



For Sublease

An excellent retail opportunity in the heart of Capitol Hill

- 2,870 s.f. of rare, corner, highly visible space in Capitol Hill
- Sublease term through 9/30/2027
- Ceiling heights ranging from 10 to 14'10
- Wrapping frontage of ~100 ft
- Within 1 block of the Potomac Avenue Metro Station (Orange/Blue Line)
- Located in affluent Capitol Hill of Washington DC
- \$194,817 average household income in trade area
- Surrounded by Eastern Market, Trader Joe's, Barrack's Row and Safeway
- Over 2.5M s.f. of extremely dense residential and mixed use development within .5 miles

**1442 Pennsylvania Ave, SE
Washington, DC**

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Capitol Hill by the numbers

Demographics from subject site

	.25 mi	.5 mi	1 mi
Population	4,053	10,568	39,160
Average HH Income	\$228,614	\$216,450	\$194,817
Households	2,097	4,915	17,187
Daytime Population	3,075	8,104	34,135
Employees	1,926	4,378	20,717

13,418

Total residents

81%

Possess a Bachelor's Degree or Higher

\$195,000

Average Household Income

38

Median age

95

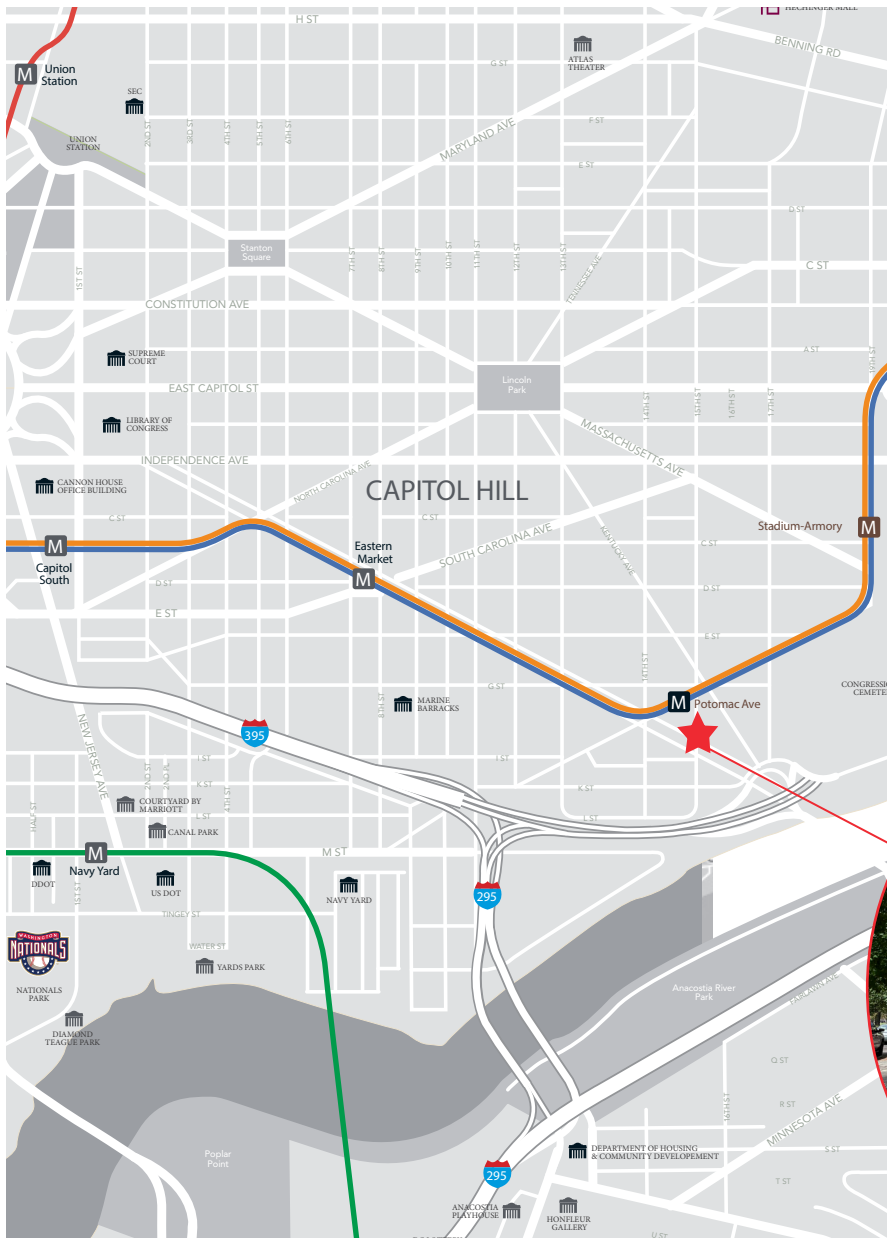
Walkscore - Walker's Paradise

6,290

Average weekday metro exists

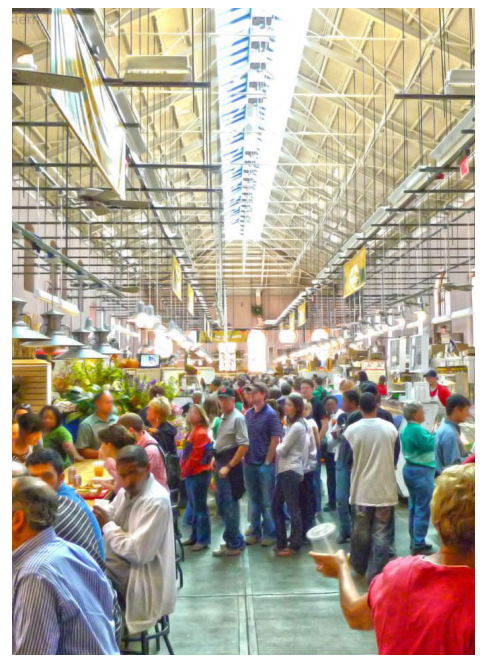
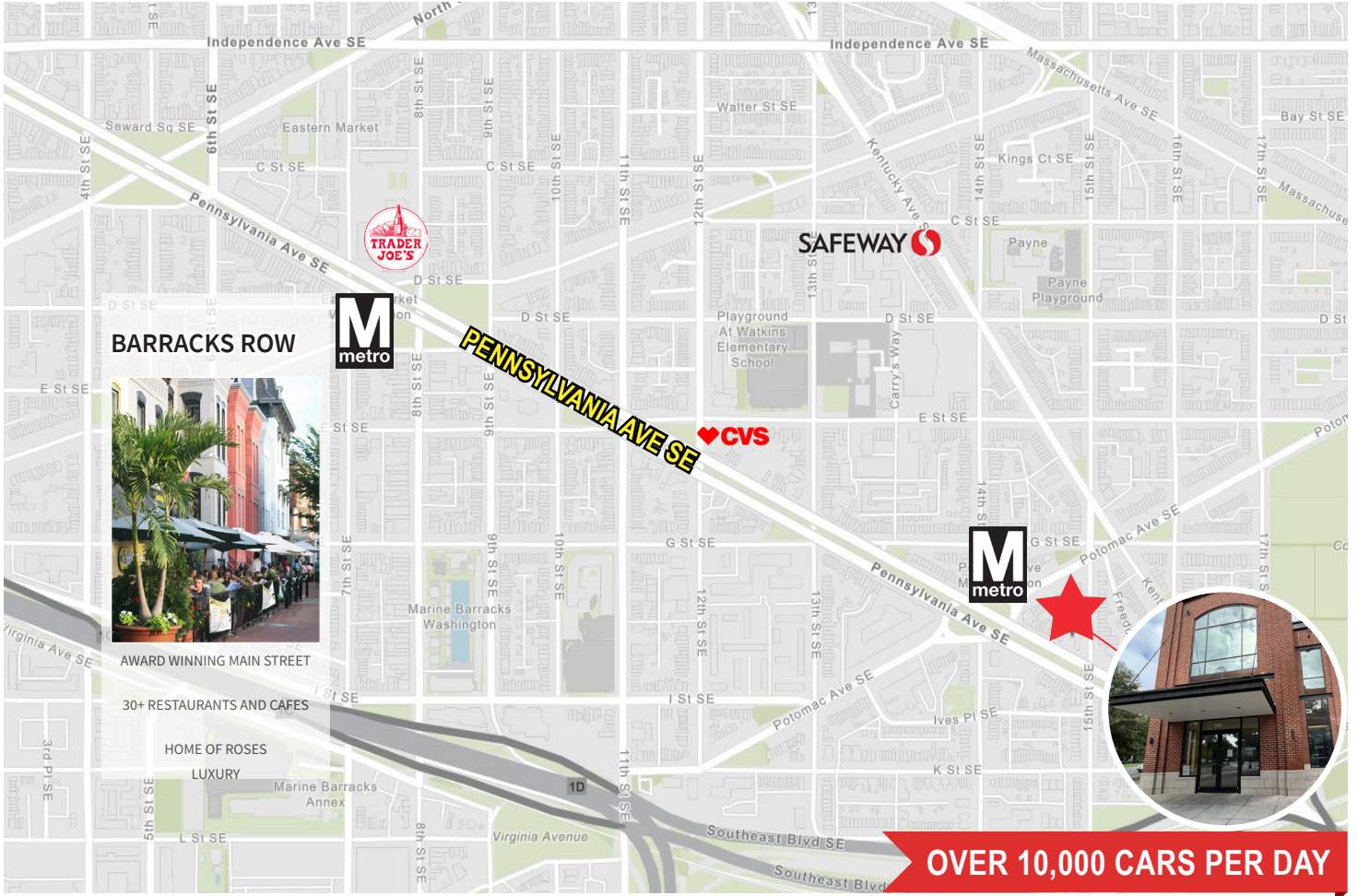
6,304

