



SECOND-GENERATION
RESTAURANT SPACE
5,500 SF

LARGE OUTDOOR PATIO
CEILING HEIGHT: 20 FT
AVAILABLE: IMMEDIATELY
RENT: UPON REQUEST

221 TINGEY STREET SE, WASHINGTON, D.C. 20003



CAPITOL RIVERFRONT

Demographics

15 MIN DRIVE TIMES

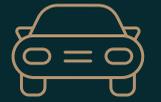
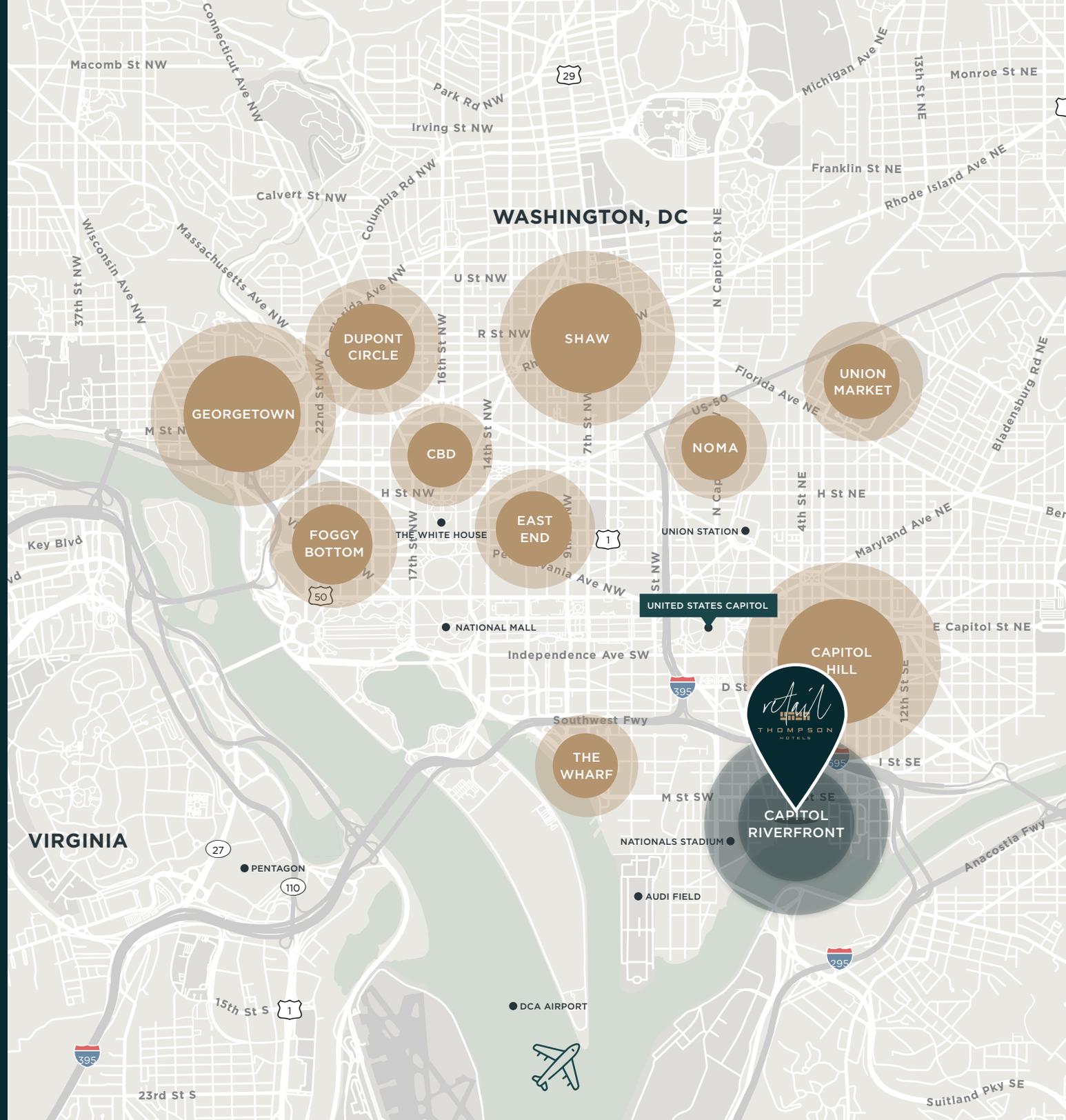
905,629
DAYTIME POPULATION

716,545
DAYTIME WORKERS

34.2
MEDIAN AGE

245,125
HOUSEHOLDS

\$153,681
AVERAGE HH INCOME



8
MINUTES TO THE
US CAPITOL

8
MINUTES TO
CHINATOWN

9
MINUTES TO
UNION STATION

20
MINUTES
TO DCA





CAPITOL RIVERFRONT

A View From Above

Home to a dense employee population:

CBS Radio, WeWork, Regus, Alion, Chemonics, U.S. DOT, District DOT, Mercury, AARP, NAB, AWF, DC Water, Booz Allen Hamilton, Thorn Run Partners, The Trust for Public Land.

