

301
MASSACHUSETTS
AVE NE

Capitol Hill
WASHINGTON, DC

streetsense.

4600 east west highway, suite 800, bethesda, md 20814

SITE DETAILS

- 4,200 SF building on premier corner in Capitol Hill (intersection of Mass Ave NE & 3rd St NE)
 - Street Level = 1,700sf
 - Potential expansion to 2,300sf with Outdoor Enclosures
 - 2nd Floor = 1,700sf (dining area & kitchen)
 - 3rd (Top) Floor = 800sf (prep kitchen & storage)
- Large dining area with tremendous patio seating:
 - 90 seats indoors / 100 seats outdoors

4,200 SF
RESTAURANT SPACE
FOR LEASE

DEMOGRAPHICS

	.25 MILE	.5 MILE	.75 MILE	1 MILE
POPULATION	2,220	8,563	20,511	39,559
AVERAGE HH INCOME	\$83,694	\$79,954	\$72,646	\$68,331
DAYTIME POPULATION	2,951	13,849	36,613	70,030
AVERAGE HH SIZE	1.70	1.78	1.85	1.86

HUGE OUTDOOR PATIO AREA
ROOM FOR 100+ SEATS

Conceptual Restaurant Rendering

JUST A SHORT
WALK FROM

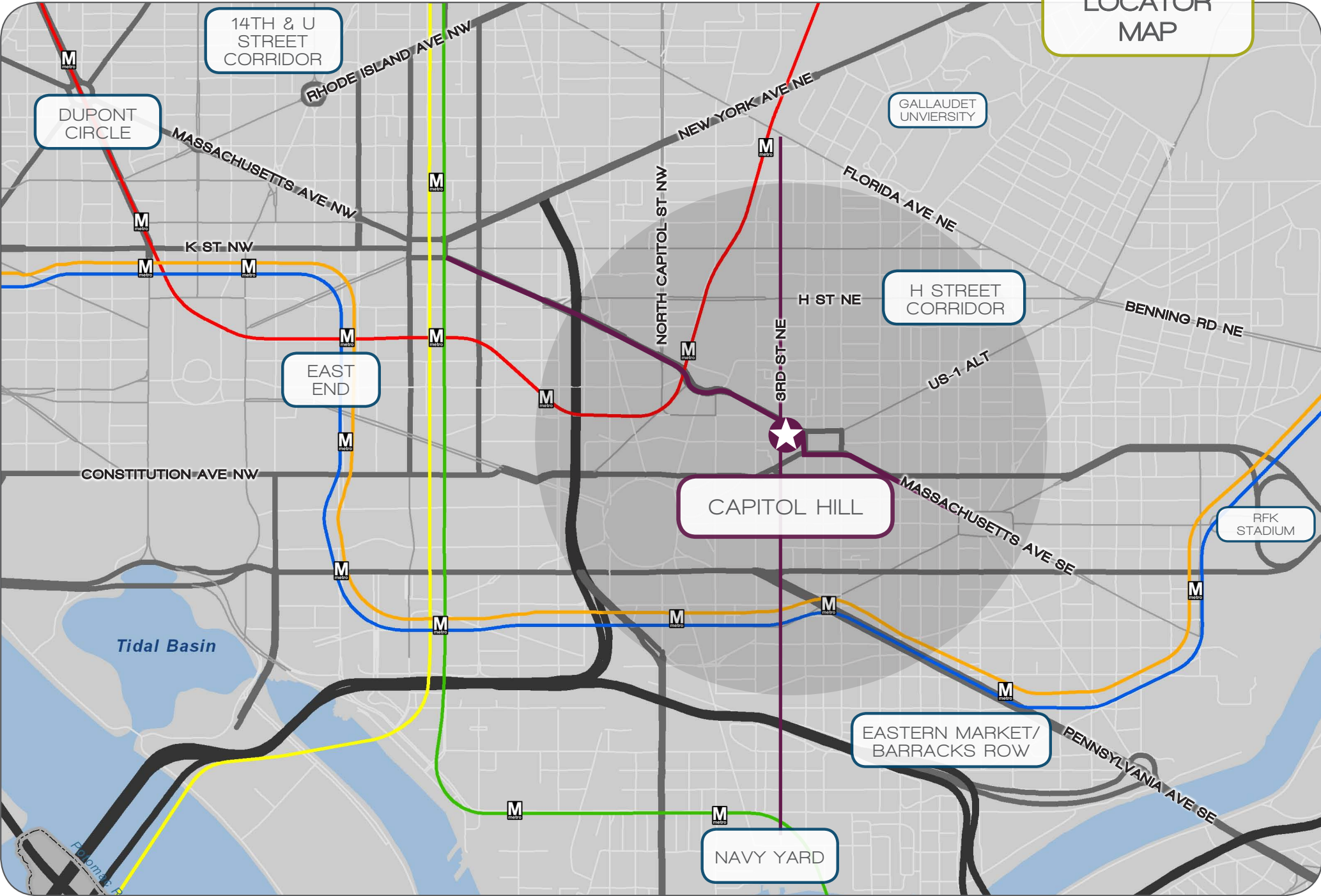
- Union Station
- Supreme Court
- Senate Offices
- Capitol Building

