

1029

VERMONT AVENUE NW

WASHINGTON, DC



1,495 SF | CORNER RETAIL SPACE ON L STREET AND VERMONT AVE



PROPERTY OVERVIEW



1029 Vermont Avenue is prominently situated in the East End at the heart of downtown Washington D.C. The property is strategically located just three blocks from the White House and is proximate to both the vibrant 14th Street Corridor and Midtown Center—the epicenter of trendy retail, lively dining, and prestigious hotel accommodations. The building benefits from its highly visible corner position at the signalized intersection of Vermont Avenue and L Street with a traffic count of over 15,500 cars per day. The property experiences heavy foot-traffic and boasts exceptional access which makes it an optimal setting for retail establishments.



Thriving East End Location



Prominent Corner Position



Epicenter of Restaurants & Retail



High-Traffic Intersection



High-Volume Foot Traffic



Increased Visibility



Superior Signage Opportunity



98 Exceptional Walk Score



95 Outstanding Bike Score



Convenient Customer Access

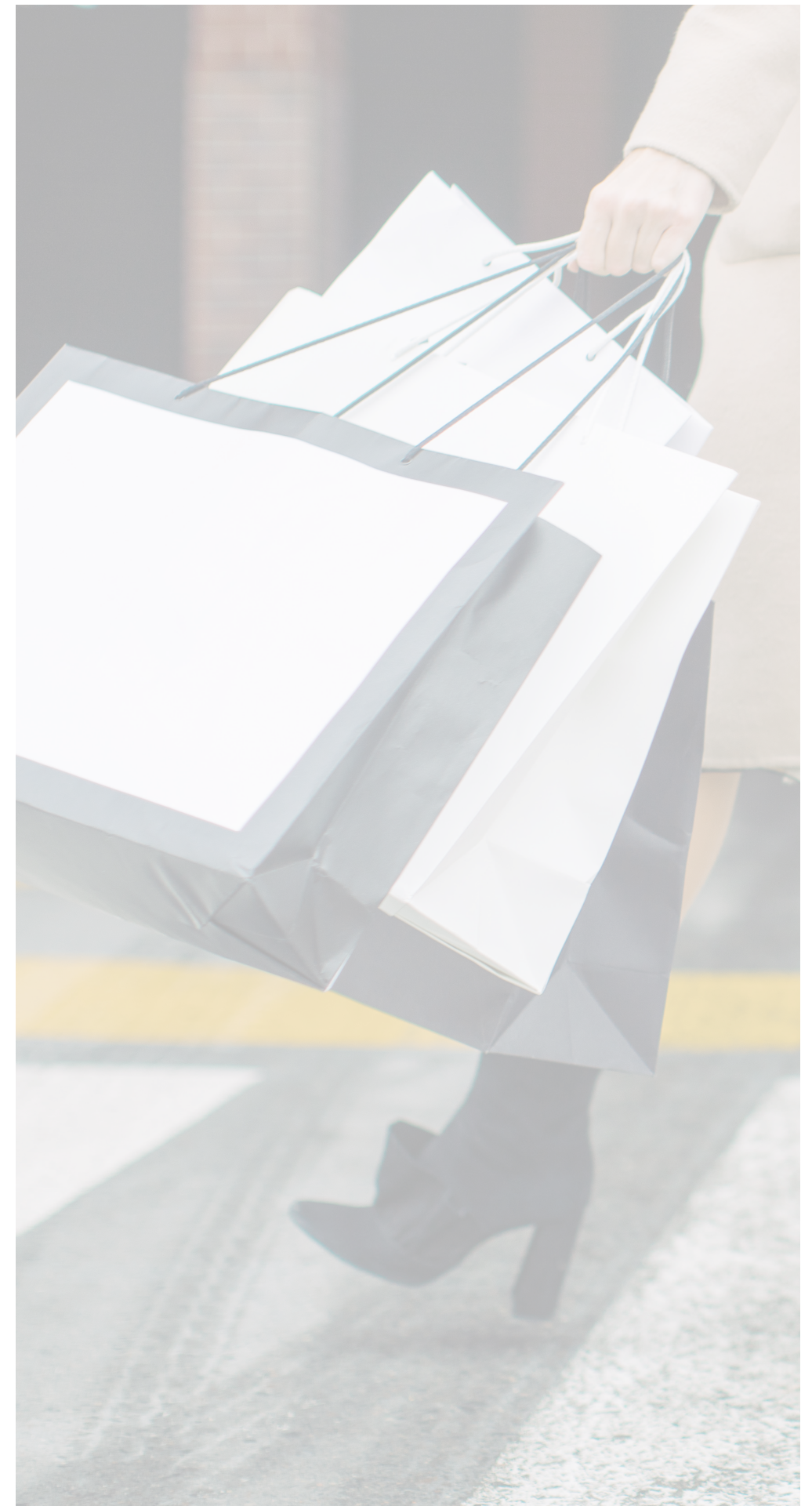
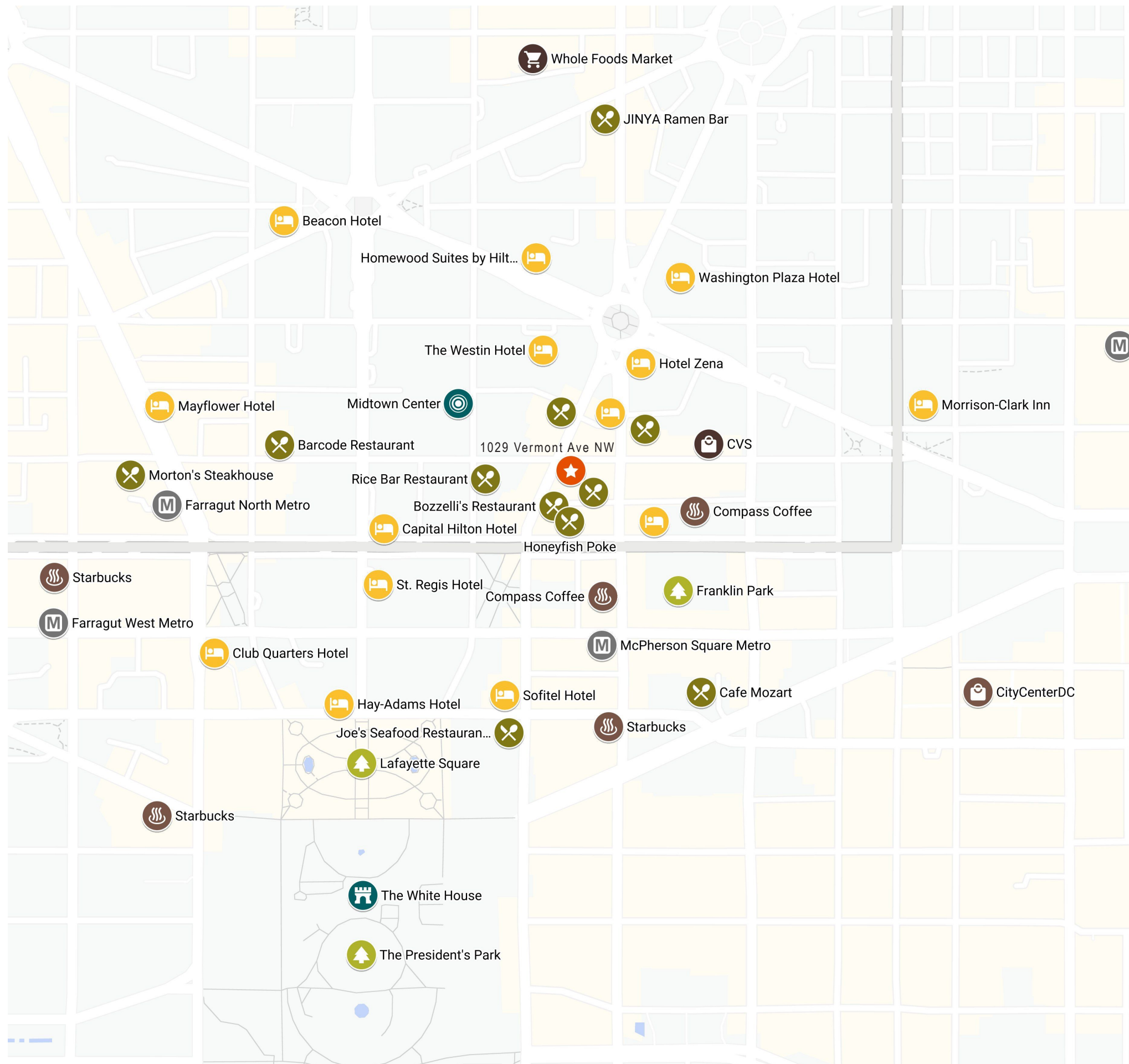


