

# The George

**2601 VIRGINIA AVE NW  
WASHINGTON, DC 20037**

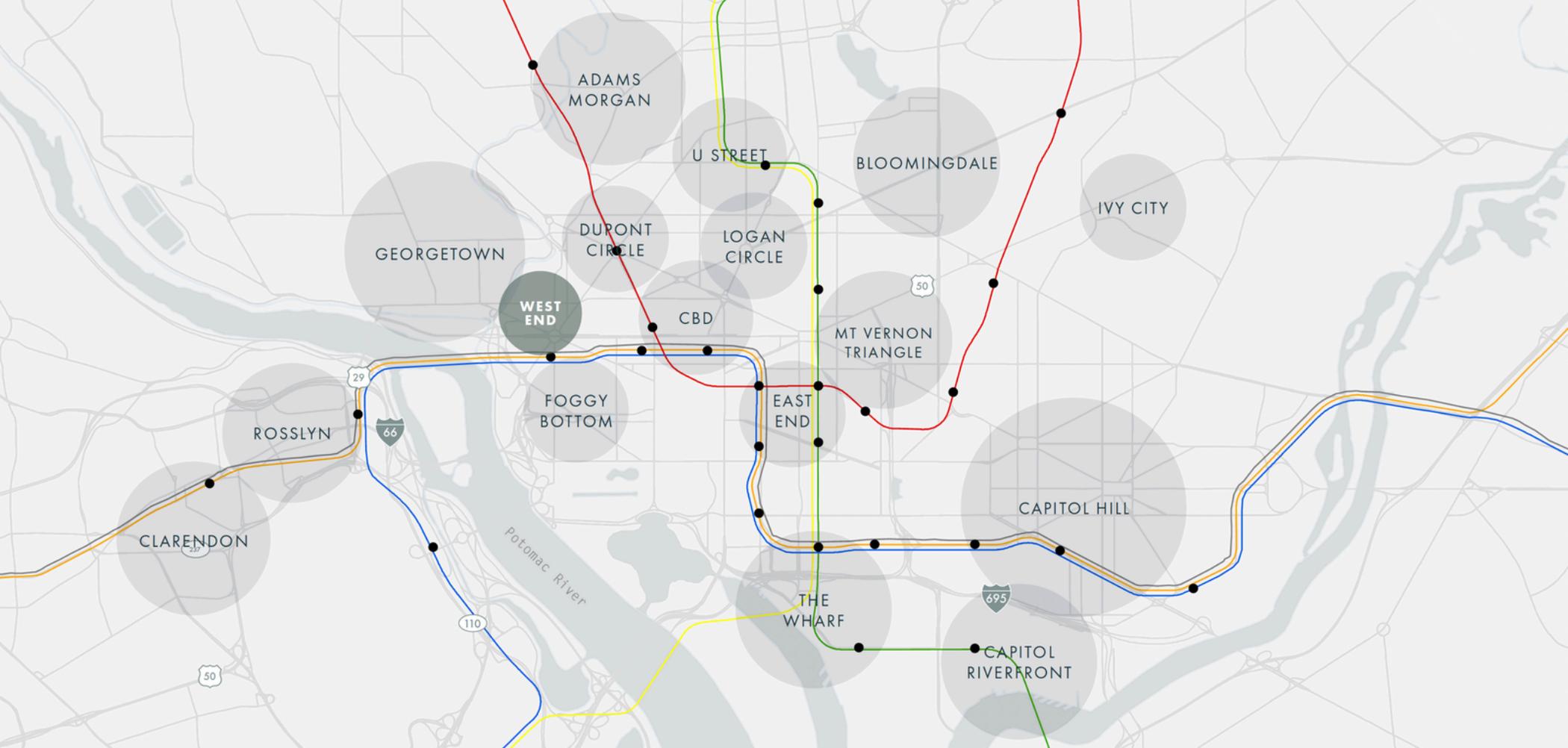
**Prime Space in Foggy Bottom – Rare  
Opportunity in an Underserved Market**

# Prime Restaurant/ Retail Space in Foggy Bottom

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Rare Opportunity in  
an underserved  
Market





## THE GEORGE

- 4,636 SF prime retail space with expansive patio—perfect for a full-service restaurant in the heart of DC’s West End.
- High-visibility location with heavy foot traffic
- Expansive outdoor patio opportunity
- Surrounded by luxury apartments, office buildings, and hotels
- Direct access to Rock Creek Parkway, I-66, and Whitehurst Freeway
- Steps from GW University (27,000 students) & The Kennedy Center (3M annual visitors)
- Surrounded by an affluent customer base with an average household income of \$186K+ within a 1-mile radius.

