

MILLER WALKER  
RETAIL REAL ESTATE

1750 PENNSYLVANIA AVENUE, NW  
WASHINGTON DC

2,141 RSF and 2,560 RSF Available | \$60 NNN PSF





## NEIGHBORHOOD

The **Central Business District**, also known as The Golden Triangle, is the heart of DC business. The area stretches from the front yard of The White House to Dupont Circle. It's where businesses prosper with a mix of private sector workers, residents and visitors. This commercial neighborhood is home to more than 3,000 organizations, 200 restaurants, 300 shops and retailers, 7 hotels and 6 national parks.

## BY THE NUMBERS



**102,211**  
Total Employees  
0.5 Mi Radius

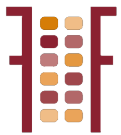


**\$148,546**  
Average Household  
Income  
0.5 Mi Radius



**4,644**  
Total Population  
0.5 Mi Radius

## NEARBY RETAIL



**FOUNDING FARMERS®**



GROCERY



THE WORLD BANK  
IBRD • IDA





2,141 RSF

MILLER WALKER  
RETAIL REAL ESTATE

RETAIL FOR LEASE  
Manulife Investment Management

MILLER WALKER  
RETAIL REAL ESTATE

202.333.0303

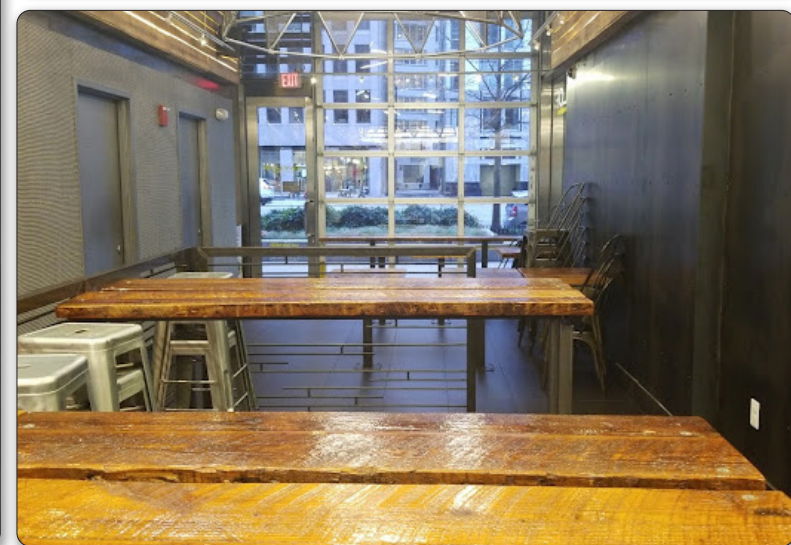
RETAIL FOR LEASE  
www.MILLERWALKER.com





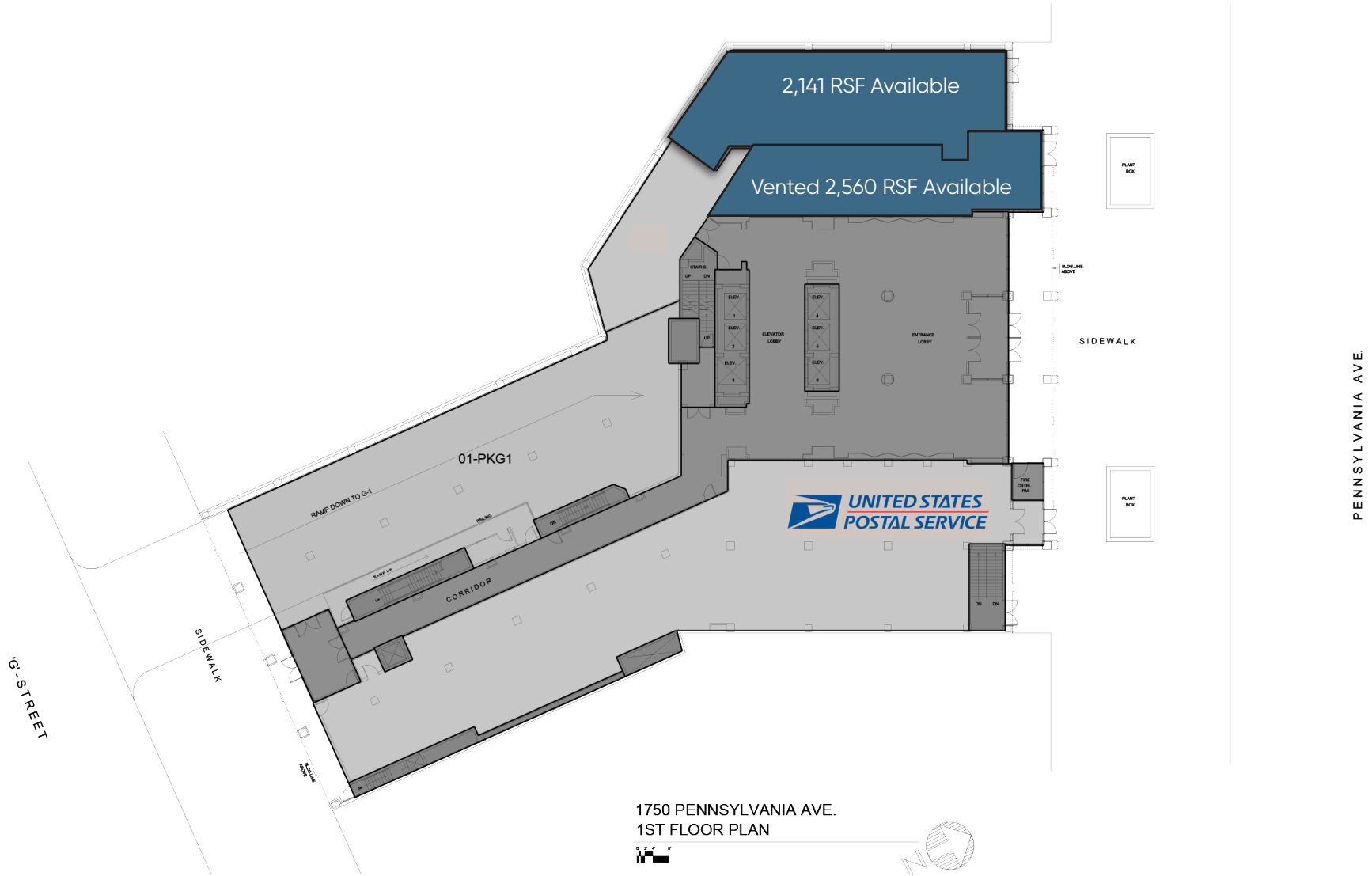
2,560 RSF

TAYLOR  
GOURMET | HAND-CRAFTED | HOAGIES



# FLOOR PLAN

1750 PENNSYLVANIA AVENUE, NW  
WASHINGTON, DC



# SURROUNDED BY GREAT RETAIL AND RESTAURANTS



# SURROUNDED BY GREAT RETAIL AND RESTAURANTS

metro

BOTTOM LINE

ALABARDERO

La COLOMBE

THE WORLD BANK

Hampton Inn

CQ CLUB QUARTERS HOTELS

FOUNDING FARMERS true food & drink

Pie house Authentic Greek Pies

Panera BREAD

rōti MODERN MEDITERRANEAN

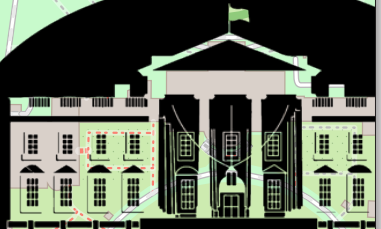
McDonald's

CHOPT Creative Salad Company

IMMIGRANT FOOD



THE WORLD BANK



THE WHITE HOUSE WASHINGTON

SUBWAY

Marriott

