

2120 L STREET NW

DOWNTOWN / WEST END

This 4,544 SF space is conveniently located within the intersection of Foggy Bottom, West End, and Downtown DC. With 17 ft. ceilings and large outdoor seating capacity, this location is perfect for a fast casual, coffee shop, medical office or service related retail.

2019 DEMOGRAPHICS

RADIUS	HH INCOME	POPULATION
1/4 mile:	\$132,672	4,179
1/2 mile:	\$126,172	19,952
5 mile:	\$130,232	43,271

WALK SCORE

98 Daily errands do not require a car

NEARBY METRO STOPS

Foggy Bottom/GWU

NEIGHBORHOOD LOCATION

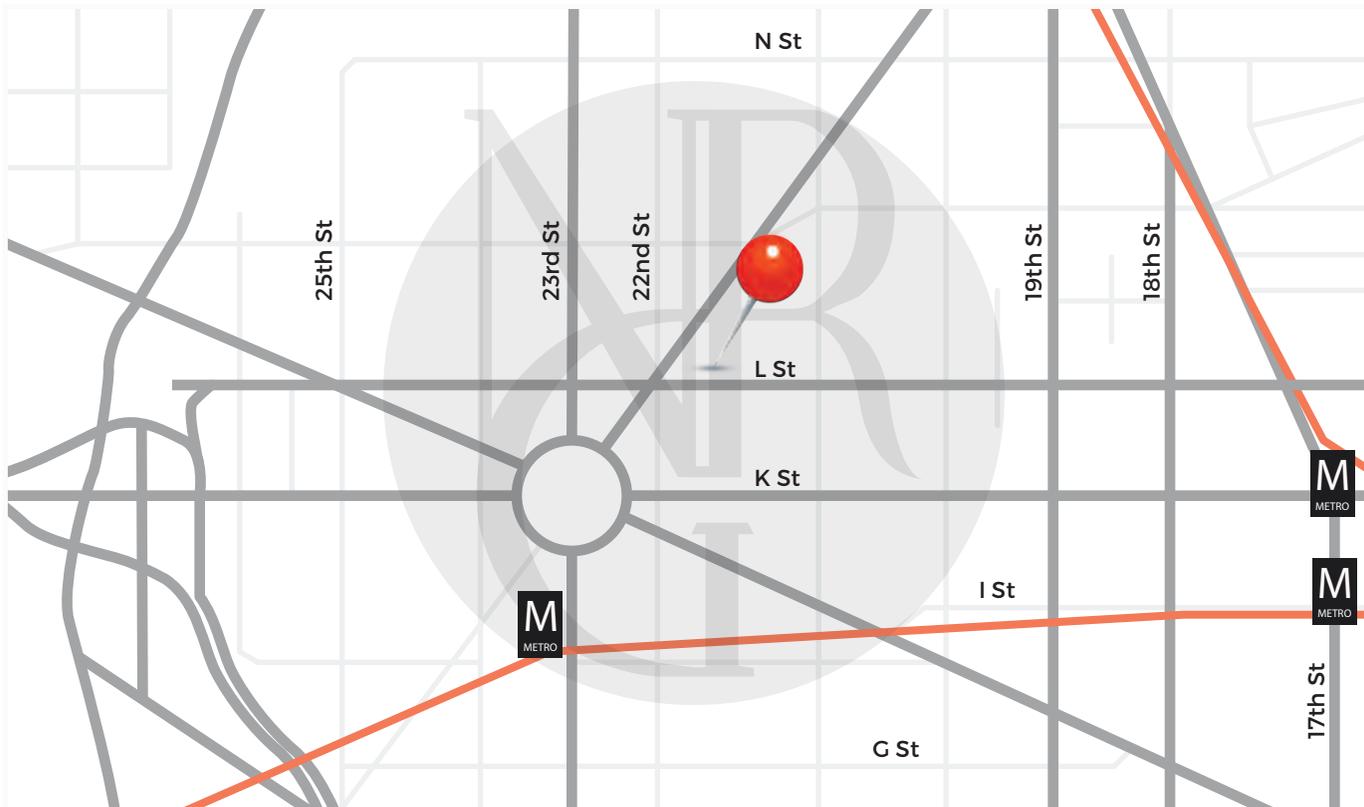
Downtown / West End
2120 L Street NW Washington, DC 20037