Average weekend metro exists



1442 Pennsylvania Ave, SE

Surrounding area

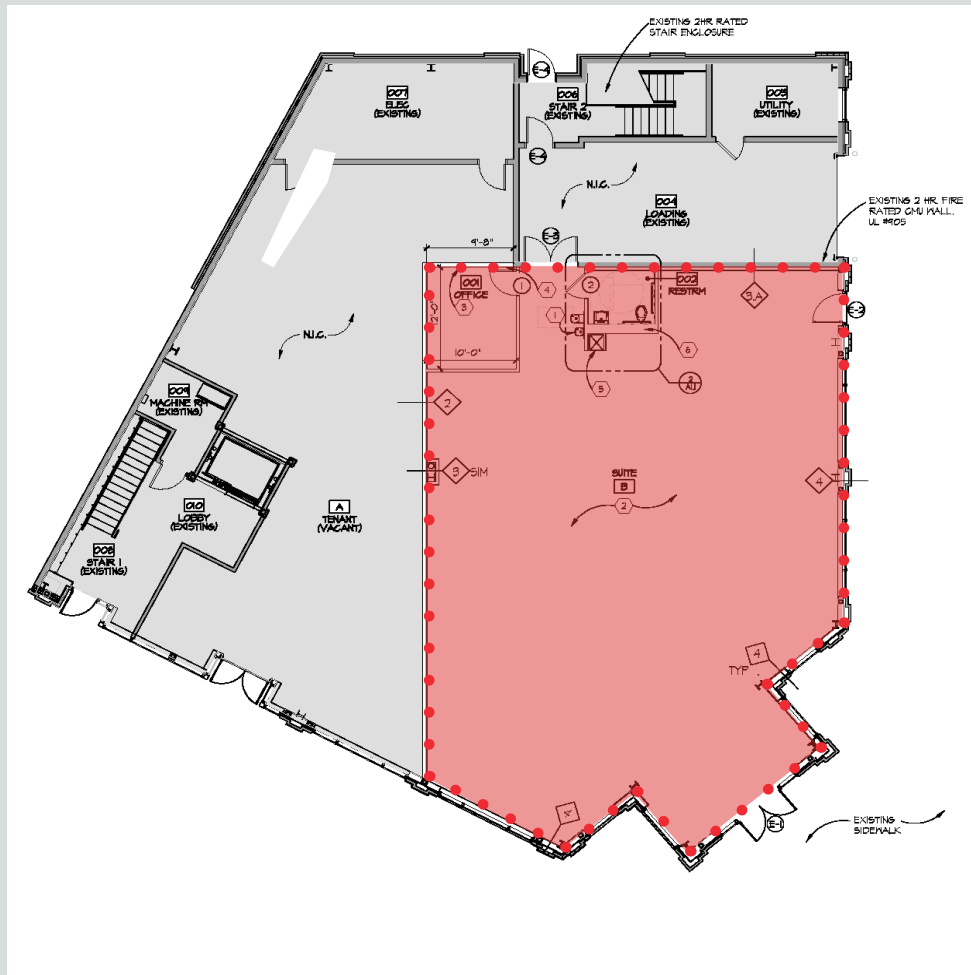


1442 Pennsylvania Ave, SE

AVAILABLE

2,870 s.f.

of rare, corner, highly visible
space



15th Street SE

Pennsylvania Ave SE



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For more information,
please contact:

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