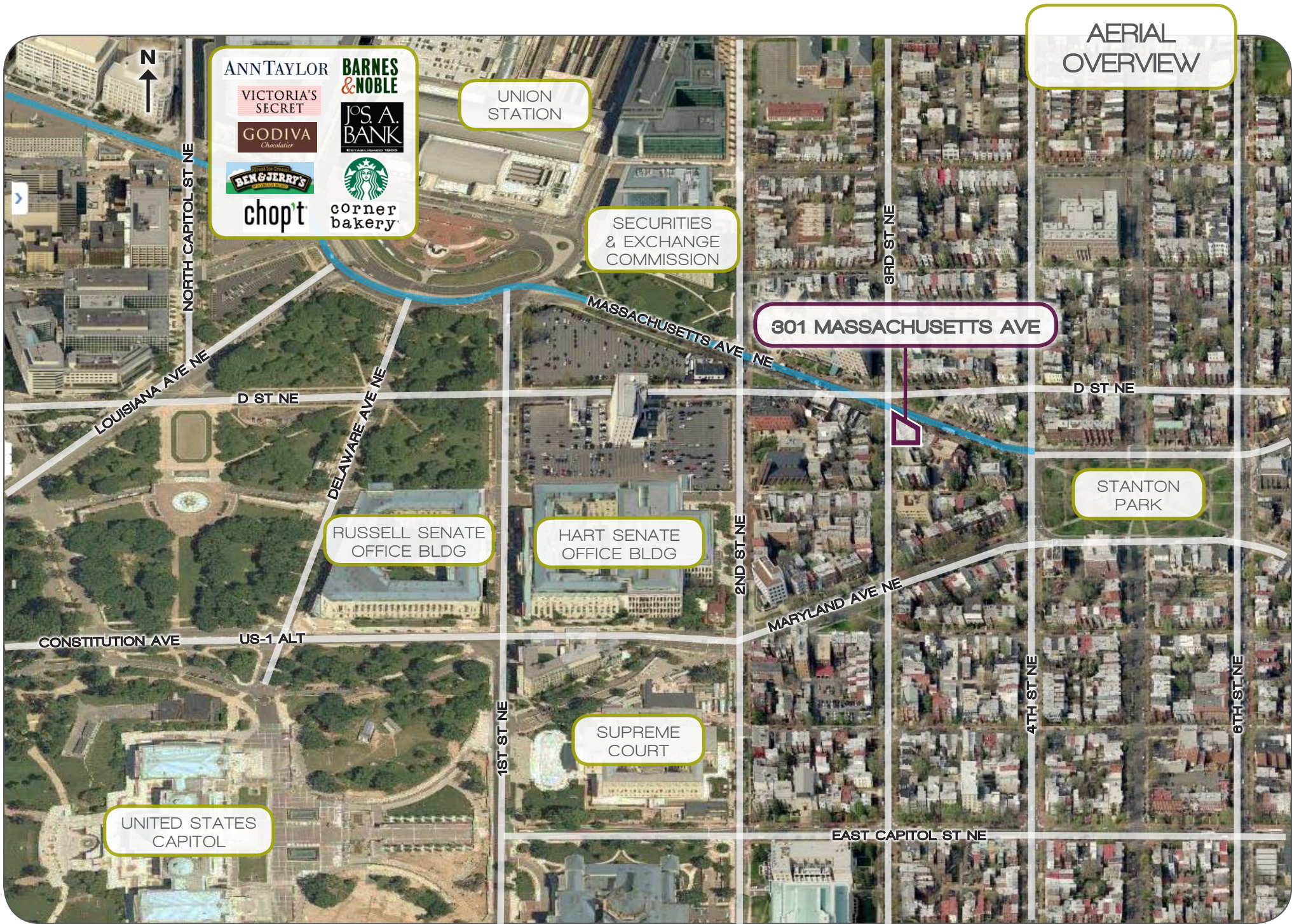
Lee Engle . 240.479.7207
lengle@streetsense.com

Andrew Poncher . 240.479.7198
aponcher@streetsense.com

www.streetsense.com

LOCATOR
MAP





AERIAL OVERVIEW

- ANN TAYLOR
- VICTORIA'S SECRET
- GODIVA Chocolatier
- BEN & JERRY'S
- chopt
- BARNES & NOBLE
- JOS. A. BANK
- Starbucks
- corner bakery

UNION STATION

SECURITIES & EXCHANGE COMMISSION

301 MASSACHUSETTS AVE

RUSSELL SENATE OFFICE BLDG

HART SENATE OFFICE BLDG

STANTON PARK

SUPREME COURT

UNITED STATES CAPITOL

SITE PLAN

