

# WATERFRONT STATION

WASHINGTON, DC

4,124 SF AVAILABLE

RAPPAPORT  
CULTIVATING PLACES









# WATERFRONT STATION

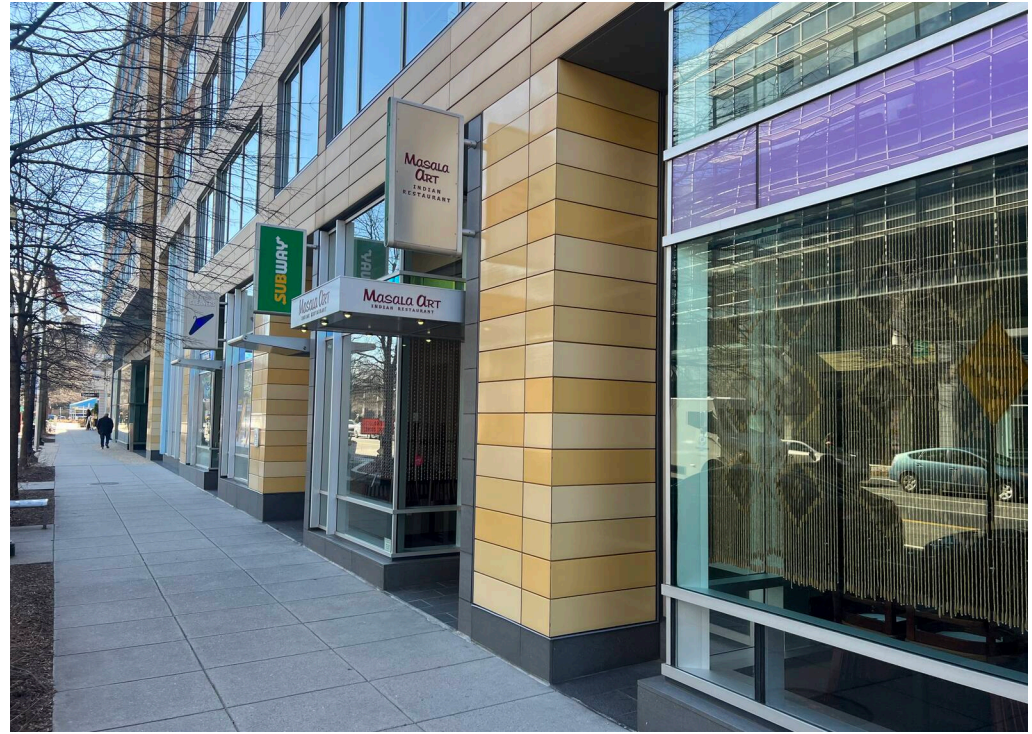
## WASHINGTON, DC

- | 2nd Gen restaurant opportunity alongside Starbucks, Safeway, and CVS
- | Easy access to the Wharf
- | Within walking distance of numerous hotels, including the Pendry, Canopy by Hilton, and the InterContinental.
- | Directly adjacent to the Waterfront Metro stop

### DEMOGRAPHICS 2024

	0.25 MILE	0.5 MILE	1 MILE
 POPULATION	6,402	14,603	36,250
 DAYTIME POPULATION	767	8,537	35,589
 HOUSEHOLD INCOME	\$151,212	\$139,060	\$119,478
 TRAFFIC COUNTS	6,488 on 4th Street SW		

### CO-TENANTS





**WATERFRONT STATION**  
WASHINGTON, DC



**INTERNATIONAL  
SPY MUSEUM**

**VIRGINIA AVE SW**

**10TH ST SW**

INTERSTATE  
**395**

**BENJAMIN  
BANNEKER PARK**

**JEFFERSON MIDDLE  
SCHOOL ACADEMY**

**6TH ST SW**

INTERSTATE  
**395**

**THE WESTERLY**  
GOOD COMPANY  
*Doughnuts & Cafe*

**GoodVets**

**AppleTree**

**ELIOT ON 4TH**  
MOMO CHICKEN & GRILL

**4TH ST SW 6,488 VPD**

**THE WHARF**

HELLS KITCHEN bartaco

SHAKE SHACK MI-VIDA

FRANK'S CATERING MILK & honey CAFE • COFFEE • CAKE

**ARENA STAGE**



**EAST POTOMAC  
GOLF COURSE**

**MAINE AVE SW**

**WATERFRONT  
STATION**

**M ST SW 8,613 VPD**

**SUBWAY**

ALL ABOUT BURGER

Smile Beautiful

Station 4 Restaurant & Lounge



# SITE PLAN

WATERFRONT STATION | WASHINGTON, DC

4,124 SF AVAILABLE



4 TH ST SW 6,488 VPD





**WATERFRONT STATION | 1101 4TH STREET SW, WASHINGTON, DC**

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