



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%