\$197,513

AVERAGE HOUSEHOLD INCOME WITHIN .5 MILES

4,065

RESIDENTIAL UNITS PLANNED

8.17%

AVERAGE ANNUAL POPULATION GROWTH 2020 - 2025

+155

ENTERTAINMENT DESTINATION, +155 RESTAURANTS, RETAIL, AND ATTRACTIONS

90.3%

METRO RENTERS

URBAN, AMBITIOUS, LIFESTYLE-DRIVEN

9.5%

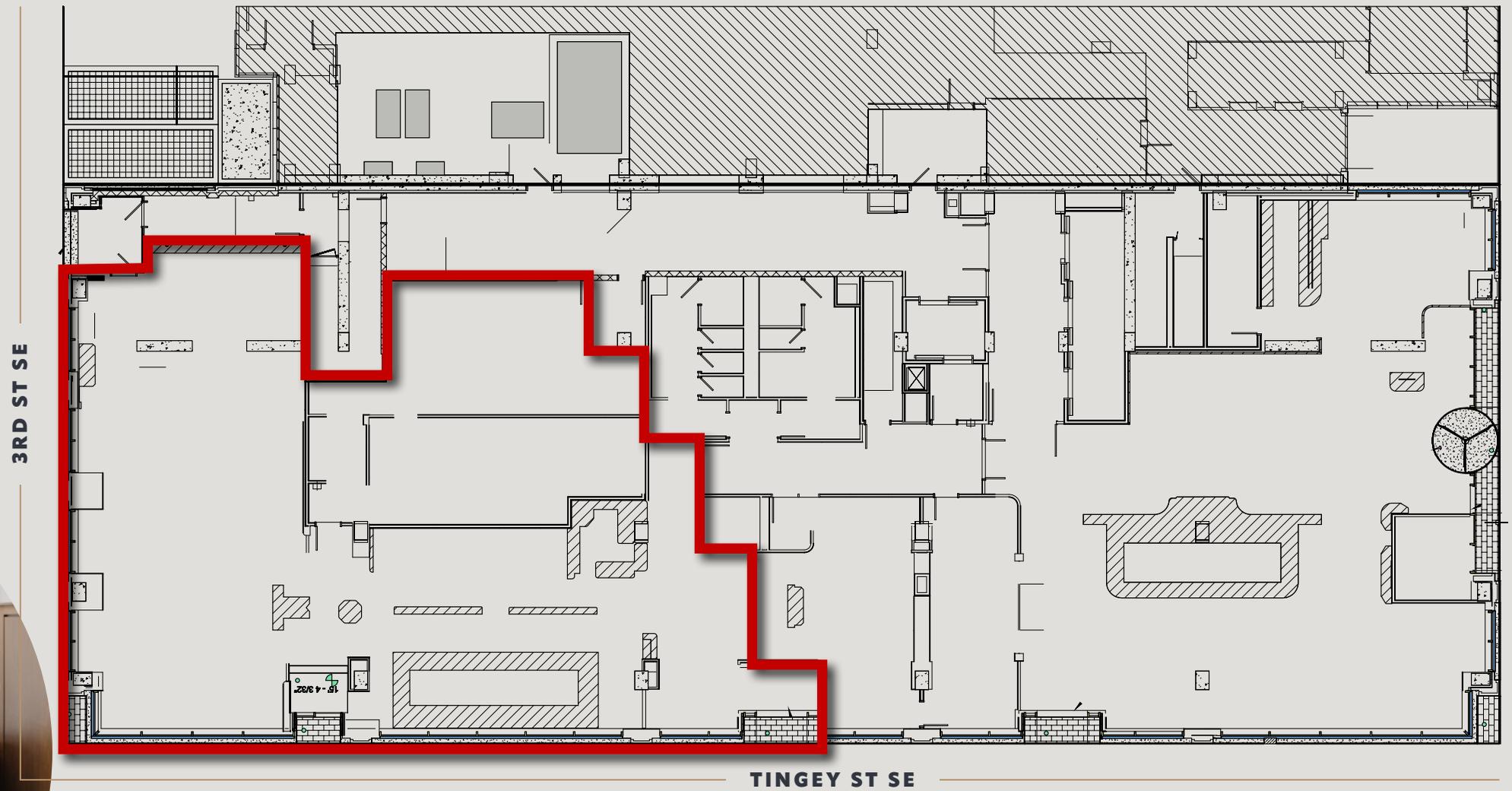
LAPTOPS & LATTES

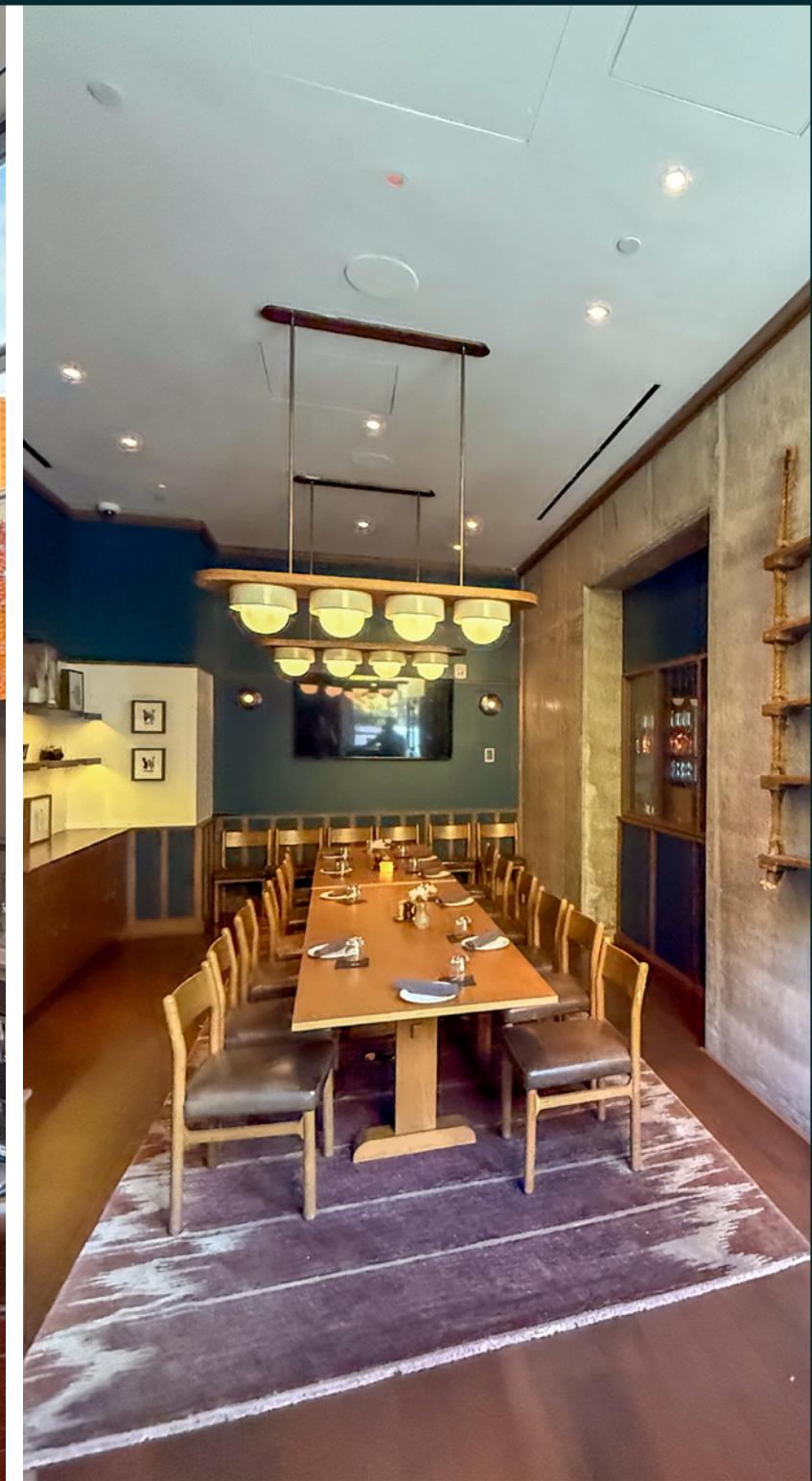
YOUNG, MOBILE, COFFEEHOUSE-DRIVEN

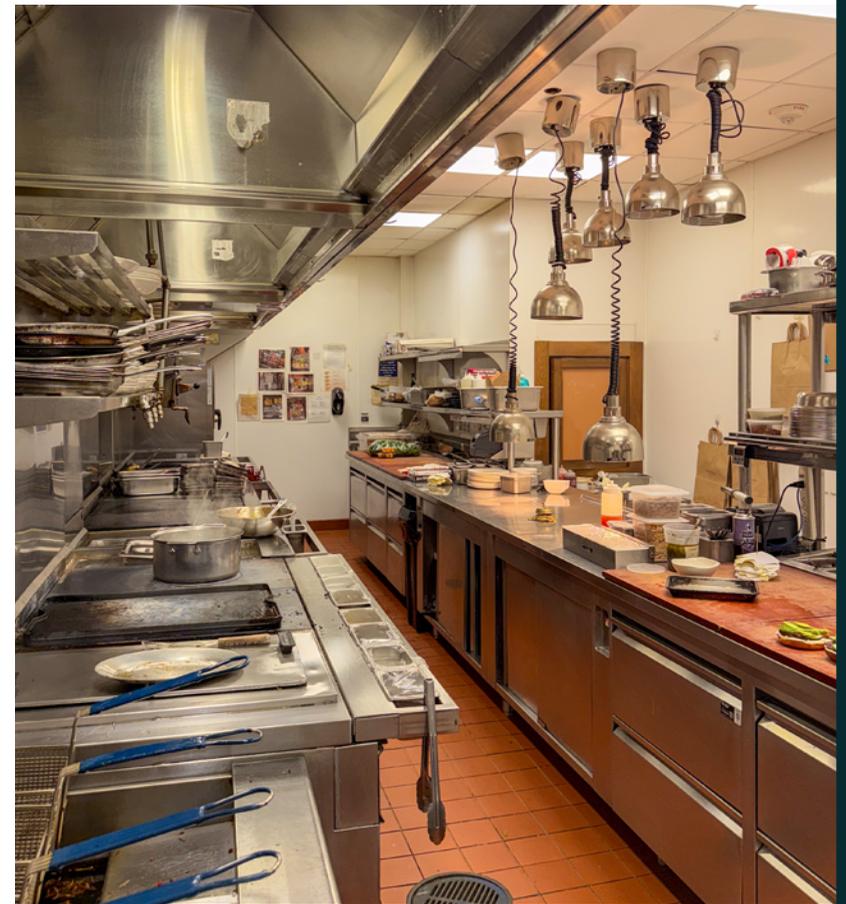
Residents of Cap River

AVAILABLE SPACE

5,500 SF







MEET YOUR CUSTOMER



METRO RENTERS | 36.7%

- **Transit-First Base:** Strong share of daily riders commuting via Metro—steady weekday foot traffic at peak hours.
