



2001 S STREET, NW

WASHINGTON, DC 20009

01
STREET NW
ENT



10,084 SF RETAIL SPACE AVAILABLE







PROPERTY HIGHLIGHTS

- Located at the corner of 20th Street & S Street NW, 2001 S Street NW is located in the heart of the Dupont Circle neighborhood. The former small format grocery store has existing in-place grease exhaust, boasts a large outdoor dining area, and is a prime location for a neighborhood food & beverage operation.

SPACE AVAILABLE

- Street level ±5,830 SF
- Lower level ±4,254 SF
- Total 10,084 SF

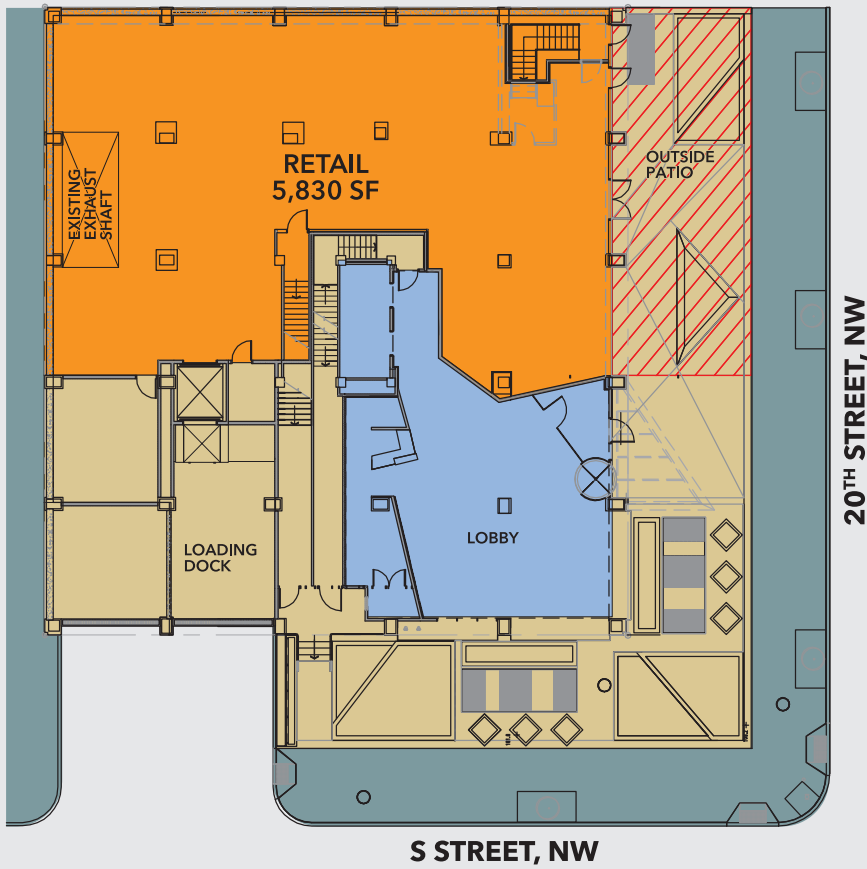
2023 DEMOGRAPHICS

	 TOTAL POPULATION	 DAYTIME POPULATION	 AVERAGE HH INCOME	 BACHELOR'S/GRAD/PROF DEGREE
1 MILE	82,462	211,991	\$185,769	88.4%
5-MINUTE WALK TIME	5,060	10,097	\$187,462	93.2%
10-MINUTE WALK TIME	20,524	29,519	\$199,603	93.6%