Abundant Vicinity Parking



Commuter Accessible





UNPARALLELLED ACCESS



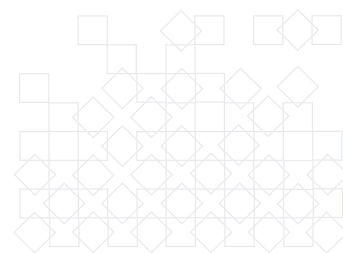
1029 Vermont Avenue is conveniently situated on the pivotal L Street and Vermont Avenue corner intersection which provides easy access to customers. The building has generous area parking and is proximate to multiple nearby parking garages. It is less than half a mile from 3 nearby metro stations including McPherson Square, Farragut North, and Mount Vernon Square—which provide access to all 6 Metrorail lines. Additionally, the property is less than 2 miles from L'Enfant and Union Station commuter rails and merely 5 miles from Reagan International Airport which makes it a retail hot spot for nearby residents, daytime employees, and travelers alike.

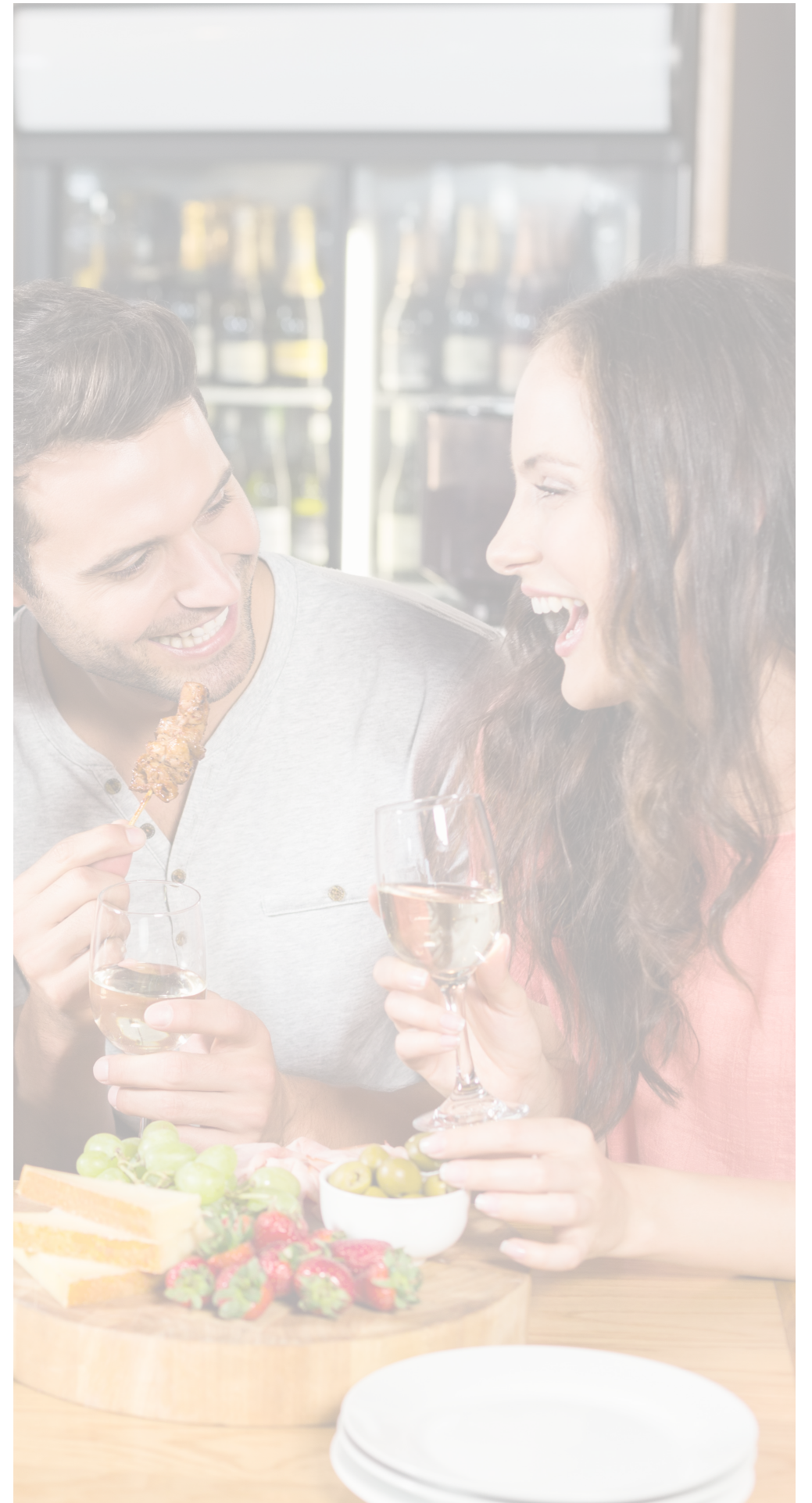


METRO TRANSIT	Drive	Walk	Distance
Mcpherson Square Transit Stop (Blue, Orange, Silver Lines)	2 minutes	4 minutes	0.2 miles
Farragut North Transit Stop (Red Line)	2 minutes	9 minutes	0.4 miles
Farragut West Transit Stop (Blue, Orange, Silver Lines)	2 minutes	11 minutes	0.5 miles
Metro Center Transit Stop (Blue, Orange, Red, Silver Lines)	2 minutes	12 minutes	0.6 miles
Mount Vernon Square/7th St-Convention Center Transit Stop (Green, Yellow Lines)	2 minutes	14 minutes	0.7 miles

COMMUTER RAIL	Drive	Distance
L'Enfant Commuter Rail (Manassas, Fredericksburg lines)	5 minutes	1.8 miles
Union Station Commuter Rail (Brunswick, Camden, Penn lines)	5 minutes	1.9 miles

