



2424 18TH STREET, NW

ADAMS MORGAN, WASHINGTON, DC 20009

**6,746 SF
FORMER WAWA
AVAILABLE**

PROPERTY HIGHLIGHTS

- +/- 6,746 SF retail space available
- Wawa sublease with term through 2033
- Prime retail position in the heart of Adams Morgan
- Surrounded by popular retailers, restaurants, and nightlife
- High foot traffic, strong demographics, and excellent visibility

Woodley Park
4,488 AWP
OCTOBER 2026

CONNECTICUT AVE. NW
17,081 AADT

CALVERT ST. NW 11,801 AADT

yes!
Organic
Market

COLUMBIA RD. NW 17,564 AADT

SAFeway

17,564 AADT

Harris
Teeter

2424 18TH
STREET NW

18TH ST. NW
7,516 AADT

DC USA
TARGET
LIDL
BEST BUY
OLD NAVY
snipes
Marshalls

Columbia Heights
9,332 AWP
OCTOBER 2026

COLUMBIA RD. NW

10,009 AADT HARVARD ST. NW

12,575 AADT

14TH ST. NW

24,908 AADT
16TH ST. NW

MERIDIAN
HILL PARK

14,452 AADT

FLORIDA AVE. NW

WHOLE FOODS
MARKET

22,572 AADT

U Street
6,002 AWP
OCTOBER 2026

TRADER JOE'S

SAFeway

BANNEKER
RECREATION
CENTER



0 0.25 MILES



POPULATION



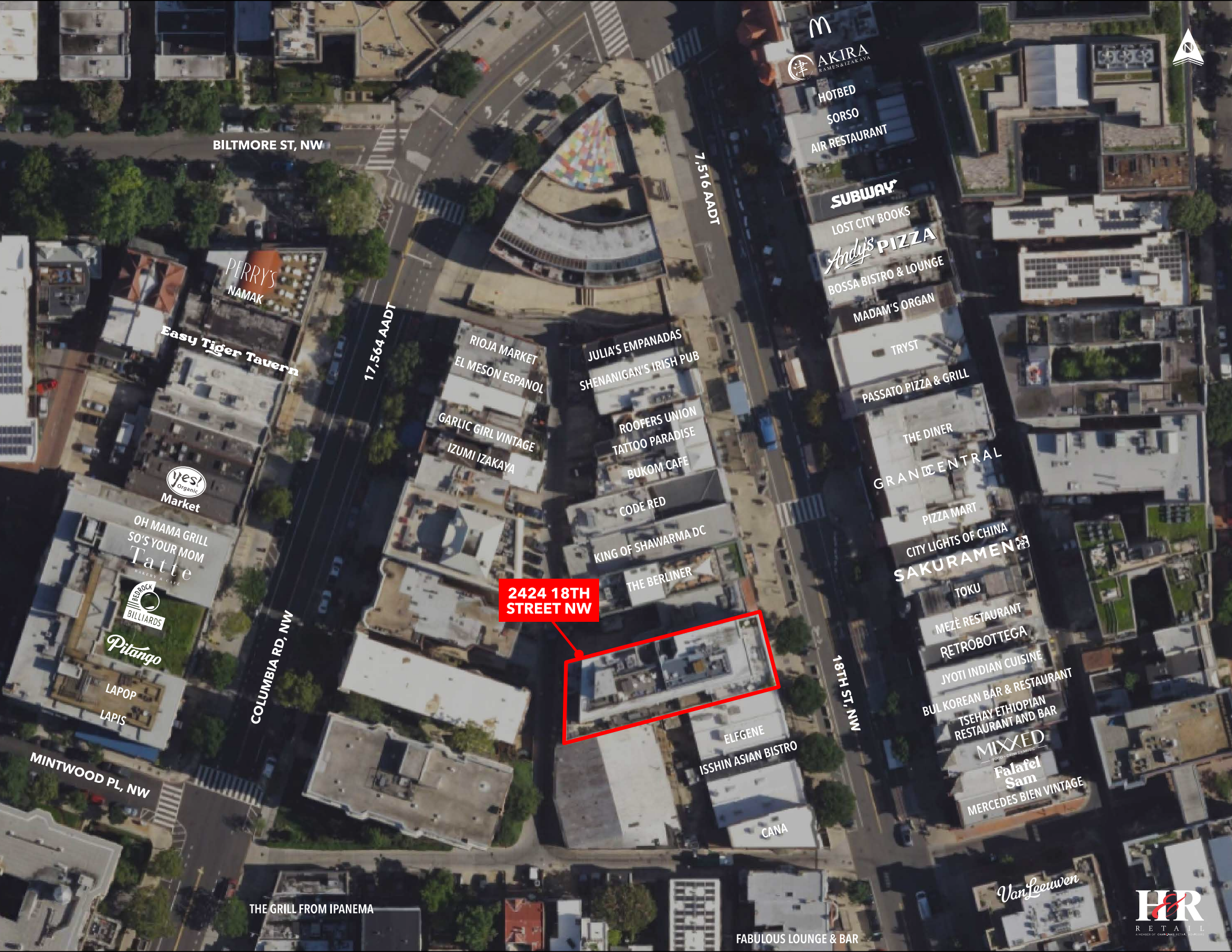
HH INCOME



EMPLOYEES

