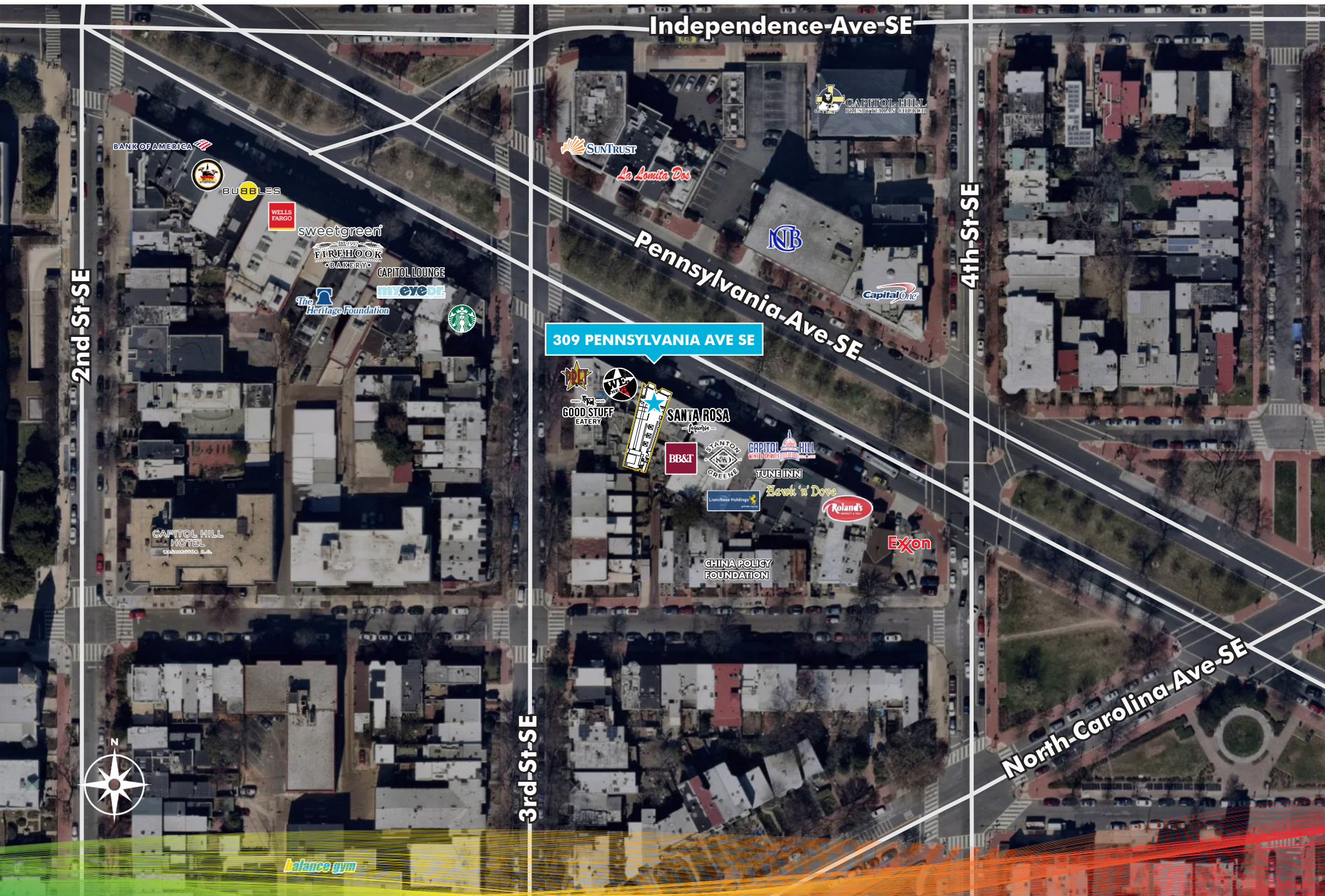
MARKET OVERVIEW

309 PENNSYLVANIA AVE SE
WASHINGTON, DC



CLOSE IN AERIAL

309 PENNSYLVANIA AVE SE
WASHINGTON, DC



2nd-St-SE

Independence-Ave-SE

4th-St-SE

309 PENNSYLVANIA AVE SE