SPACE DETAILS

4,544 sf available with large outdoor seating potential

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**2120
L STREET NW**
DOWNTOWN / WEST END

DEMOGRAPHICS
(2021 / 5-MILE RADIUS)

TOTAL POPULATION:
792,599

AVERAGE INCOME:
\$97,399

WALK SCORE:
DAILY ERRANDS DO NOT REQUIRE A CAR

98

With 17 ft. ceilings and large outdoor seating potential, this 4,544 sf space is perfect for a fast casual, coffee shop or service related retail.

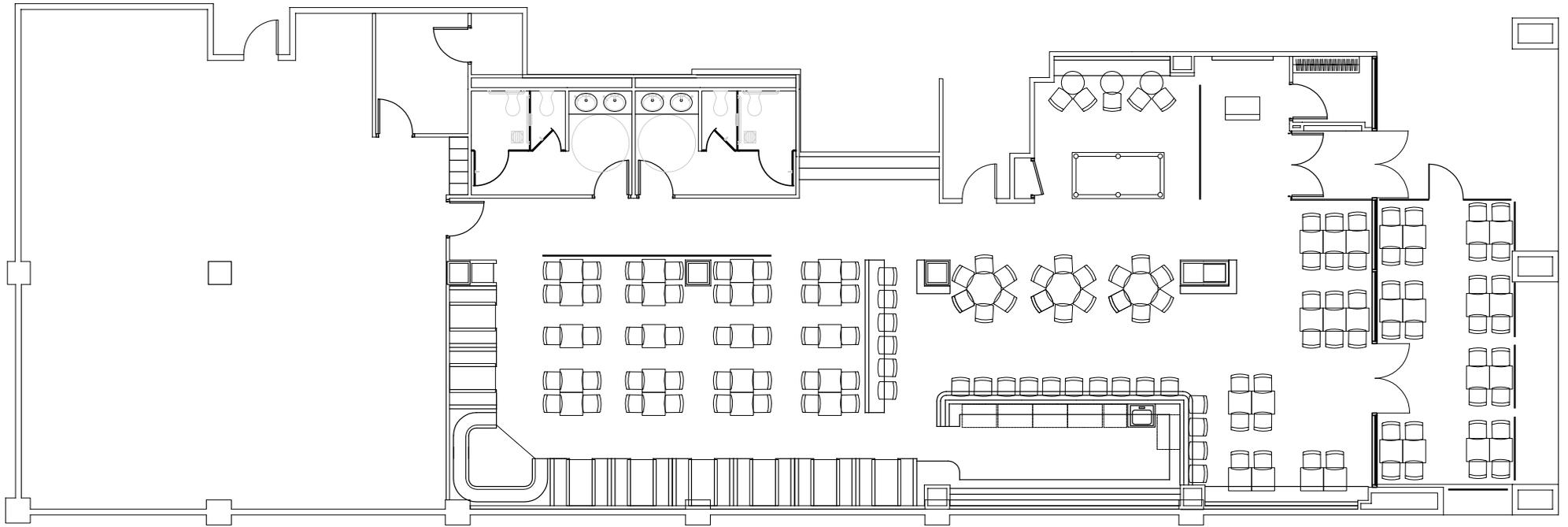
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SPACE DETAILS

MAIN/STREET LEVEL: 4,544 SF - Retail Space (Divisible)
Large Outdoor seating potential



