

2200 P STREET NW

WASHINGTON, DC

1,912 SF AVAILABLE
RARE SURFACE PARKING INCLUDED

RAPPAPORT
CULTIVATING PLACES



2200 P STREET NW
WASHINGTON, DC

- | Rare site with surface parking available situated between Dupont Circle and Georgetown with direct connection to both on P Street NW
- | Ideal convenience or retail store opportunity with high visibility along a main street
- | Surrounded by vibrant communities, plenty of retail, hotels, restaurants, and more bringing lots of foot traffic

DEMOGRAPHICS 2024

	0.25 MILE	0.5 MILE	1 MILE
 POPULATION	5,265	15,940	68,422
 DAYTIME POPULATION	8,888	42,175	170,613
 HOUSEHOLD INCOME	\$150,813	\$165,682	\$164,200
 TRAFFIC COUNTS	9,200 on P Street NW		

AREA RETAILERS



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GEORGETOWN

ROCK CREEK AND POTOMAC PKWY NW

MASSACHUSETTS AVENUE NW

P STREET NW

CONNECTICUT AVENUE NW

19TH STREET NW

NEW HAMPSHIRE AVENUE NW

18TH STREET NW

DUPONT CIRCLE NW

NEW HAMPSHIRE AVENUE NW

19TH STREET NW

CONNECTICUT AVENUE NW

 **DOLCEZZA**
GELATO & COFFEE
EST. 2004

 **SETTE**
OSTERIA

 **MAGNOLIA**
KITCHEN & BAR
 **hair cuttery**
 **LOFT**
 **bluemercury**
makeup • skincare • spa