Pennsylvania-Ave-SE

3rd-St-SE

North-Carolina-Ave-SE



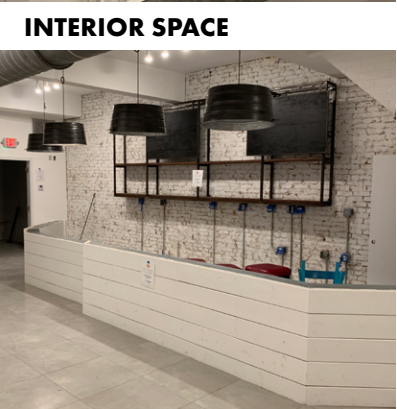
balance gym

SITE AERIAL

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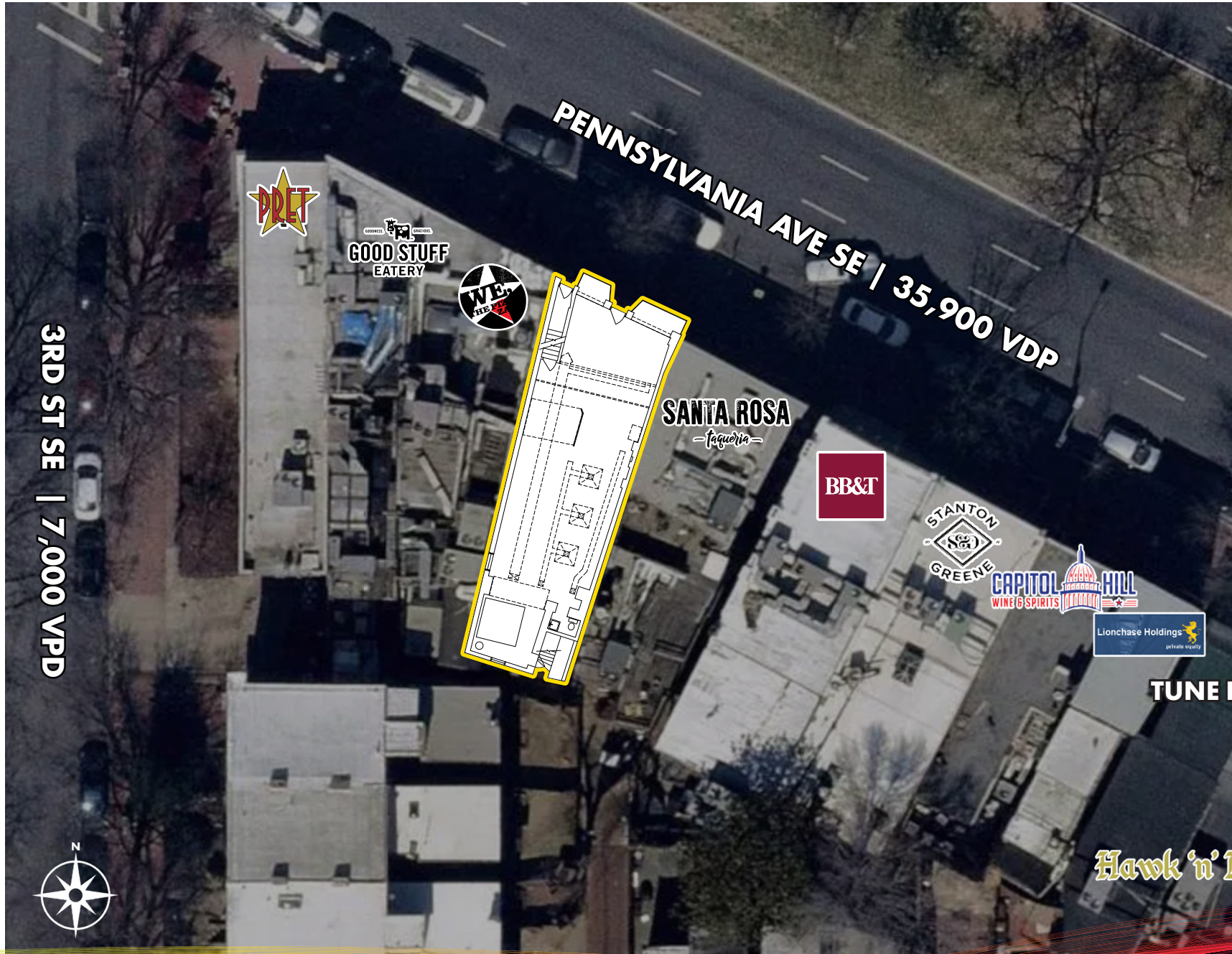
PATIO SEATING AVAILABLE