DUNKIN' DONUTS



State Place Northwest

New York Avenue Northwest

White House Tennis Court

South Lawn Fountain

South Lawn



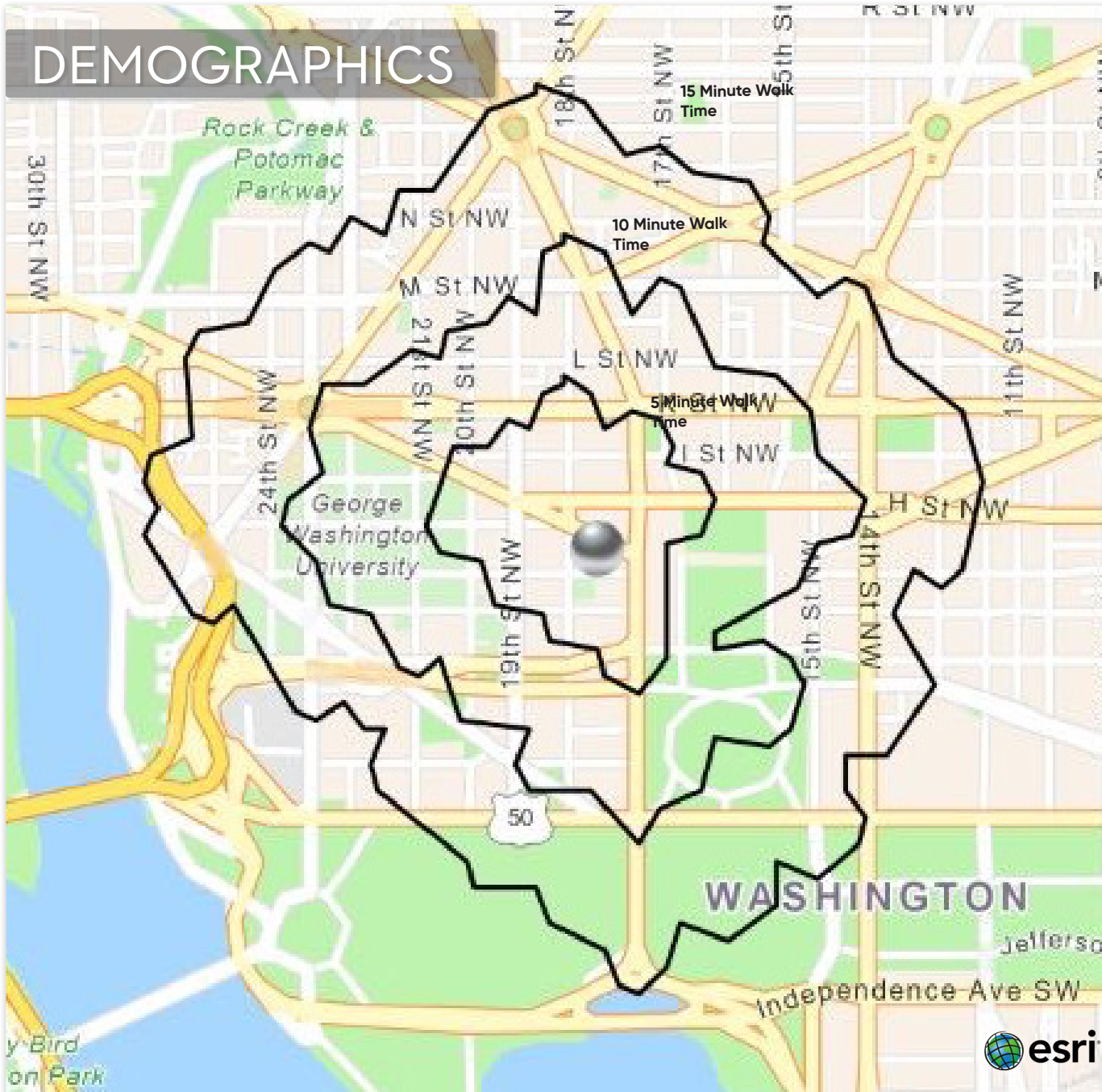
# 1750 PENNSYLVANIA AVENUE, NW

Washington, DC

MILLER WALKER

RETAIL REAL ESTATE

## DEMOGRAPHICS



WALK TIME	5 MIN WALK	10 MIN WALK	15 MIN WALK
2021 Daytime Population	18,147	68,230	137,501
2021 Resident Population	90	7,416	19,542
2021 Average Household Income	\$44,270	\$81,163	\$115,232

DISTANCE	.25 MILE RING	.5 MILE RING	1 MILE RING
2021 Daytime Population	22,767	83,289	203,412
2021 Resident Population	1,655	7,466	49,014
2021 Average Household Income	\$44,270	\$80,411	\$145,546

DRIVE TIME	5 MIN DRIVE	10 MIN DRIVE	15 MIN DRIVE
2021 Daytime Population	164,331	490,652	976,884
2021 Resident Population	28,377	244,063	707,261
2021 Average Household Income	\$135,930	\$165,061	\$160,913

