

MILLER WALKER  
RETAIL REAL ESTATE

LAFAYETTE CENTRE  
1120 20TH STREET, NW - WASHINGTON, DC  
3,379 SF | \$47.50 NNN PSF



## THE SITE

### Golden Triangle

Where traditional DC businesses – lobbyists, lawyers, and bankers – meld with the city's new frontiers of tech, digital media, and healthcare. Over 3,000 organizations and companies are located in the Golden Triangle.

- Lafayette Centre is ideally situated within Dupont Circle, West End and Foggy Bottom.
- Nearby retailers and neighbors include PF Changs To Go, Rasika, District Taco, CBS News, MedStar Health, I. Gorman Jewelers, Panera Bread and Starbucks Coffee.

## BY THE NUMBERS



85,221

Total Employees  
0.5 Mi Radius



\$133,470

Average Household  
Income  
0.5 Mi Radius



17,997

Total Population  
0.5 Mi Radius

## NEARBY RESTAURANTS



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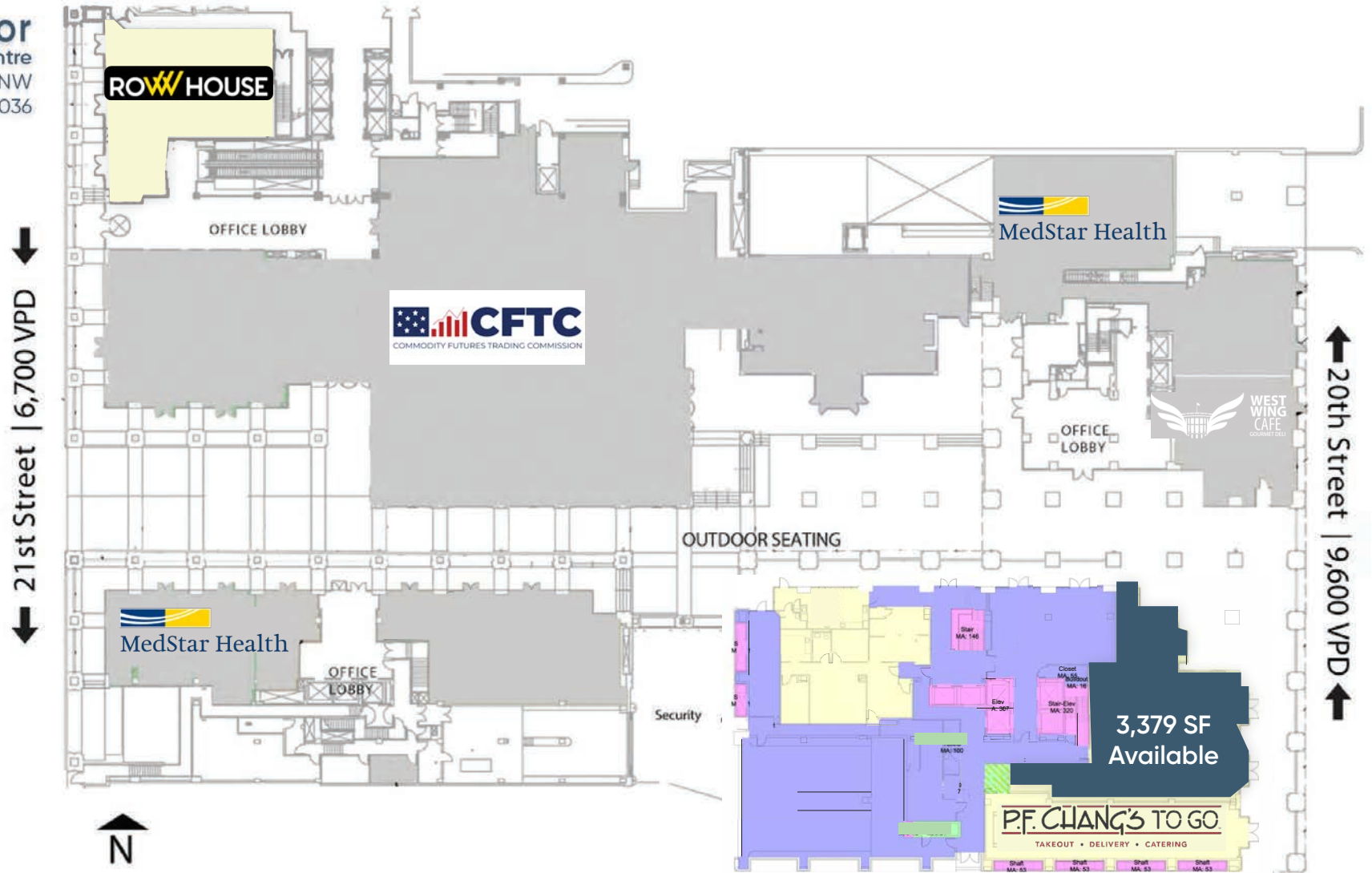
# LAFAYETTE CENTRE

