

# 1201

S. Capitol Street  
SW Washington, DC

1,369 SF AVAILABLE

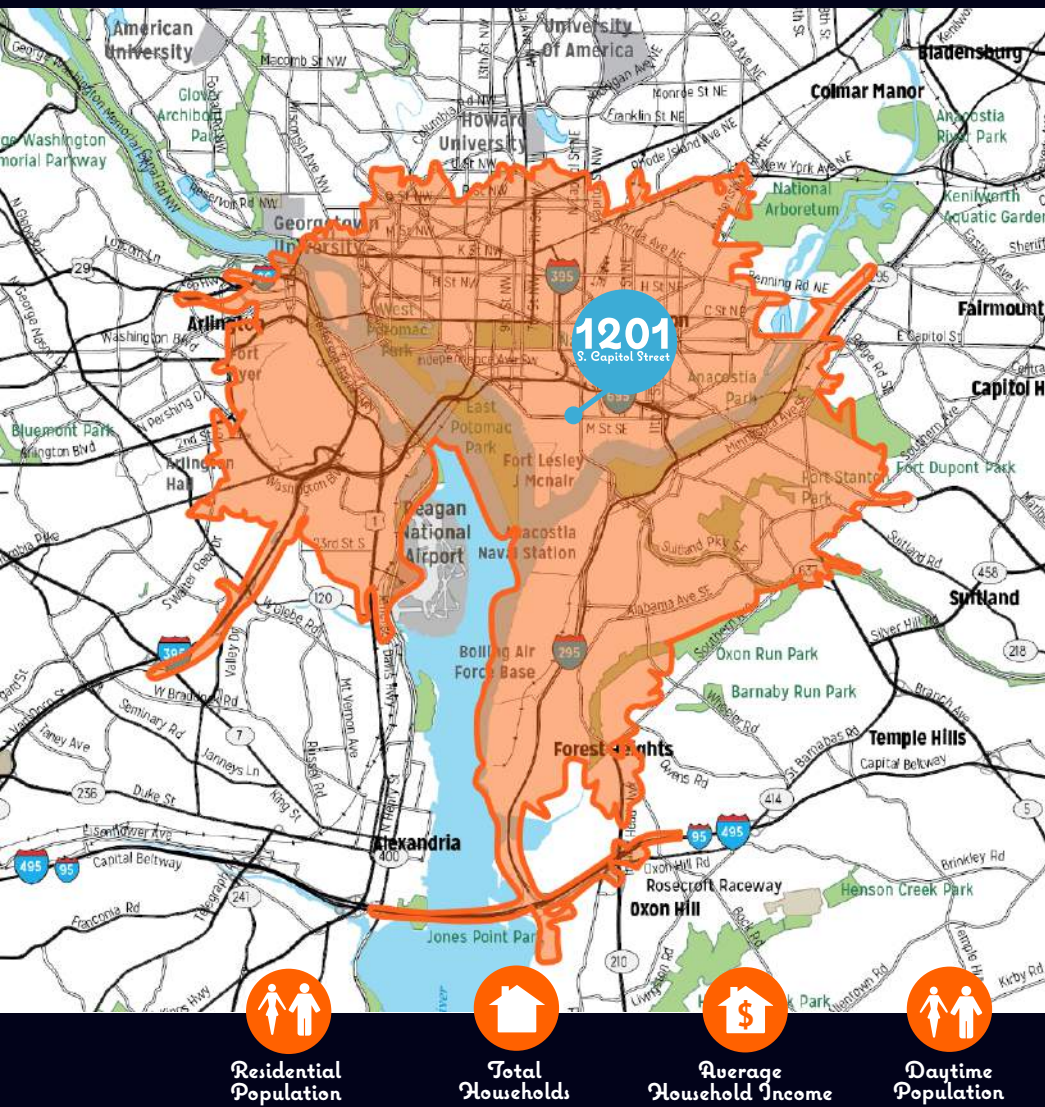
 **Douglas  
Development**  
CORPORATION



**2 BLOCKS**  
to the Navy Yard Metro  
or three blocks to the  
Waterfront Metro

Situated at the confluence of the Potomac and the Anacostia Rivers and directly adjacent to Washington's world famous National Mall, the Southwest Waterfront beckons new residents and new retail establishments. This neighborhood is a keystone to the District's waterfront revitalization efforts.

**161.5K**  
Daily Traffic  
Volume on I-395



**1201**  
S. Capitol Street



**Residential Population**

147,943



**Total Households**

51,654



**Average Household Income**

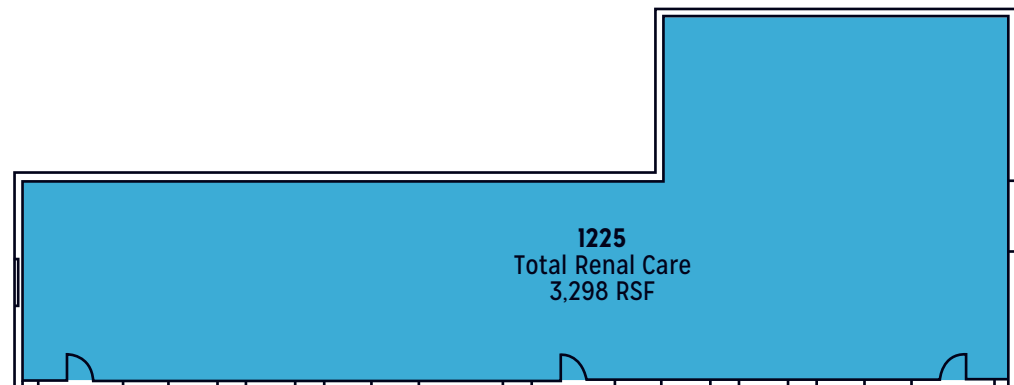
\$67,310



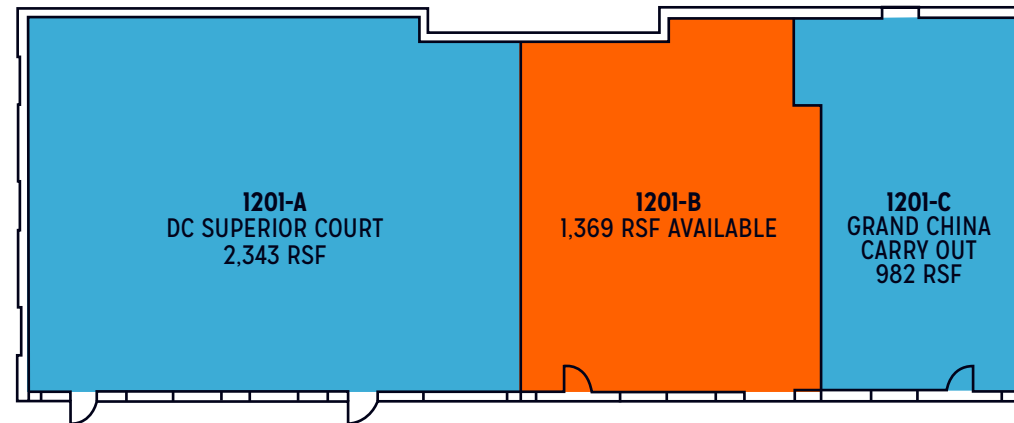
**Daytime Population**

141,878

10 Minute Drive Time



**1225**  
Total Rental Care  
3,298 RSF



**1201-A**  
DC SUPERIOR COURT  
2,343 RSF

**1201-B**  
1,369 RSF AVAILABLE

**1201-C**  
GRAND CHINA  
CARRY OUT  
982 RSF