 **drybar**

 **SAFeway**

 **FLORIAN**

 **MISSION**

 **PNC BANK**
 **AT&T**
 **taim**
 **BIBIBOP**
asian grill
 **sweetgreen**

 **PARADISO**
 **Palm**
DINER

 **CVS pharmacy**

 **TRUIST**
 **CAFE atron**
eat • drink • wander
 **MAD HATTER**

 **Tatte**
BAKERY & CAFE
 **POTBELLY**
SANDWICH SHOP
 **grillfish**


 **firefly**

 **GNC**
LIVE WELL
 **Krispy Kreme**
DOUGHNUTS
 **moby dick**
OF WAX
 **BARRY'S**
 **Philz Coffee**


 **Surfside**

 **CAVA**

 **SHAKE SHACK**

 **corepower**
YOGA

 **Palm**
RESTAURANT

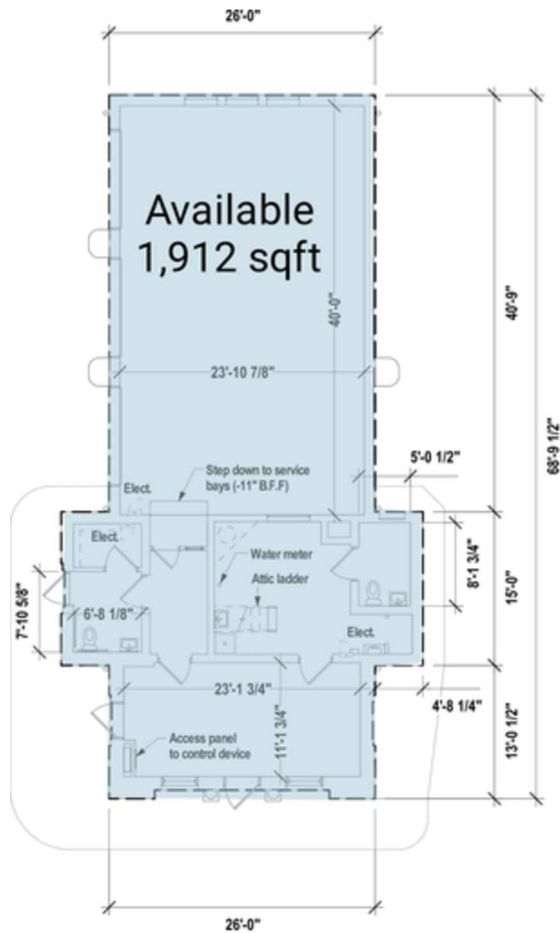
 **[solidcore]**

 **SOULCYCLE**

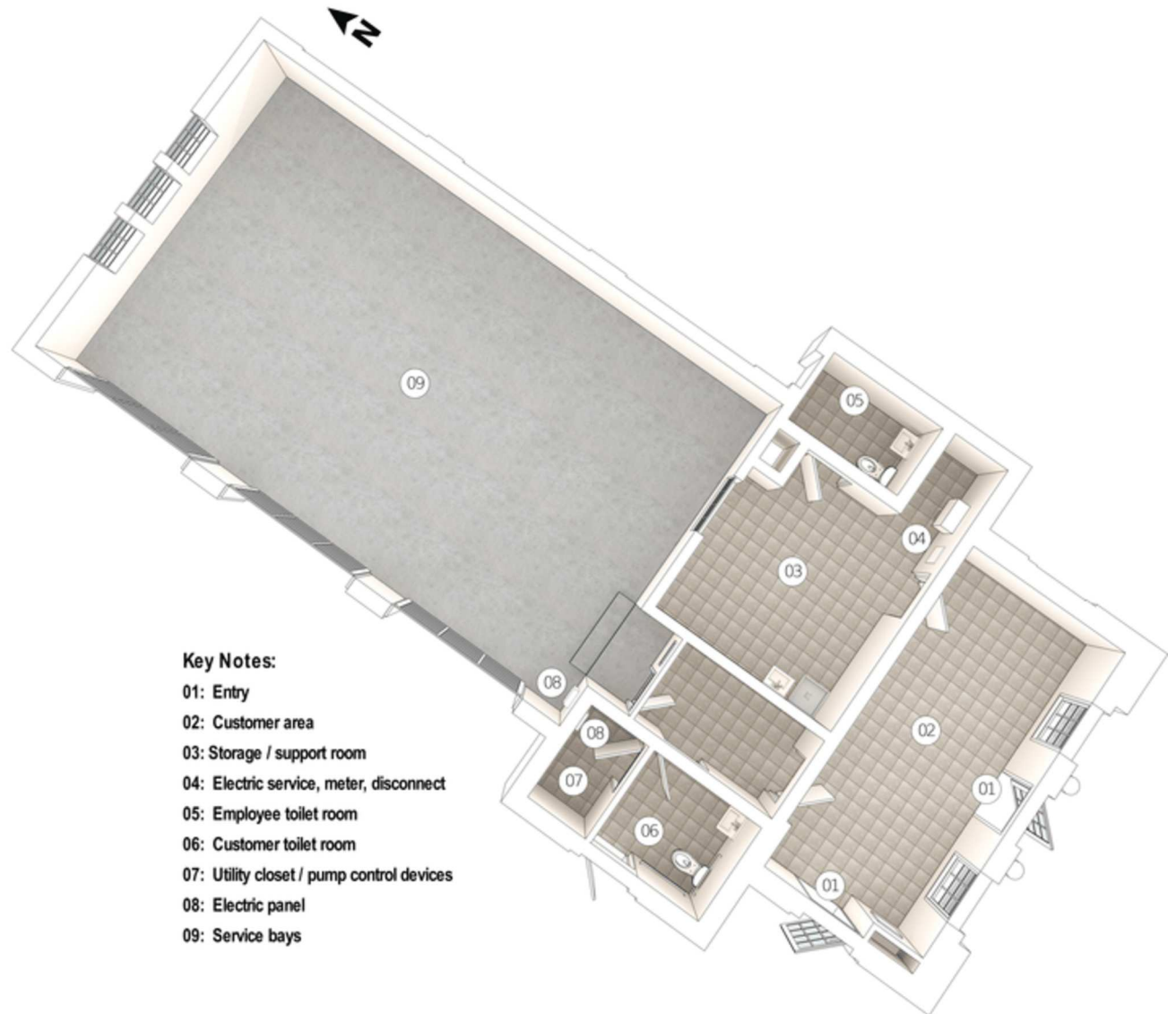
SITE PLAN

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1,912 SF AVAILABLE



SCALED PLAN: 1/16" = 1'-0"



Key Notes:

- 01: Entry
- 02: Customer area
- 03: Storage / support room
- 04: Electric service, meter, disconnect
- 05: Employee toilet room
- 06: Customer toilet room
- 07: Utility closet / pump control devices
- 08: Electric panel
- 09: Service bays

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Zach Elcano | zelcano@rappaportco.com | 571.382.1228

rappaportco.com