Washington, DC

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**1st Floor**  
Lafayette Centre  
1120 20th St, NW  
Washington, DC 20036



**BEACON**  
CAPITAL PARTNERS  
DISTINCTIVE WORKPLACES



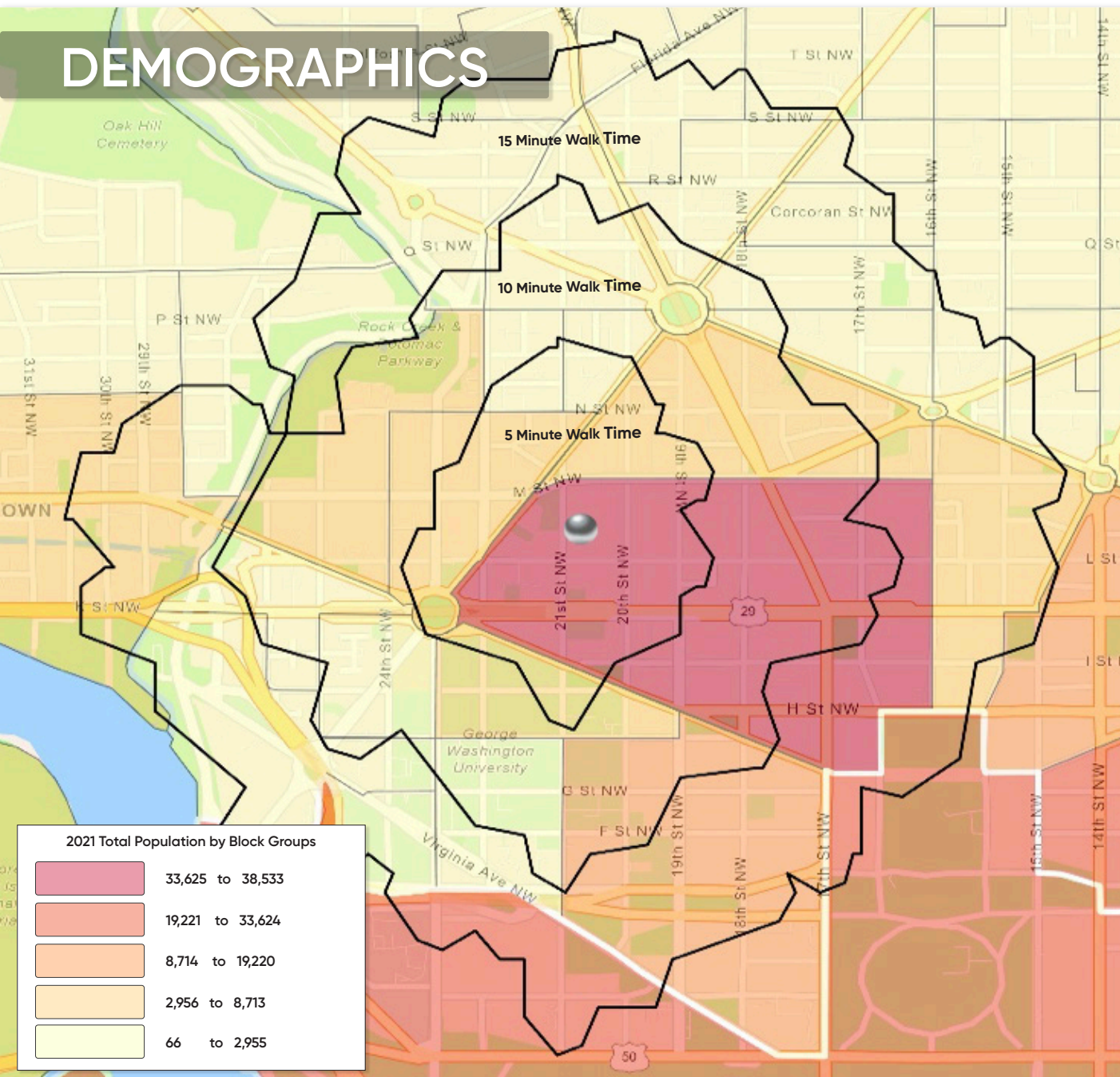
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## DEMOGRAPHICS



WALK TIME	5 MIN WALK	10 MIN WALK	15 MIN WALK
2020 Daytime Population	17,018	71,383	125,273
2020 Resident Population	4,185	15,965	35,218
2020 Average Household Income	\$121,898	\$131,590	\$144,449

DISTANCE	.25 MILE RING	.5 MILE RING	1 MILE RING
2020 Daytime Population	29,067	85,221	185,875
2020 Resident Population	4,141	17,997	61,498
2020 Average Household Income	\$119,197	\$133,470	\$162,992

DRIVE TIME	5 MIN DRIVE	10 MIN DRIVE	15 MIN DRIVE
2020 Daytime Population	129,954	400,149	831,862
2020 Resident Population	31,025	200,086	552,380
2020 Average Household Income	\$148,885	\$167,609	\$163,216