- **Dense, Convenience Demand:** Riders value speed—grab-and-go food, coffee, quick-service, and essentials nearby.
- **All-Day Activity:** Commuters plus residents and visitors support midday, evening, and weekend spend.
- **High-Visibility Location:** Station areas deliver repeat exposure and strong signage/brand impressions for retailers.



LAPTOPS AND LATTES | 24.8%

- **Remote-Work Routine:** Coffee shops double as workspaces—steady daytime traffic from laptops, meetings/study sessions.
- **Affluent, Educated Mix:** Higher incomes and college-educated residents—strong demand for premium options.
- **Health/Convenience Spend:** Frequent purchases of better-for-you meals, snacks, and quick services between errands and workouts.
- **Community-Driven Visits:** Loyalty to local brands—repeat customers tied to neighborhood events, classes, and meetups.



UPTOWN LIGHTS | 7.5%

- **Affluent, Educated Professionals:** Middle-tier incomes (median ~\$101.7K) with strong college attainment (~40% bachelor's+).
- **Balanced Rent/Own Mix:** About half renters, in a mix of single-family, townhomes, and multiunit housing.
- **Metro-Connected Commutes:** Often 30+ minute daily commutes tied to major metro job hubs.
- **Modern Lifestyle Spend:** Dining out/delivery, organic options, tech/social media use, and frequent travel.

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CBRE



dine with us