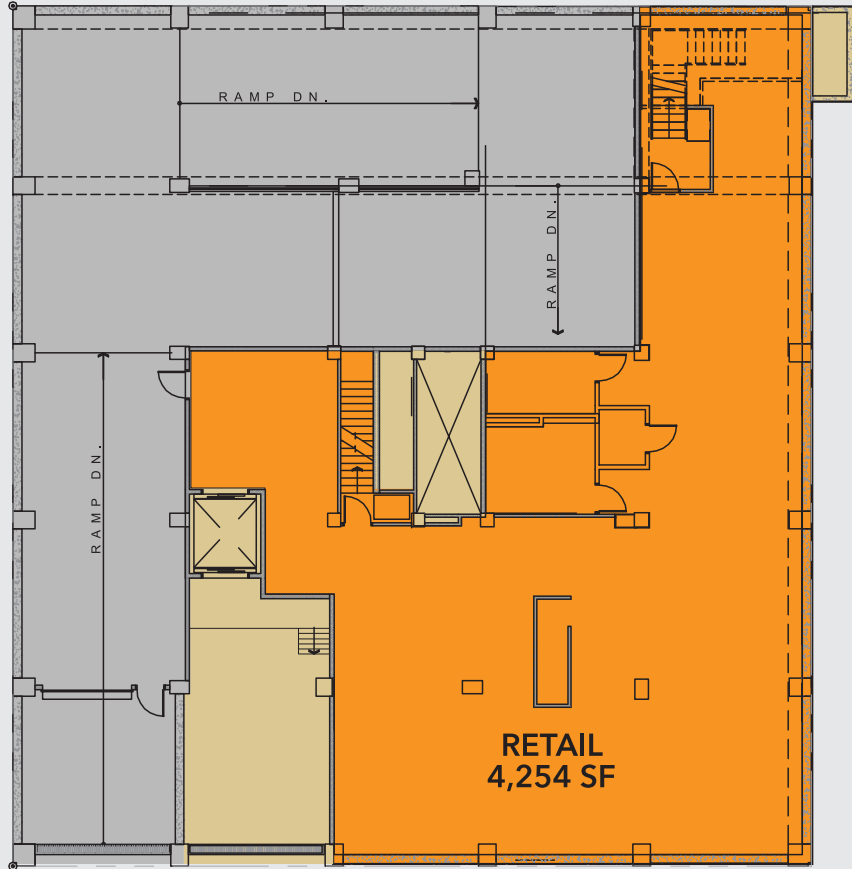




STREET LEVEL



LOWER LEVEL

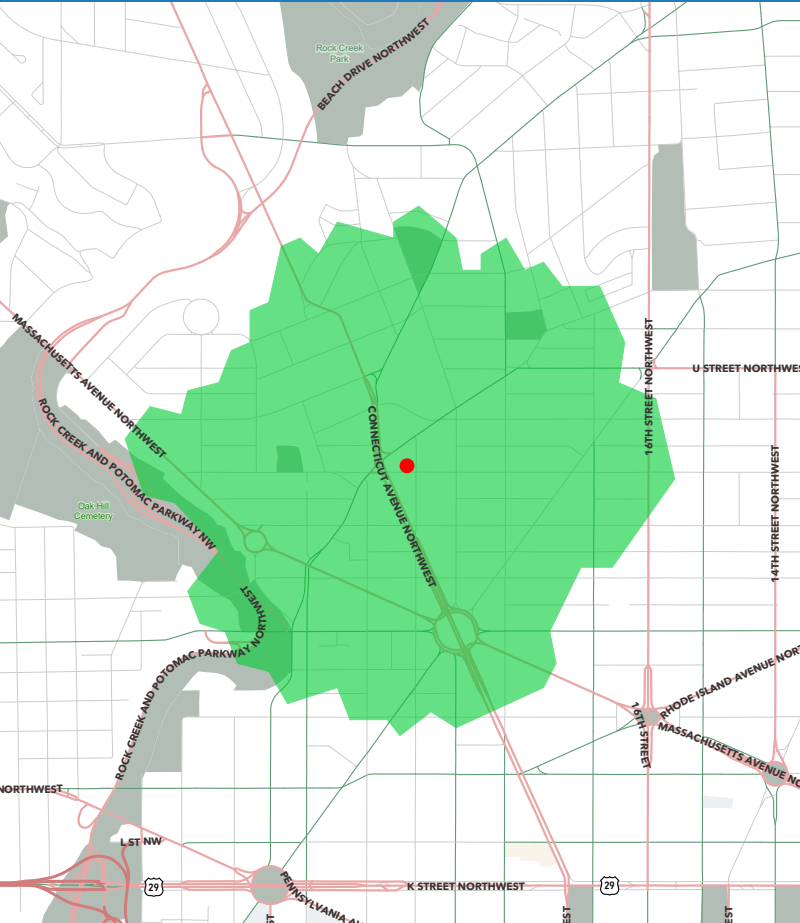




WASHINGTON, DC

DEMOGRAPHIC PROFILE (2023)

2001 S Street, NW
Walk time of 10 minutes

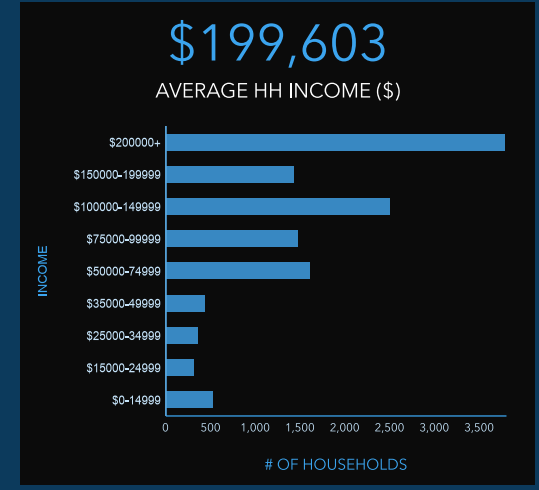


KEY FACTS

20,524 Population	36.8 Median Age	12,376 Households
EDUCATION		
1% High School Diploma	37% Bachelor's Degree	57% Graduate/Professional Degree

INCOME

	\$125,215 Median Household Income
	\$120,269 Per Capita Income



BUSINESS

	1,858 Total Businesses
	29,519 Daytime Population
	152 Food Srv & Drinking Places

TAPESTRY SEGMENTS

3A Laptops and Lattes
7,944 (64.2%) of households

Laptops and Lattes residents are predominantly single, well-educated professionals in business, finance, legal, computer, and entertainment occupations. They are affluent and partial to city living—and its amenities. Neighborhoods are densely populated, primarily located in the cities of large metropolitan areas. Many residents walk, bike, or use public transportation to get to work; a number work from home. Although single householders technically outnumber couples, this market includes a higher proportion of partner households, including the highest proportion of same-sex couples. Residents are more interested in the stock market than the housing market. Laptops and Lattes residents are cosmopolitan and connected—technologically savvy consumers. They are active and health conscious, and care about the environment.

- These are health-conscious consumers, who exercise regularly and pay attention to the nutritional value of the food they purchase.
- Environmentally conscientious but also image-conscious: both impact their purchasing.

3B Metro Renters
4,432 (35.8%) of households

Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest growing segments; the popularity of urban life continues to increase for consumers in their late twenties and thirties. Metro Renters residents income is close to the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology. Computers and cell phones are an integral part of everyday life and are used interchangeably for news, entertainment, shopping, and social media. Metro Renters residents live close to their jobs and usually walk or take a taxi to get around the city.

- Willing to take risks and work long hours to get to the top of their profession.
- Become well informed before purchasing the newest technology.
- Prefer environmentally safe products.
- Socializing and social status very important.



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