MILES	POPULATION	HH INCOME	EMPLOYEES
.25	7,486	\$211,241	5,698
.50	27,952	\$195,674	22,301
1	91,522	\$193,732	89,006





BILTMORE ST, NW

7,516 AADT

17,564 AADT

PERRY'S
NAMAK

Easy Tiger Tavern

yes!
Organic
Market

OH MAMA GRILL
SO'S YOUR MOM
Tatte
Bakery & Cafe

RED ROCK
BILLIARDS

Pitango

LAPOP
LAPIS

MINTWOOD PL, NW

COLUMBIA RD, NW

THE GRILL FROM IPANEMA

RIOJA MARKET
EL MESON ESPANOL

GARLIC GIRL VINTAGE
IZUMI IZAKAYA

JULIA'S EMPANADAS
SHENANIGAN'S IRISH PUB

ROOFERS UNION
TATTOO PARADISE
BUKOM CAFE

CODE RED

KING OF SHAWARMA DC

THE BERLINER

2424 18TH
STREET NW

ELFGENE
ISSHIN ASIAN BISTRO
CANA

M
AKIRA
RAMEN IZAKAYA
HOTBED
SORSO
AIR RESTAURANT

SUBWAY

LOST CITY BOOKS

Andy's PIZZA

BOSSA BISTRO & LOUNGE

MADAM'S ORGAN

TRYST

PASSATO PIZZA & GRILL

THE DINER

GRAND CENTRAL

PIZZA MART

CITY LIGHTS OF CHINA

SAKURAMEN

TOKU

MEZE RESTAURANT

RETROBOTTEGA

JYOTI INDIAN CUISINE

BUL KOREAN BAR & RESTAURANT

TSEHAY ETHIOPIAN
RESTAURANT AND BAR

MIXED

Falafel
Sam

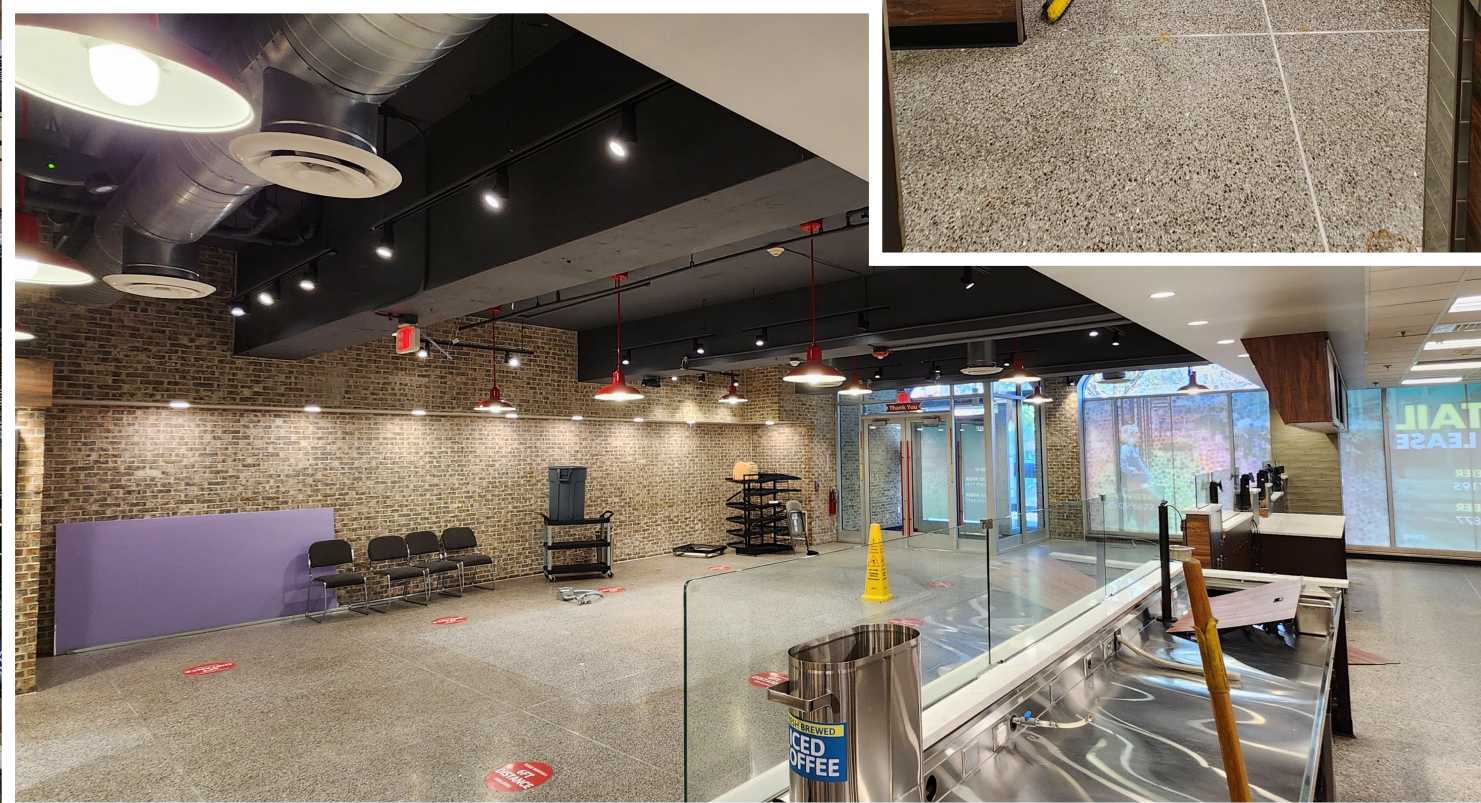
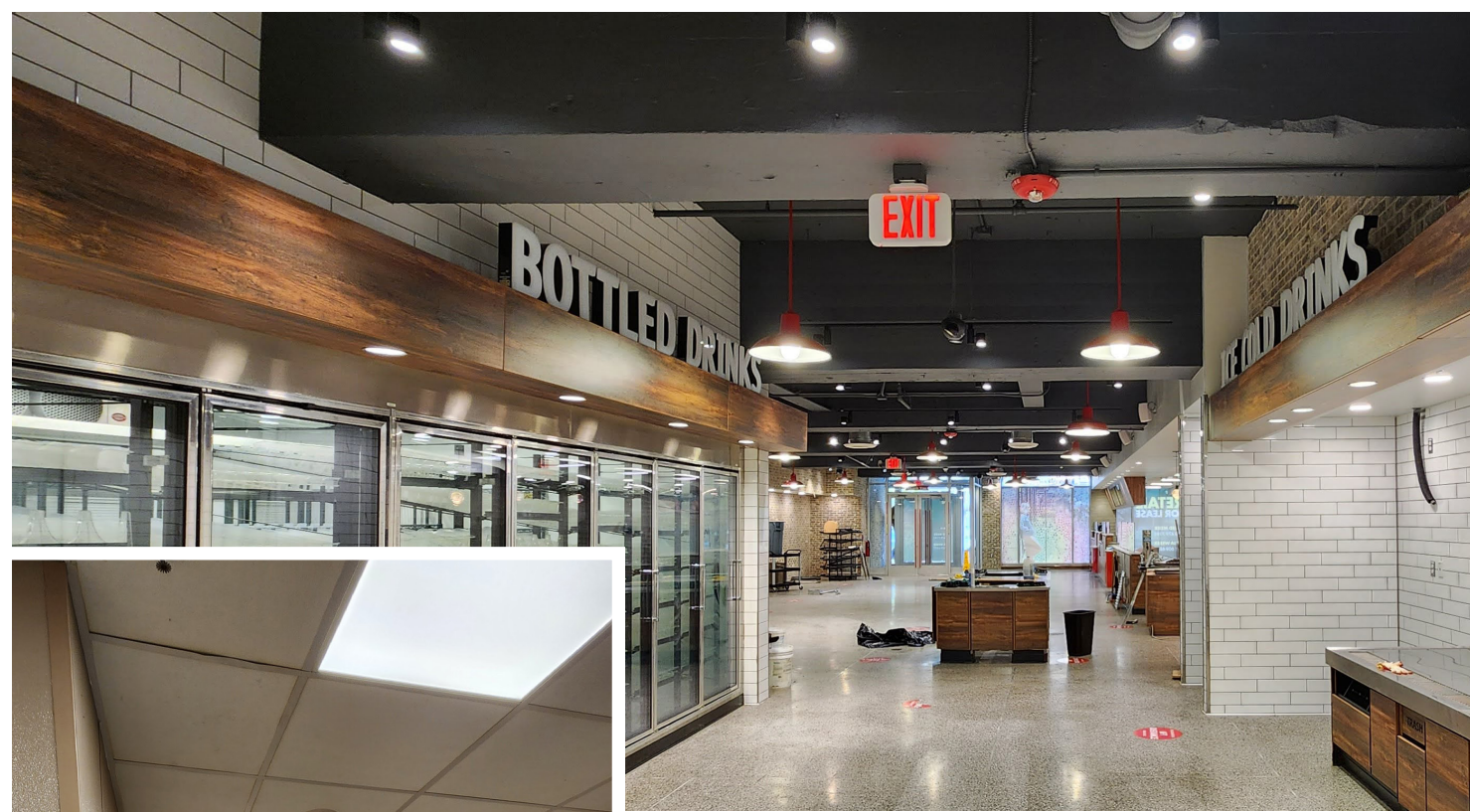
MERCEDES BIEN VINTAGE