AIRPORT	Drive	Distance
Ronald Reagan International Airport	11 minutes	5.4 miles

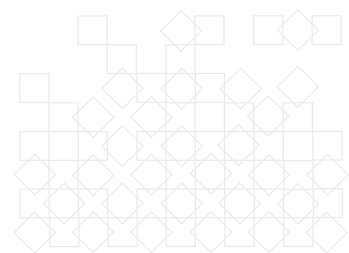
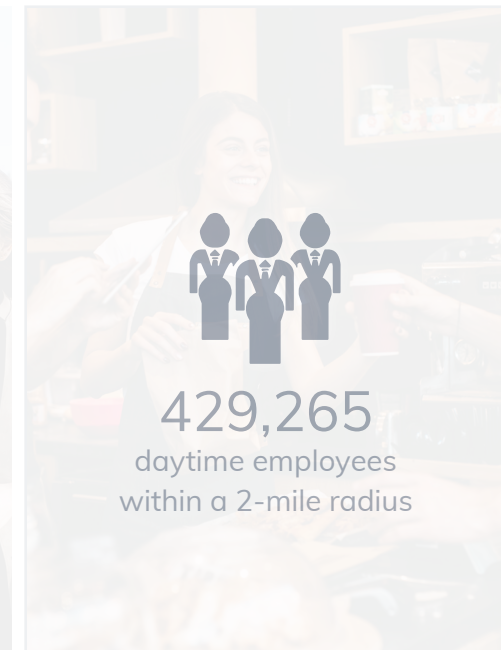




STRONG DEMOGRAPHICS

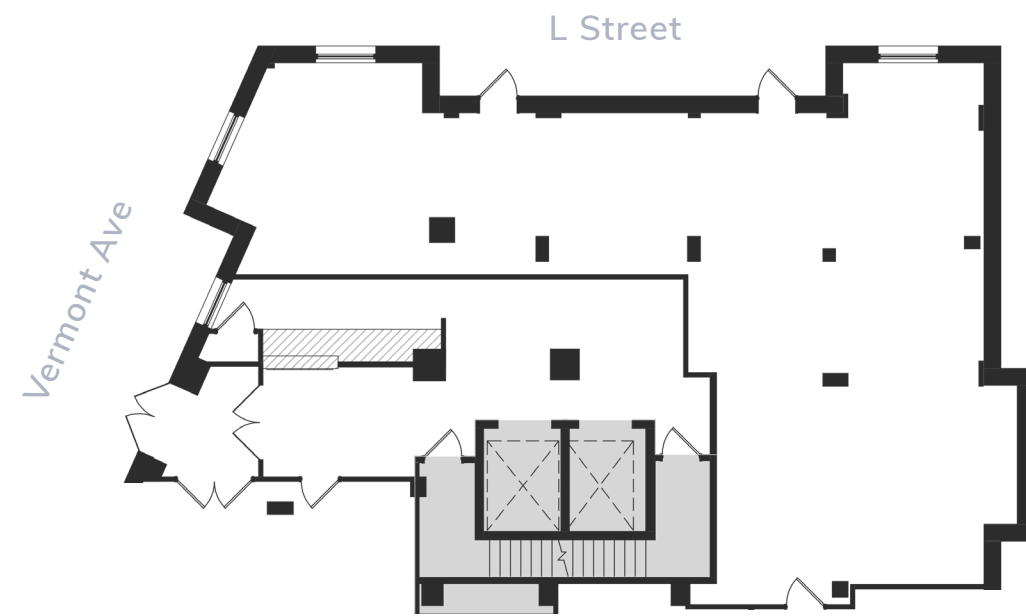


1029 Vermont Avenue is immersed in the thriving Northwest community at the booming East End of the nation's capital. The building is surrounded by a strong demographic area which makes it a premier location for prime retail opportunities.

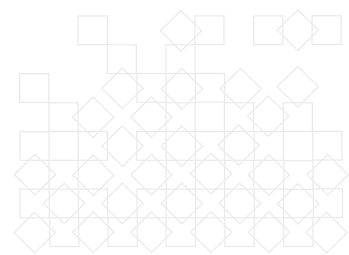




A V A I L A B I L I T Y



Large First Floor Retail Space Available: Suite 10A 1,495 SF
The available retail suite at 1029 Vermont Avenue is situated on the dominate corners of L Street NW and Vermont Street NW in downtown Washington D.C. Retailers benefit from strong branding exposure in a prominent downtown location. The large suite has a private retail entrance located on the exterior of the building to accommodate the high pedestrian traffic counts in the area.