**DEMOGRAPHIC SUMMARY**

1750 Pennsylvania Ave, NW  
Washington, DC 20006  
0.25 mile radius

**KEY FACTS**



Median Age



2

Total Households



\$7,500

Median Disposable Income



270.50

2019 Average Household Size (Esri)

**DEMOGRAPHICS**



\$37,266

2019 Average Household Income (Esri)



1,686

2019 Total Population (Esri)



37,817

2019 Total (NAICS11-99) Employees

**Tapestry Segments**



14C

Dorms to Diplomas  
2 households

100.0%  
of Households

**ANNUAL HOUSEHOLD SPENDING**



\$1,997

Apparel & Services



\$179

Computers & Hardware



\$3,645

Eating Out



\$4,492

Groceries



\$4,111

Health Care

**EDUCATION**



81%

Bachelor's Degree or Higher



16%

More Than High School Education

**EMPLOYMENT**



White Collar

85%



Blue Collar

1%



Services

14%



Unemployment Rate

**BUSINESS**



1,572

2019 Total (SIC01-99) Businesses



\$54,722

2017 Total Retail Sales Potential (including Food/Drink Sales)



\$139,144,483

2017 Total Retail Sales (including Food/Drink Sales)



**DEMOGRAPHIC SUMMARY**

1750 Pennsylvania Ave, NW  
Washington, DC 20006  
0.5 mile radius

**KEY FACTS**

21.1

Median Age



1,843

Total Households



\$28,136

Median Disposable Income



1.31

2019 Average Household Size (Esri)

**DEMOGRAPHICS**



\$63,758

2019 Average Household Income (Esri)



7,550

2019 Total Population (Esri)



132,926

2019 Total (NAICS11-99) Employees

**ANNUAL HOUSEHOLD SPENDING**



\$1,696

Apparel & Services



\$146

Computers & Hardware



\$3,069

Eating Out



\$3,827

Groceries



\$3,515

Health Care

**Tapestry Segments**



14C

Dorms to Diplomas

1,378 households

74.8%

of Households



3B

Metro Renters

464 households

25.2%

of Households



15

Unclassified

1 households

0.1%

of Households

**EDUCATION**



83%

Bachelor's Degree or Higher



9%

More Than High School Education

**EMPLOYMENT**



White Collar

85%



Blue Collar

2%



Services

13%

17.6%

Unemployment Rate

**BUSINESS**



6,611

2019 Total (SIC01-99) Businesses



\$48,003,737

2017 Total Retail Sales Potential (including Food/Drink Sales)



\$674,907,316

2017 Total Retail Sales (including Food/Drink Sales)

**DEMOGRAPHIC SUMMARY**

1750 Pennsylvania Ave, NW  
Washington, DC 20006  
1 mile radius

**KEY FACTS**

32.5

Median Age



28,052

Total Households



\$73,095

Median Disposable Income



1.49

2019 Average Household Size (Esri)

**DEMOGRAPHICS**



\$143,506

2019 Average Household Income (Esri)



49,943

2019 Total Population (Esri)



272,576

2019 Total (NAICS11-99) Employees

**ANNUAL HOUSEHOLD SPENDING**



\$3,659

Apparel & Services



\$285

Computers & Hardware



\$6,446

Eating Out



\$8,390

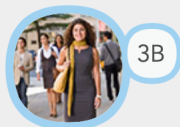
Groceries



\$7,845

Health Care

**Tapestry Segments**



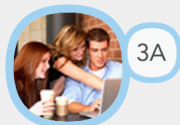
3B

Metro Renters

18,050 households

64.3%

of Households



3A

Laptops and Lattes

6,410 households

22.9%

of Households



14C

Dorms to Diplomas

1,378 households

4.9%

of Households

**EDUCATION**



86%

Bachelor's Degree or Higher



7%

More Than High School Education

**EMPLOYMENT**



White Collar

92%



Blue Collar

2%



Services

7%

12.3%

Unemployment Rate

**BUSINESS**



13,652

2019 Total (SIC01-99) Businesses



\$1,711,732,054

2017 Total Retail Sales Potential (including Food/Drink Sales)



\$2,239,505,865

2017 Total Retail Sales (including Food/Drink Sales)