Van Leeuwen

FABULOUS LOUNGE & BAR

HR
RETAIL
A MEMBER OF COASTAL REAL ESTATE



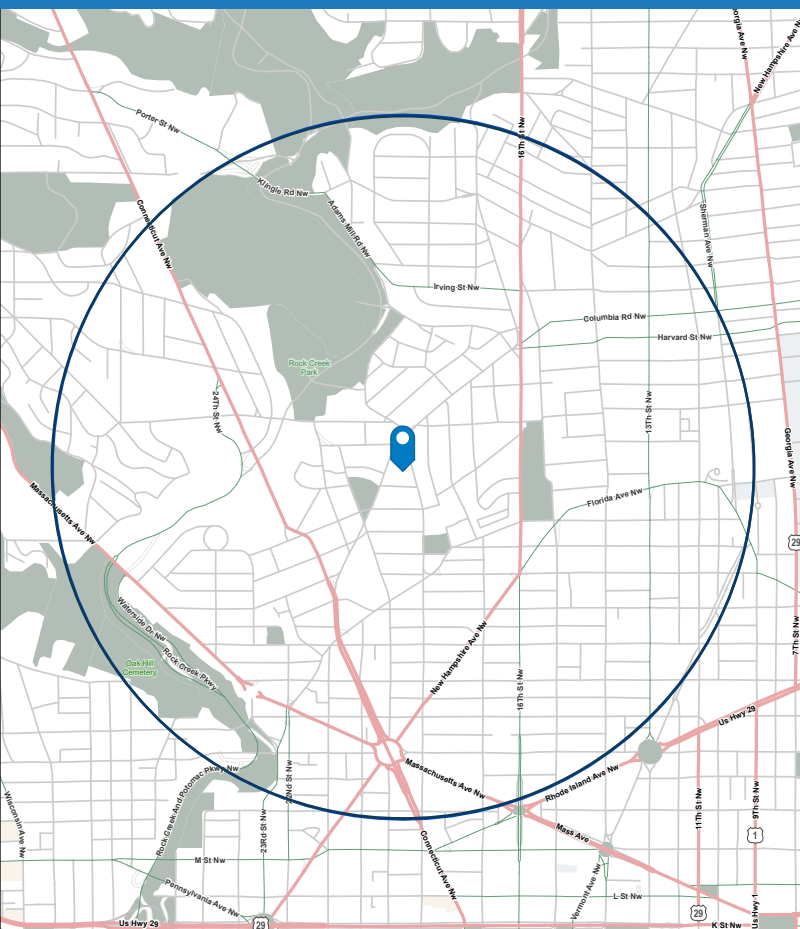




WASHINGTON, DC

DEMOGRAPHIC PROFILE (2026)

2424 18th Street, NW
1 mile ring



KEY FACTS

91,522

Population

34.3

Median Age

51,541

Households

EDUCATION



5%

High School Diploma



35%

Bachelor's Degree



49%

Graduate/Professional Degree

INCOME



\$135,774

Median Household Income

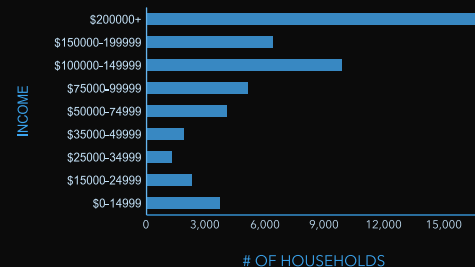


\$108,897

Per Capita Income

\$193,732

AVERAGE HH INCOME (\$)



BUSINESS



4,409

Total Businesses



89,006

Daytime Population



585

Food Srv & Drinking Places

TAPESTRY SEGMENTS



D4 Metro Renters

24,300 (47.1%) 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 above 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.

- Well-educated consumers, many currently enrolled in college.
- Very interested in the fine arts and strive to be sophisticated; value education and creativity.
- 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.



D5 Laptops and Lattes

23,800 (46.3%) 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.

- More than three out of four have a bachelor's degree or higher.
- Labor force participation is high, more than 75%.
- Salaries are the primary source of income for most households, but self-employment income and investment income complement the salaries in this market.
- Environmentally conscientious but also image-conscious: both impact their purchasing.



D2 Trendsetters

3,422 (6.6%) of households

These educated young singles aren't ready to settle down; they tend to not own homes or vehicles and choose to spend their disposable income on upscale city living and entertainment. Dressed head to toe in the most current fashions, their weeknights and weekends are filled discovering local art and culture, dining out, or exploring new hobbies. Their vacations are often spontaneous, packed with new experiences and chronicled on their Facebook pages.

- Residents are young and well educated; more than half have a bachelor's degree or more.
- Well paid, with little financial responsibility, these consumers are spenders rather than savers. They seek financial advice and are already building their stock portfolios.
- Image is important to these consumers. They use the internet to keep up with the latest styles and trends and shop around for good deals.
- Trendsetters residents travel often, exploring new destinations and experiences.
- Socially and environmentally conscious, they are willing to pay more for products that support their causes.



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