

1101 15TH STREET WASHINGTON, DC

2ND GEN 2,744 SF RESTAURANT SPACE

RAPPAPORT
CULTIVATING PLACES

NERDS & NIBBLERS

Catering

Sandwich

Breakfast

Salad

Coffee

Nerds & Nibblers

Nerds & Nibblers





Nerds & Nibblers

Nerds & Nibblers

1101 15TH STREET WASHINGTON, DC

- | 2nd generation restaurant space available with cooking exhaust
- | Centrally located in the CBD and across from Mid Town Center Development, headquarters to Fannie Mae
- | Stellar street frontage on L Street
- | High pedestrian traffic on L Street with more than 100,000 employees within a 1/2-mile radius
- | Area restaurants include, Chipotle, Corner Bakery, Dauphines, Lincoln, Potbelly, Shoto, and Starbucks
- | High traffic counts of 16,400 vehicles per day on 15th Street

DEMOGRAPHICS 2023

	1 MILE	3 MILES	5 MILES
 POPULATION	70,585	384,814	776,168
 DAYTIME POPULATION	92,325	524,217	983,177
 HOUSEHOLD INCOME	\$39,183	\$193,208	\$362,278
 TRAFFIC COUNTS	14,879 on Vermont Ave NW		

CO-TENANTS



1101 15TH STREET
WASHINGTON, DC



SAFeway



Le Diplomate



Q STREET NW



LOGAN TAVERN

RHODE ISLAND AVENUE NW 16,300 VPD



DUPONT CIRCLE



P STREET NW



LOGAN CIRCLE



DUPONT CIRCLE METRO
16,948 DAILY RIDERS



ALL-PURPOSE

ESPITA



&pizza

1101 15TH STREET

M STREET NW

14TH STREET NW 25,600 VPD

15TH STREET NW 11,800 VPD

13TH STREET NW

12TH STREET NW

BLAGDEN ALLEY



UNCONVENTIONAL DINER

21ST STREET NW

20TH STREET NW

MEN'S WEARHOUSE

BAR-CODE

16TH STREET NW



au bon pain

MASSACHUSETTS AVENUE NW 25,320 VPD

WALTER E. WASHINGTON CONVENTION CENTER
57 AVG ANNUAL EVENTS



NORDSTROM rack



FARRAGUT NORTH METRO
22,949 DAILY RIDERS



FARRAGUT WEST METRO
18,762 DAILY RIDERS



MCPHERSON SQUARE METRO
13,247 DAILY RIDERS

K STREET NW 30,400 VPD

Torotoro

THE PLAZA AT CITY CENTER



GALLERY PLACE METRO
22,427 DAILY RIDERS

9TH STREET NW



PENNSYLVANIA AVENUE NW

bindaas



I STREET NW 20,700 VPD

LAFAYETTE SQUARE

NEW YORK AVENUE NW

METRO CENTER METRO
24,160 DAILY RIDERS



&pizza

ZAYTINYA

THE WHITE HOUSE

au bon pain

NATIONAL PORTRAIT GALLERY
1.5M VISITORS



SITE PLAN

1101 15TH STREET | WASHINGTON, DC
2,744 SF AVAILABLE

15TH STREET

L STREET





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