*POTENTIAL LAYOUT FOR LOCATION

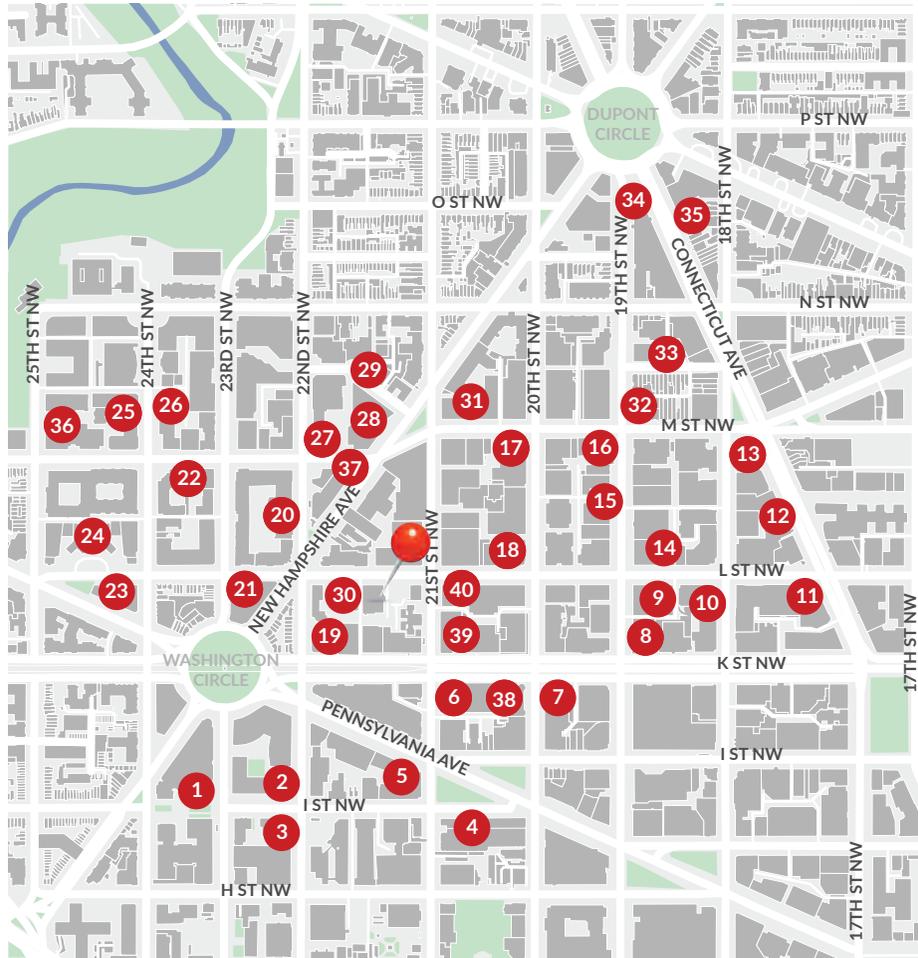
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|------------------------|-----------------------------|--------------------------|------------------------------|-----------------------------|
| 1 Foggy Bottom Station | 9 Gold's Gym | 17 CVS | 25 Fairmont Washington D.C. | 33 St. Arnold's |
| 2 Whole Foods Market | 10 Nordstrom Rack | 18 Crepeaway | 26 Park Hyatt Washington D.C | 34 Dupont Circle Station |
| 3 Beefsteak | 11 AT&T | 19 Starbucks | 27 Walgreens | 35 The Big Hunt |
| 4 Shops At 2000 Penn | 12 Gap | 20 The Ritz-Carlton | 28 Grillfish | 36 Trader Joe's |
| 5 TGI Fridays | 13 T-Mobile | 21 One Washington Circle | 29 US Post Office | 37 Rasika |
| 6 FedEx | 14 Recessions Bar and Grill | 22 The Westin Georgetown | 30 Release Physical Therapy | 38 The Prime Rib |
| 7 CVS | 15 Nooshi | 23 Melrose Georgetown | 31 The St. Gregory Hotel | 39 City Dental DC |
| 8 WeWork K Street | 16 District Anchor | 24 Shops at The Columbia | 32 Chipotle Mexican Grill | 40 Ruth's Chris Steak House |



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The information contained herein is believed to be accurate but the Landlord or Agent does not warrant or guaranty the accuracy and therefore is subject to change without notice.

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