

NEIGHBORHOOD



THE MARKET

EXCELLENT DEMOGRAPHICS



Dense POPULATION

2 miles – 136,747 people
3 miles – 325,493 people
4 miles – 588,376 people



HIGH HOMEOWNERSHIP RATE

2 mile radius – 48.7% homeownership
3 mile radius – 41.6% homeownership
4 mile radius – 38.0% homeownership



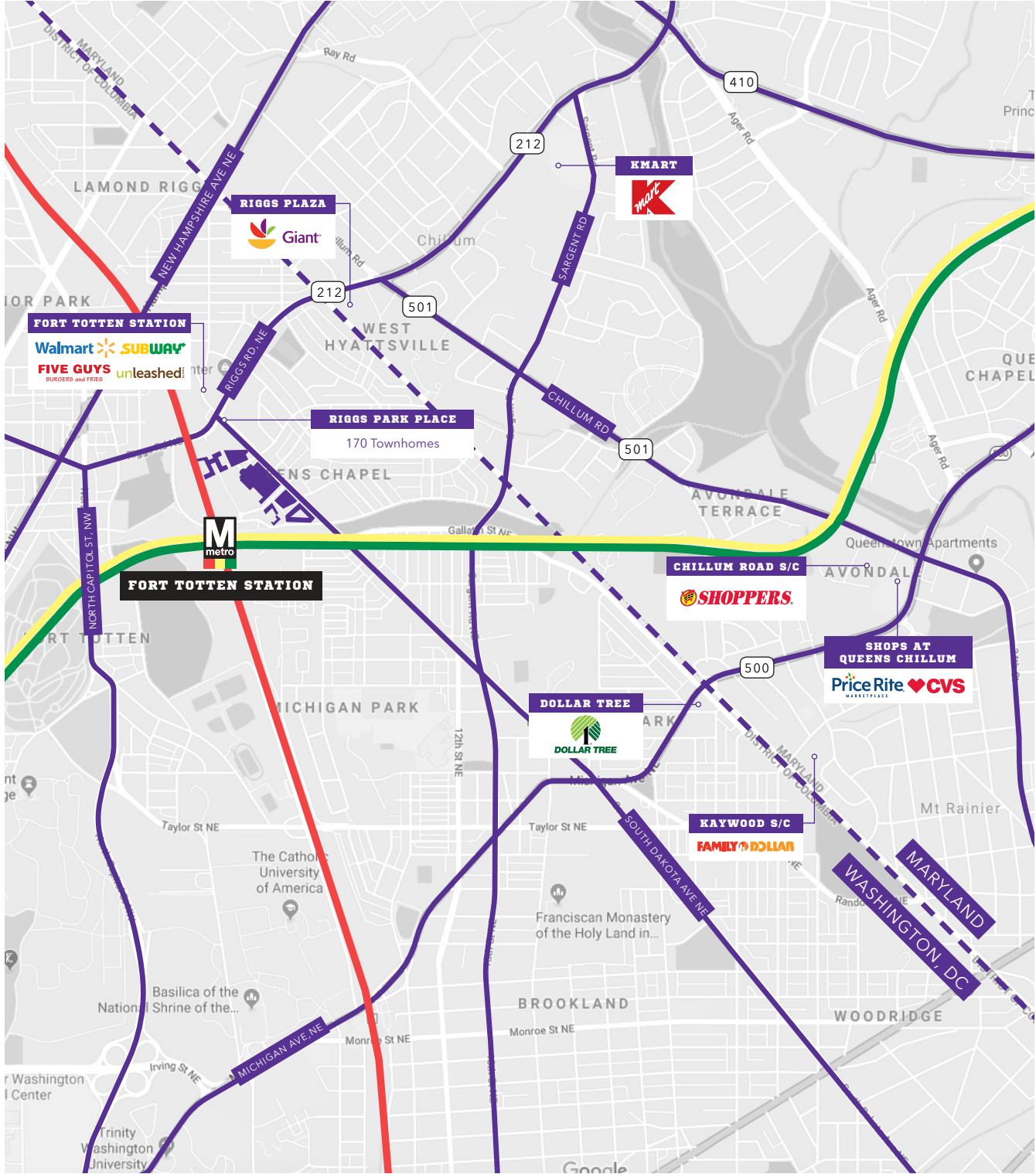
HOUSEHOLD INCOME

2 miles - \$115,592 average hh income
3 miles - \$119,529 average hh income
4 miles - \$134,844 average hh income



STRONG DAYTIME POPULATION

2 mile radius - 61,768 employees
3 mile radius - 155,663 employees
4 mile radius - 375,997 employees



ESTABLISHED RETAIL

FACTS & FIGURES

WASHINGTON, DC

DEMOGRAPHICS			
POPULATION ¹	HOUSEHOLDS ¹	AVERAGE HOUSEHOLD INCOME ²	RETAIL ²
681,170	273,390	\$106,277	\$3.09 BILLION
EMPLOYMENT			
EMPLOYMENT ¹	AVERAGE WAGE PER JOB ³	DC UNEMPLOYMENT RATE ³	
513,002	\$82,950	5.7%	
REAL ESTATE			
OFFICE VACANCY RATE ⁴	OFFICE MARKET SQUARE FEET ⁴	TAXABLE RETAIL & RESTAURANT SALES ²	
10.9%	144.6 MILLION	\$12.2 BILLION	
TOURISM		TRANSPORATION	
VISITORS ⁵		METRORAIL RIDERSHIP ⁶	
21.3 MILLION		206 MILLION	
TAXES & REVENUES		AREA	

GENERAL OBLIGATION BOND RATING ⁷	LAND AREA	WATER AREA
AA	61 sq. mi.	7 sq. mi.

MASTER PLAN



LAYOUT PH1 & PH2