LEASING

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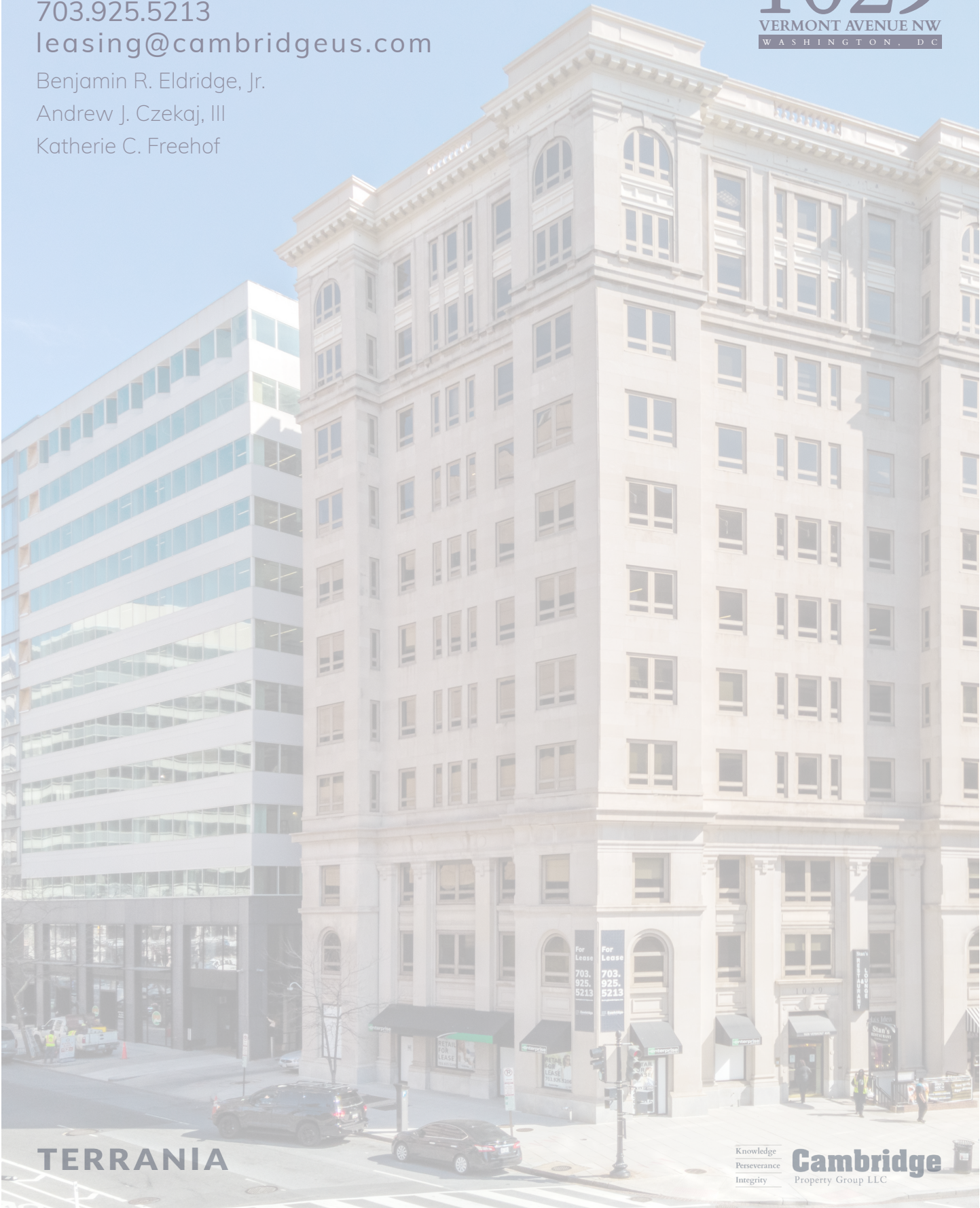
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TERRANIA

Knowledge
Perseverance
Integrity

Cambridge
Property Group LLC