INTERIOR SPACE



INTERIOR SPACE



**PROUDLY
REPRESENTED BY**

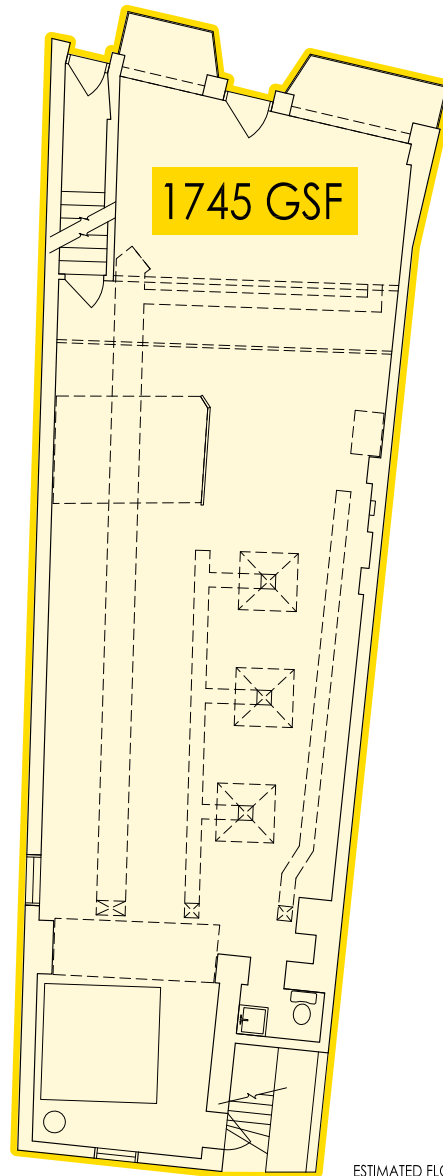
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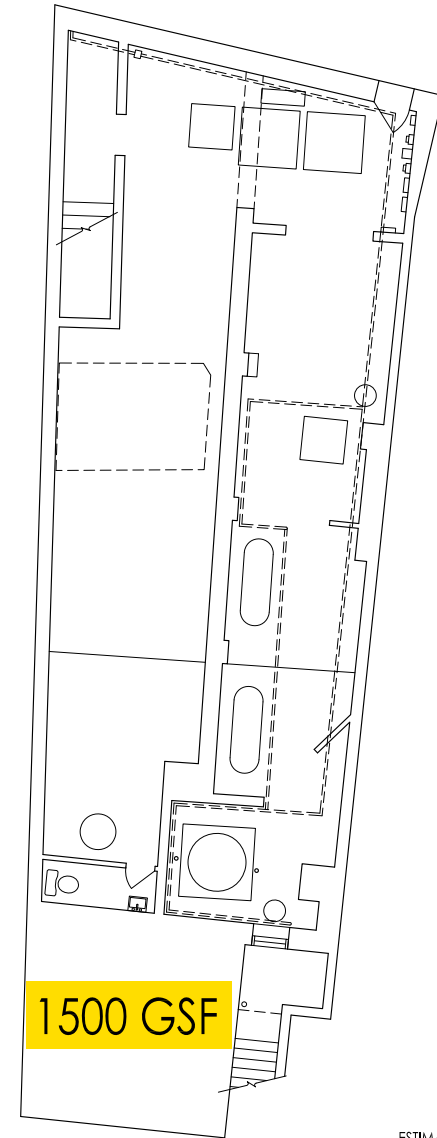
ESTIMATED FLOOR
AREA: 1745 GSF



**309/311 PENNSYLVANIA AVE. SURVEY
FIRST FLOOR PLAN - EXISTING CONDITIONS**

1/4" = 1'-0"

[1435/SURVEY/4]



ESTIMATED FLOOR
AREA: 1500 GSF



**309/311 PENNSYLVANIA AVE. SURVEY
BASEMENT FLOOR PLAN - EXISTING CONDITIONS**

1/4" = 1'-0"

[1435/SURVEY/4]