## DEMOGRAPHICS

0.25 | 0.5 | 1 Mile Radius

<b>Population</b>	<b>Daytime Population</b>
4,503    15,122    34,842	7,014    39,677    191,619
<b>Average HH Income</b>	<b>Total Employees</b>
\$129,338    \$150,935    \$186,790	5,325    33,659    180,360
<b>EDU + Degree</b>	<b>Median Age</b>
89.6%    87.9%    87.8%	35.5    30.2    31

# RETAIL TRADE AREA

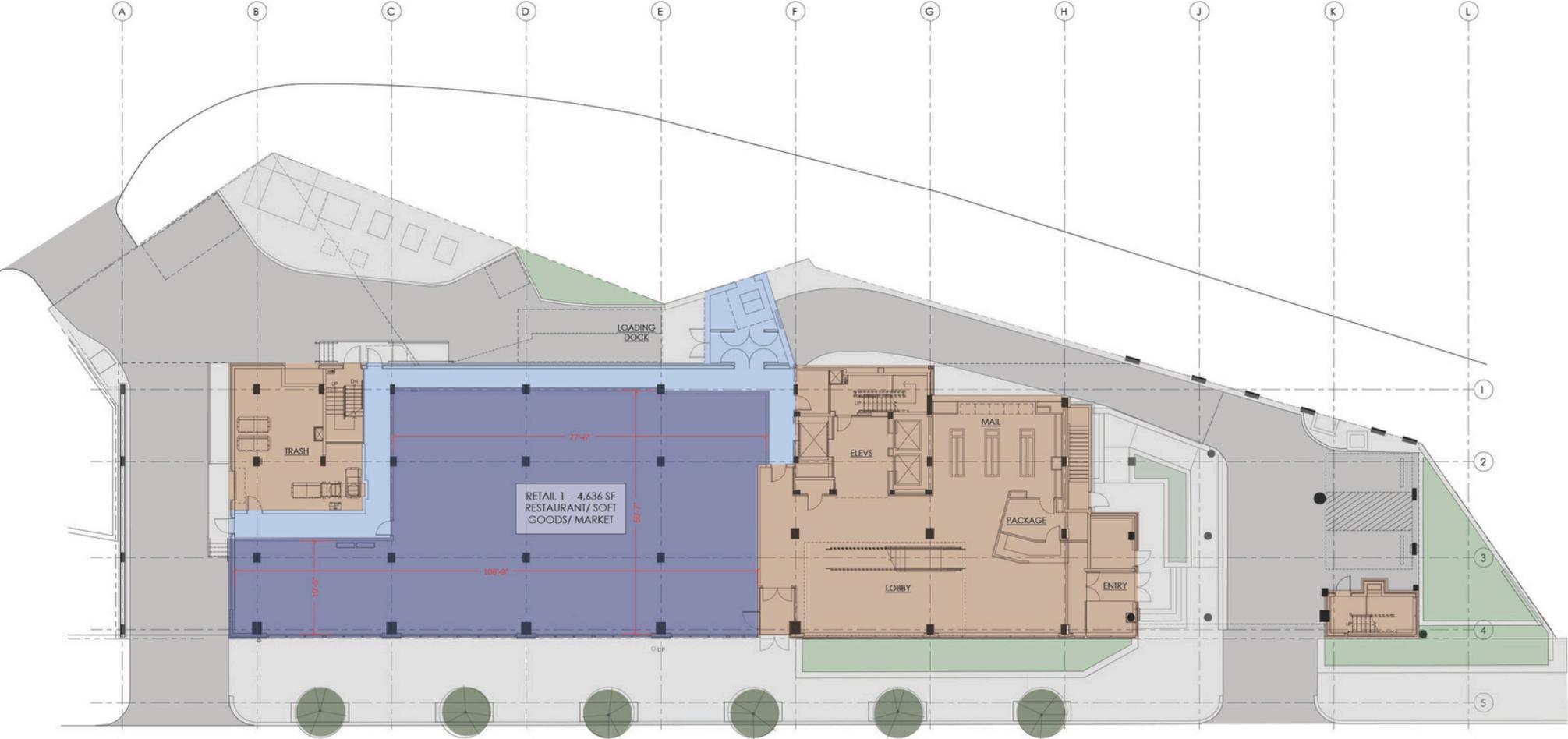


GROVE & VINE  
ARTISANAL MARKET

Cellar & Vine



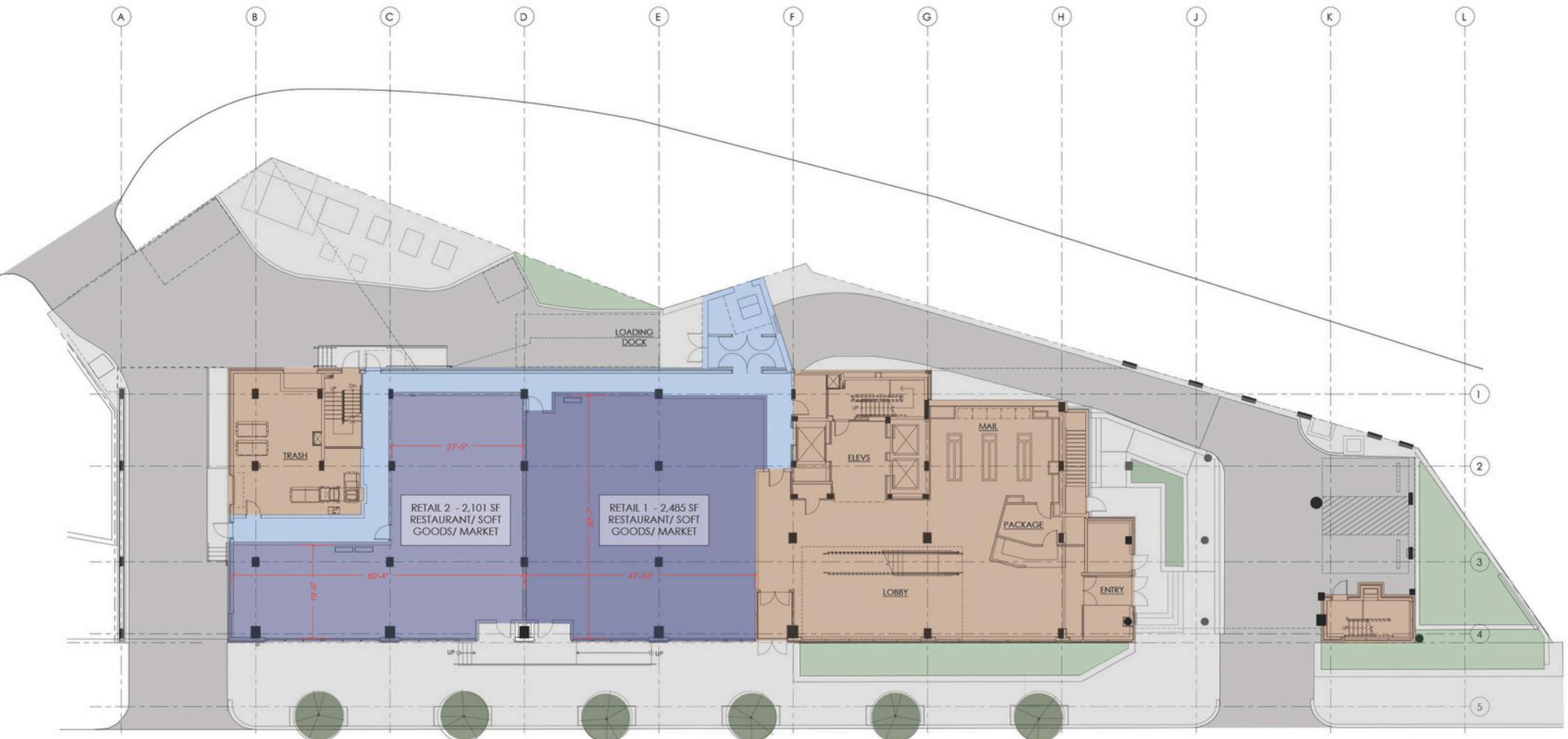
# SPACE OPTION 1



VIRGINIA AVENUE NW

0 2' 4' 8' 16'  
SCALE

# SPACE OPTION 2



VIRGINIA AVENUE NW



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## **CONTACT FOR LEASING INFO**

### **ANDREW PONCHER**

D | 571.765.4430

C | 312.399.5566

[aponcher@renaudconsulting.net](mailto:aponcher@renaudconsulting.net)

### **DIANNE OROZ**

D | 571.765.4433

C | 301.221.2698

[doroz@renaudconsulting.net](mailto:doroz@renaudconsulting.net)

### **JONATHAN HOLLAND**

D | 571.765.4416

C | 240.435.0803

[jholland@renaudconsulting.net](mailto:jholland@renaudconsulting.net)

